



PO Box 889, La Jolla, CA 92038
<http://www.LaJollaCPA.org>
Voicemail: 858.456.7900
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President: Tony Crisafi
Vice President: Joe LaCava
2nd Vice President: Patrick Ahern
Treasurer: Jim Fitzgerald
Secretary: Helen Boyden

La Jolla Community Planning Association

Regular Meetings: 1st Thursday of the Month
La Jolla Recreation Center, 615 Prospect Street

Thursday, March 6, 2014

D R A F T A G E N D A – A N N U A L M E M B E R M E E T I N G

- 6:00p
1. Welcome and Call To Order: **Tony Crisafi**, President
 2. Verify Quorum (Need 20% of total Membership)
 3. Adopt the Agenda
 4. **Non-Agenda Public Comment**
Issues not on the agenda and *within CPA jurisdiction*, two (2) minutes or less.
 5. Officer's Reports
 - A. Treasurer: Jim Fitzgerald
 - B. Secretary: Helen Boyden
 6. Adjourn to Regular Meeting.

D R A F T A G E N D A – R E G U L A R M E E T I N G

- 6:05p
1. Welcome and Call To Order: **Tony Crisafi**, President
 2. Adopt the Agenda
 3. **Meeting Minutes Review and Approval**: 6 Feb 2014
 4. **Elected Officials Report** – Information Only
 - A. Council District 1 – Council President Pro Tem Sherri Lightner
Rep: **Erin Demorest**, 619.236.7762, edemorest@sandiego.gov
 - B. 39th Senate District – State Senator Marty Block
Rep: **Allison Don**, 619-645-3133, Allison.don@sen.ca.gov
 - C. 78th Assembly District - Majority Leader Toni Atkins
Rep: **Toni Duran**, 619-645-3090, Toni.Duran@asm.ca.gov
 5. **Non-Agenda Public Comment**
Issues not on the agenda and *within LJCPA jurisdiction*, two (2) minutes or less.
 6. **Non-Agenda Items for Trustee Discussion**
Issues not on the agenda and *within LJCPA jurisdiction*, two (2) minutes or less.
 7. Officer's Reports
 - A. **Secretary**

If a Sign Language Interpreter, aids for the visually impaired, or Assisted Listening Devices (ALDs) are required, please contact the City's Disability Services Coordinator at 619-321-3208 at least (5) five work days prior to the meeting date to insure availability.

B. Treasurer

8. President's Report

- A.** Trustee Elections- 3:00pm – 7:00pm
- B.** President will be stepping down
- C.** Adhoc committee for Food Trucks
- D.** Report from Adhoc committee on vacation rentals
- E.** Ratification of Helen Boyden as committee member & Chair
- F.** City Council Update- Childrens' Pool Seasonal Closure

9. CONSENT AGENDA – Ratify or Reconsider Committee Action

Consent Agenda allows the Trustees to ratify actions of our joint committees and boards in a single vote with no presentation or debate. The public may comment on consent items.

→ Anyone may request that a consent item be pulled for reconsideration and full discussion.

→ Items pulled from this Consent Agenda are automatically trailed to the next CPA meeting.

PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2nd Mon, 4pm

DPR – Development Permit Review Committee, Chair Paul Benton, 2nd & 3rd Tues, 4pm

PRC – LJ Shores Permit Review Committee, Chair (vacant), 4th Tues, 4pm

T&T – Traffic & Transportation Board, Chair Todd Lesser, 4th Thurs, 4p

No T&T meeting in February

A. Marine Street Market & Spirits

PDO Motion:

7402 La Jolla Blvd.- Replace existing sign faces reflecting new name/colors/logo, paint exterior with fresh coat (light gray), add exterior side-walk seating and flower pots.

B. Women's Elite Yoga

PDO Motion:

Girard Avenue, Unit #3-Manufacture and install the following: (A) Reface two existing illuminated cabinet signs. Painted aluminum faces with acrylic push through graphics and text. (B) Replace illumination inside two existing cabinet signs with LED lighting system.

C. Scarano Residence

DPR Motion: Findings can be made for a Coastal Development Permit to allow the construction of a new 3,319 sf single family residence with detached 323 sf garage and 323 sf carport on a 6,300 sf property at 1445 Virginia Way. Findings are subject to the notations by the Applicant that the planting at the street frontage shall grow to equal the height of the adjacent wall at maturity; and subject to the reduction in the height of the fence at the south side of the property to no more than 6 feet in height from the alignment with the face of the building to a point 28 feet from the Virginia Way property line. 5-0-1

1445 Virginia Way- Coastal Development Permit (Process 2) to demolish an existing residence with detached garage and construct a new 3,319 square foot single family residence with detached 3 23 square foot garage and 323 square foot carport on a 6,300 square foot property. The project site is located in the RS-1-7 zone, Coastal Overlay Zone (non-appealable); Coastal Height Limitation; Coastal Parking Impact, Residential Tandem and Transit Area Overlay Zones, within the La Jolla Community Plan area.

D. Visin Duplex

DPR Motion: Findings can be made for a Coastal Development Permit to allow the partial demolition of existing structures not found to be historic and the construction of a new 3,273 square foot duplex on a 0.04 acre site at 337 Playa Del Sur. It is further recommended that all modifications to the existing historic structure will be in accordance with the Secretary of the Interior's Standards for Rehabilitation of Historic Structures. 4-0-2

337 Playa Del Sur St- The existing structure at the front of the property is to remain, but will have minor interior and exterior modifications as approved by the Historical Resources Board on January 23, 2014. The structure in the rear of the property (341 Playa del Sur) will be demolished, and a new three-story, 1,288 sf dwelling unit over a 432 sf garage will be constructed in its place. The project proposes two deviations as follows: 1. Side setbacks of 11 1/8" (north side) and 3'-1 3/4" (south side) where 5 feet is required 2. Two off street parking space, (one per unit), where 4 are required. The total square footage of the front unit is 1,205 sf: 745 sf total on 1st floor, (698 sf existing and 47 sf new,) and 460 sf new on the 2nd floor. The proposed height of the front unit is 23'-8 1/2" and the proposed height of the back unit is 29'-10".

E. Chelsea Residence

DPR Motion: findings can be made for a Coastal Development Permit to demolish an existing 1-story, single family residence and construct a 2-story, over basement/garage, 3,234 square foot residence on a 0.12-acre lot at 5527 Chelsea Avenue. 4-1-1

5527 Chelsea Ave- SUSTAINABLE BUILDING EXPEDITE PROGRAM- CDP (Process 2) to demolish an existing 1-story, single family residence and construct a 2-story, over basement/garage, 3,234 square foot residence on a 0.12-acre lot. The project shall integrate photovoltaic panels consistent with council policy 600-27 and 900-14. The site is in the RS-1-7, Coastal (non-appealable), Coastal Height, Residential Tandem Parking, Transit Area & Parking Impact Overlay Zones (Beach Impact Area) within the La Jolla Community Plan.

F. AT&T Cliffridge Park

PRC Motion: Findings can be made for a conditional use permit for Project No. 325685, based on the A01 drawing dated 1-27-2014, which indicates all trenching is to be outside of the fence of the adjacent ball field. 4-3-0

8311 Cliffridge Avenue- Conditional Use Permit (CUP), for a Wireless Communication Facility (WCF) consisting of twelve (12) panel antennas mounted on a 30-foot tall faux eucalyptus tree (monoecalyptus) with equipment located in an adjacent enclosure. The site is located in Cliffridge Park.

G. Qin Addition

PRC Motion: Findings can be made for a Coastal Development Permit and a Site Development Permit to amend CDP/LJSPD Permit No. 99-1339, based on plans presented to the committee dated 2-25-2014. 5-2-0

2604 Hidden Valley Road- PROCESS 3 - CDP and SDP to amend CDP/LJSPD Permit No. 99-1339 to remodel and add 3,124 sq. ft. to an existing 9,167 sq. ft. single family residence on a 0.62 acre lot located in the Single family Residence Zone of the La Jolla Shores Planned District, Coastal Overlay (non-appealable), Coastal Height Limit, Parking Impact Overlay Zone within the La Jolla Community Plan area.

10. REPORTS FROM OTHER ADVISORY COMMITTEES - Information only

- A. COASTAL ACCESS AND PARKING BOARD – Meets 1st Tues, 4pm, Rec Center
- B. COMMUNITY PLANNERS COMMITTEE – Meets 4th Tues, 7p, 9192 Topaz Way

Time
Certain:
6:45pm

11. **# 820 Coast Road, Prospect Place & Ivanhoe Sewer Main Replacement Information Only.** The project began on Nov 7, 2013 and will continue thru March 2015. Melissa Cabral from the city of San Diego will provide a brief presentation. See attached map.
12. **La Jolla Conours Street Closures – full review (Pulled by Trustee Courtney)**
Street closure April 13th 2014
T&T Feb 2014 Action: Motion to approve 8-0
13. **Remove Commercial Loading – full review (Pulled by Vice President LaCava)**
7414 Marine (near corner of Herschel & Marine)
T&T Feb 2014 Action: Motion to approve 7-0
14. **Rosemont Homes CDP- full review at request of applicant**
251 Rosemont St- SUSTAINABLE BUILDING EXPEDITE PROGRAM - CDP (Process 2) to demolish an existing single family residence on three lots and construct two, 2-story, detached single family dwelling units with roof decks on two lots. Each residence will be 1,877 sq. ft. on .05-acre lots. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption. The project site is in the RM-1-1 zone, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, and Transit Area Overlay Zone within the La Jolla Community Plan.
DPR Motion Feb 2014: Findings can NOT be made for a Coastal Development Permit to demolish an existing single family residence on three lots and construct two, 2-story detached single family dwelling units with roof decks on two lots located at 251 Rosemont St. The reason is that the project could create three developable lots that would create a density exceeding the La Jolla Community Plan. 5-0-1
Applicant: Brian Yamagata
15. **VILLA L-K CDP –Full review at request of applicant**
1228 Park Row- **SUSTAINABLE BUILDING EXPEDITE PROGRAM ** CDP (Process 2) to demolish an existing residence and construct a 4,885 sq. ft. single family residence and detached guest quarters on a 9,425 sq. ft. site. The property is located at 1228 Park Row in the RS-1-7 zone of the La Jolla Community Plan area, Coastal Overlay (non-app 2), Coastal Height Limit, Parking Impact, Residential Tandem Parking, and Transit Area Overlay Zones.
DPR motion 2/18/14: findings can NOT be made for a Coastal Development Permit to demolish an existing residence and construct a 4,885 sf single family residence and detached guest quarters on a 9,425 sf site. The property is located at 1228 Park Row. Sufficient neighborhood information is not provided as requested in items a, b and c above (from 12/10/2013). 3-2-1
Applicant: Patrick McInerney
16. **Council Policy 600-24 Update – Action Item**
Consideration of updates to the policy which establishes minimum operating procedures governing the conduct of planning groups when they operate in their officially recognized capacity.
See Marked up Draft:
<http://www.sandiego.gov/planning/community/pdf/cpc/agendas/attachments/600242.pdf> Legend:
Black: Original Text, Red & Blue: Updates approved by CPC Nov 2013, Red/Yellow: Post CAO review, not yet reviewed by CPC.
Clean Draft:
<http://www.sandiego.gov/planning/community/pdf/cpc/agendas/attachments/600241.pdf>
17. **Adjourn** to next Regular Monthly Meeting, April 3rd, 2014, 6:00 pm



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La Jolla Community Planning Association

Regular Meetings: 1st Thursday of the Month
La Jolla Recreation Center, 615 Prospect Street

Thursday, 6 February 2014

DRAFT MINUTES --Regular Meeting

Trustees Present: Patrick Ahern, Cynthia Bond, Helen Boyden, Tom Brady, Bob Collins, Dan Courtney, Janie Emerson, Jim Fitzgerald, Gail Forbes, Joe LaCava, David Little, Nancy Manno, Phil Merten, Bob Steck, Ray Weiss, Frances O'Neill Zimmerman
Trustees Absent: Tony Crisafi, Myrna Naegle

1. Welcome and Call To Order: Joe LaCava, Vice-President, at 6:07 PM

2. Adopt the Agenda

Approved Motion: To approve the agenda as posted (Emerson, Merten: 12-1-1)

In favor: Ahern, Bond, Boyden, Brady, Collins, Emerson, Fitzgerald, Little, Manno, Merten, Steck, Weiss

Oppose: Forbes

Abstain: LaCava (Chair)

3. Meeting Minutes Review and Approval

Approved Motion: To approve the Minutes of 8 January 2014 as distributed (Collins, Emerson: 12-0-2)

In favor: Ahern, Bond, Boyden, Brady, Collins, Emerson, Fitzgerald, Forbes, Little, Manno, Steck, Weiss

Abstain: LaCava (Chair), Merten (Absent)

4. Elected Officials Reports - Information Only

A. Council District 1 – Council President Pro Tem Sherri Lightner Rep: Erin Demorest, 619.236.7762, edemorest@sandiego.gov Stated the City Council Public Hearing on closing the Children's Pool Beach is scheduled for Monday, February 24 at 2 PM. The revised Marijuana Ordinance will be heard by City Council at its 2 PM, Tuesday February 25 meeting. The text is not yet out, but it is not expected to be much different from the previous version and there are not likely to be any dispensaries in La Jolla. Tuesday March 4, at 2 PM, the City Council will hear the proposed Food Truck Ordinance; it will be heard by the Smart Growth and Land Use Committee on Wednesday, February 12 at 2 PM. Construction of the La Jolla Cove Lifeguard station will start soon and take 185 working days. The Torrey Pines Road Corridor project is in the environmental phase and the draft will be out soon. The mayoral election will be Tuesday, February 11 with polls open from 7 AM to 8 PM. The Sewer and Water Main project is going well. The Coast Blvd section will only go to Girard; it is being finished from Cave and will move on to the Park Row/Ivanhoe area. In response to comments by **Trustees Weiss and Ahern**, Ms. Demorest will investigate the overnight parking of construction vehicles in the residential area and said that the project would not affect low flow diversion as they were not redoing storm water system.

B. 39th Senate District – State Senator Marty Block

Rep: Allison Don, 619-645-3133, Allison.don@sen.ca.gov was not present.

C. 78th Assembly District Majority Leader Toni Atkins

Rep: Toni Duran, 619-645-3090, Toni.Duran@asm.ca.gov was not present.

5. Non-Agenda Public Comment - Issues not on the agenda and within LCPA jurisdiction, two (2) minutes or less

Member Tim Lucas, Chair of the La Jolla Shores Association, announced the LJSA election would be taking place at their regular meeting on Wednesday, March 12. There are eight seats up for election. There is contact material on the webpage: ljsa.org

6. Non-Agenda Items for Trustee Discussion - Issues not on the agenda and within LJCPA jurisdiction, two (2) minutes or less.

Trustee Brady announced that since he will be termed out as of August 2014, he is resigning as of the April 2014 meeting, opening his seat for election. He will be eligible to run again in March 2015 after a break of one year. He cited former **Trustee Devin Burstein's letter** of last year, published in the La Jolla Light, with regard to the personal value and that to the community of serving as a trustee of the LJCPA.

Trustee Little called attention to the PDO minutes in the packet and thanked **Trustee Forbes** for including the handout that he had provided.

Trustee Emerson called attention to the expanded notes on the Hillel dEIR that were e-mailed to the trustees. [Not separately printed for the trustee packet, but this and other items are included in the Public Copy.]

Trustee Merten stated that at its Tuesday, February 18, 9 AM meeting, the La Jolla Shores Advisory Board would be hearing the 8490 Whale Watch Way project and a project at 2037 Soledad Avenue. [Later canceled for lack of a quorum and rescheduled for March 18.]

7. Officers' Reports

A. Secretary

Trustee Boyden stated that if you want your attendance recorded today, you should sign in at the back of the room. There are two sign-in lists: one for LJCPA members and a yellow one for guests.

Reference was made to this being the last meeting to qualify as a member to vote in or as a candidate to qualify for the March 2014 election.

LJCPA is a membership organization open to La Jolla residents, property owners and local business owners at least 18 years of age. Eligible visitors wishing to join the LJCPA need to submit an application, copies of which are available at the sign-in table or on-line at the LJCPA website: www.lajollacpa.org/. We encourage you to join so that you can vote in the Trustee elections and at the Annual Meeting in March.

You are entitled to attend without signing in, but only by providing proof of attendance can you maintain membership or become eligible for election as a trustee. You can become a Member after attending one meeting and must maintain your membership by attending one meeting per year. To qualify as a candidate in an election to become a Trustee, a Member must have documented attendance at three LJCPA meetings in the preceding 12-month period.

If you want to have your attendance recorded without signing in at the back, then hand to the Secretary before the end of the meeting a piece of paper with your printed full name, signature and a statement that you want your attendance recorded.

Please note that members who failed to attend a meeting between March of 2013 and February 2014 (and similar for all time periods) have let their membership lapse and will need to submit another application to be reinstated

B. Treasurer

Trustee Fitzgerald reported that the beginning balance on January 1 was \$82.73. Receipts in January from donations were \$134.00. Expenses including agenda printing and telephone expenses were \$140.93 for an ending balance on January 31, 2014 of \$75.80. He stated that he had enjoyed serving as treasurer, but was termed out as a trustee.

Trustee Fitzgerald commented on the special generosity of the Membership and Trustees and reminded Trustees, Members and guests that LJCPA is a non-profit organization and must rely solely on the generosity of the community and the Trustees. He stressed the need for continued donations to support the expenses of the organizations. All donations are in cash to preserve anonymity. The printing expenses for February were high and the bills for the website and domain name are due (totaling over \$250.00) and we need to cover those with donations.

8. Candidate Statements

Vice-President LaCava announced that there are seven (7) Trustee seats open for the March election (six for three-year terms and one for a one-year term) and that LJCPA members who had attended three meetings from March 2013 through today's meeting are eligible to run.

The following members announced their candidacies:

Bob Collins, Current trustee
Peter Ovanessoff, Real Estate
Alex Outwater, Attorney
Michael Morton, Architect and former trustee

After issuing several last calls, **Vice-President LaCava** cited the LJCPA By-laws Article III, Section 3 which provides that if there are not enough candidates to fill the open seats, then a sitting trustee who is termed out can run and be seated if the trustee receives two-thirds of the votes cast.

Subsequently, these two termed-out trustees announced their candidacies.

Joe LaCava
Jim Fitzgerald

Member Mike Costello complained that the Board had not done enough or timely outreach to recruit more candidates. **Trustee Zimmerman** supported his point of view. **Trustee Little** inquired about the Election Committee and members identified themselves: **Trustees: Brady, Emerson, and Forbes**. [**President Crisafi** has agreed to assist at the polls.]

Trustees Manno and LaCava spoke of their extensive outreach efforts and knew of others doing the same. **Member Kathleen Neil** spoke of her regular receipt of LJCPA materials, and others mentioned the press release in the La Jolla Light. Others speaking included: **Trustees Courtney, Forbes, Merten and Member Paul Benton**.

Vice President LaCava announced that write-in votes for those otherwise eligible were allowed.

9. President's Report

A. Trustee Elections - Thursday March 6, 2014 3:00pm – 7:00pm

B. Annual Member Meeting – Thursday March 7, 6:00pm

C. President will be stepping down – **President Crisafi** is termed out as President and as a trustee.

D. ACTION - Approval of Letter addressing assessment of LJ Beaches, shores & biological environment (draft attached and read aloud)

Approved Motion: To ratify and send the letter (Merten, Collins: 15-0-1)

In favor: Ahern, Bond, Boyden, Brady, Collins, Courtney, Emerson, Fitzgerald, Forbes, Little, Manno, Merten, Steck, Weiss, Zimmerman

Abstain: LaCava (Chair)

E. Report from Ad Hoc Committee on Vacation Rentals – **Trustee Ahern (Ad Hoc Committee Chair)** reported. At the February 3 meeting concerns were heard from those disturbed by VRBO (vacation rentals by owner), those in the business who wish to continue the rentals, and those who had ideas. At the next committee meeting there will be presentations by both sides and the committee will make recommendations.

F. Community Planners Committee & City are updating City Policy 600-24. They wish to hear community ideas. LJCPA will review draft at the March Regular Meeting.

10. Consent Agenda – Ratify or Reconsider Committee Action

Consent Agenda allows the Trustees to ratify actions of our joint committees and boards in a single vote with no presentation or debate. The public may comment on consent items. Anyone may request that a consent item be pulled for reconsideration and full discussion. Items pulled from this Consent Agenda are automatically trailed to the next LJCPA meeting.

PDO – Planned District Ordinance Committee, Chair Lone Stiegler, 2nd Mon, 4pm

DPR – Development Permit Review Committee, Chair Paul Benton, 2nd & 3rd Tues, 4pm

PRC – LJ Shores Permit Review Committee, Chair Helen Boyden, 4th Tues, 4pm

T&T – Traffic & Transportation Board, Chair Todd Lesser, 4th Thurs, 4pm

A. Mobile Food Trucks LDC Amendment

PDO Motion: Request the La Jolla Community Planning Assoc. create a committee to review the Amendment 010913 regarding mobile food trucks. The committee is concerned that the City of San Diego has added/ will add new uses within the framework of the La Jolla Planned District Ordinance and to the La Jolla Community Plan without community review. 9-0-0.

Please see the attached Notice of Right to Appeal an Environmental Determination for a future project in your community planning area which will be posted on the City of San Diego's Official website on Friday, January 10, 2014. Please note that this is a Citywide item and therefore, the same information has been provided to all City Council districts. This project was reviewed by the Development Services Department and a determination made that the project is exempt from the California Environmental Quality Act (CEQA). If you have any questions, please contact the Project Manager identified on the attached notice.

See: <http://www.sandiego.gov/development-services/pdf/industry/2014/regulationsfoodtrucks.pdf>

B. Sprint Site

PDO Motion: Findings can be made that the antenna and relocation of radio cabinetry equipment of the proposed project conforms to the Planned District Ordinance with respect to materials and esthetics. 8-0-1

7590 Fay Avenue- Removal and replacement of three antennas (1 per sector), addition of three (3) remote radio head (RRH) units, relocation of the existing radio equipment from the rooftop to an interior office suite.

C. Rudolph NDP Encroachments

DPR Motion: Findings can be made for a Neighborhood Development Permit to allow existing fencing (greater than 3 feet in height), and encroachments, within the public right-of-way located at 1559 El Paso Real 5-0-0

DPR Motion (As an advisory to the City): The boulders, including those in the public right-of-way, are an important Cultural Landscape Feature of the older La Jolla hillside Neighborhood, and should be preserved. 5-0-0

Steep Hillside within the La Jolla Community Plan. Application was formerly for a CDP to construct a new detached 660 sq. ft. garage with 660 sq. ft. guest quarters above, on a 0.56 acre site with an existing 4,047 sq. ft. SFR. Findings for the CDP were made by the DPR on 5/21/13. NDP was subsequently required in addition to CDP. Changes to the City's Land Development Code effective Oct 10th, 2013, vacated the requirement that this project obtain a CDP.

D. 7330 Eads Duplex CDP

DPR Motion: Findings can be made for a Coastal Development Permit to allow the proposed development to construct a 2-story 4,129 square-foot, residential duplex with roof decks on a 0.16-acre lot located at 7330 Eads Avenue 4-0-1

A Coastal Development Permit (Process 2) to demolish an existing single-family residence and construct a 2-story 4,129 square-foot, residential duplex with roof decks on a 0.16-acre lot located in the RM-1-1 Zone, the Coastal (non-appealable), the Coastal Height and Parking Impact Overlay Zones within the La Jolla Community Plan.

E. 2350 Calle De La Garza

PRC Motion: Findings can be made for a process 3 site development permit for Project No. 341630, with plans dated 1-28-2014. 5-0-0

2350 Calle De La Garza- PROCESS 3 -SDP to remodel and add 4,412 square feet to an existing 3,634 square foot, 2-story single family residence on a 0.56 acre lot. The site is located in the SF Zone of the La Jolla Shores Planned District, Coastal Overlay (non-appealable), Coastal Height Limit, and Parking Impact Overlay Zones in the La Jolla Community Plan area.

F. Whale Watch Way Residence

PRC Motion: Findings can not be made for Site Development Permit or a Coastal Development Permit for Project No. 328415. It is not compatible with the neighborhood in form, bulk and scale. In particular, the east side of the building envelope is incompatible with the neighboring structures. The size, form, and relationship of the the proposed project will disrupt the architectural unity of the neighborhood. 5-0-0

8490 Whale Watch Way- PROCESS 3 - CDP, and SDP to demolish an existing single family residence and construct a 7,001 two-story, over basement single family residence on a 20,093 sq.ft. lot. The site is located in the Single Family Zone of the La Jolla Shores Planned District within the La Jolla Community Plan area, Coastal Overlay (non-appealable), Coastal Height Limit, Residential Tandem Parking.

G. Bike Lane – Nautilus between Aranda and West Muirlands

T&T Action: Motion to approve 7-1

***H. La Jolla Concours Street Closures**

T&T Action: Motion to approve 8-0

Street closure- April 13th 2014

***I. Remove Commercial Loading at 7414 Marine (near corner of Herschel & Marine)**

T&T Action: Motion to approve 7-0

***Consent Items Pulled:**

H. La Jolla Concours Street Closures (pulled by **Trustee Courtney** who felt it should have a full LJCPA hearing)

I. Remove Commercial Loading at 7414 Marine (near corner of Herschel & Marine) (Pulled by **Vice-President LaCava** as property owner not notified)

Approved Motion: To accept the PDO recommendation (A) Requesting the La Jolla Community Planning Assoc. create a committee to review the Amendment 010913 regarding mobile food trucks. The committee is concerned that the City of San Diego has added/will add new uses within the framework of the La Jolla Planned District Ordinance and to the La Jolla Community Plan without community review. (9-0-0.)

and

To accept the recommendation of the PDO Committee that (B) Sprint Site: The findings can be made that the antenna and relocation of radio cabinetry equipment of the proposed project conforms to the Planned District Ordinance with respect to materials and esthetics. (8-0-1); to accept the recommendations of the DPR Committee (C) Rudolph NDP Encroachments: Findings can be made for a Neighborhood Development Permit to allow existing fencing (greater than 3 feet in height), and encroachments, within the public right-of-way located at 1559 El Paso Real (5-0-0) and (as an advisory to the City) that the boulders, including those in the public right-of-way, are an important Cultural Landscape Feature of the older La Jolla hillside neighborhood and should be preserved. (5-0-0) and (D) 7330 Eads Duplex CDP: Findings can be made for a Coastal Development Permit to allow the proposed development to construct a 2-story 4,129 square-foot, residential duplex with roof decks on a 0.16-acre lot located at 7330 Eads Avenue (4-0-1); to accept the recommendations of the PRC Committee (E) 2350 Calle De La Garza : Findings can be made for a process 3 Site Development Permit for Project No. 341630, with plans dated 1-28-2014. (5-0-0) and (F) Whale Watch Way Residence: Findings CANNOT be made for Site Development Permit or a Coastal Development Permit for Project No. 328415. It is not compatible with the neighborhood in form, bulk and scale. In particular, the east side of the building envelope is incompatible with the neighboring structures. The size, form, and relationship of the proposed project will disrupt the architectural unity of the neighborhood. (5-0-0); and to accept the recommendation of the T&T Committee (G) To approve Bike Lane – Nautilus between Aranda and West Muirlands (7-1); and forward the recommendations to the City. (Fitzgerald, Weiss: 15-0-1)

In favor: Ahern, Bond, Boyden, Brady, Collins, Courtney, Emerson, Fitzgerald, Forbes, Little, Manno, Merten, Steck, Weiss, Zimmerman

Abstain: LaCava (Chair)

11. Reports from Other Advisory Committees - Information only

- A. Coastal Access and Parking Board** - Meets 1st Tues, 5pm, La Jolla Recreation Center. No report.
- B. Community Planners Committee** – Meets 4th Tues, 7p, 9192 Topaz Way. See 9 F. above.

12. Tyrian St. & Soledad Ave. Sewer Main Replacement Information Only.

The Tyrian St. & Soledad Ave. Sewer Main Replacement is within the public right-of way of Electric Avenue, Rosemont Street, Tyrian Street, Soledad Avenue, Hillside Drive, Castellana Road, and Puente Drive. This project will replace approximately 1,300 linear feet and rehabilitate 100 linear feet of sewer mains.

Presented by Project Engineer Yousif Benyamin and Associate Engineer Jericho Gallardo for The City of San Diego.

This is a \$500,000 project and will take 112 working days beginning in September 2014 and concluding in March 2015. It will include some abandonment and replumbing. **Member Marina Baroff** expressed concern about the limited access in that area, especially if multiple streets were dug up at once. City staff replied that through traffic would be maintained during construction. In response to **Member Tim Lucas's** query about disruption to individual homeowners' sewer service, it was stated that there will be disruption of sewer service of up to four hours. There will be announcements in advance including door hangers seven days in advance. They will work individually with each homeowner. Concrete paving will be

replaced with concrete. Acknowledgment was made of redigging recent street construction in some streets, but timing did not work out as these are urgent repairs.

13. Harbach Residence – full review (Pulled by John Ellison)

5372 Calumet Avenue- Coastal Development and Site Development Permit (Process 3) for ESL to demolish a one-story, single-family residence and construct a 4,757 square foot, two-story over basement, single-family residence on a 0.20-acre property. The site is located in the RS-1-7, Coastal Overlay (appealable), Coastal Height, Sensitive Coastal (bluffs), Parking Impact Overlay Zones, and First Public Roadway in the La Jolla Community Plan.

DPR Action (Dec 2013): Findings can be made for an amendment to the Coastal Development Permit and Site Development Permit for a CDP for the single-family residence as presented for 5372 Calumet.

6-0-1

Applicant: David Dombroski

Trustee LaCava reported that **Mr. Ellison** informed the LJCPA by e-mail that he had had his questions answered by the applicant prior to the meeting and no longer had any issues. **Mr. Ellison** was not present. There was no presentation.

Approved Motion: To ratify the findings of the DPR Committee and forward the recommendation to the City. (Weiss, Courtney: (15-0-1)

In favor: Ahern, Bond, Boyden, Brady, Collins, Courtney, Emerson, Fitzgerald, Forbes, Little, Manno, Merten, Steck, Weiss, Zimmerman

Abstain: LaCava (Chair)

14. The Reserve – full review (Pulled by Kevin Johnson)

6850 Country Club Drive- (Process 4) CDP, PDP, SDP (ESL) and Vesting Tentative Map to subdivide a 25.14 Acre site into three parcels (three SDU). The site is located within Zone RS-1-4/Coastal Overlay (Non-appealable), Coastal Height, Parking Impact, Brush Management, Very High Fire Hazard, Earthquake Fault Buffer, and Open Space Overlay Zones in La Jolla Community Plan.

DPR Action (Dec 2013): Findings can be made for the Coastal Development Permit, Planned Development Permit, Site Development Permit (Environmentally Sensitive Lands) and Vesting Tentative Map to subdivide a 25.14 Acre site into three parcels (three Single-Family Dwelling Units). The site is located at 6850 Country Club Drive. 5-0-1-1

Presented by Applicant: Greg Shannon, representing the owner, Copley Press, Architect Jim Alcorn, Landscape Architect Brad Lents.

DPR Committee Members and others had visited the site and heard a presentation about the project. The PDP is needed only to waive the 65' frontage requirement for one of the parcels. They have resolved 6 encroachments with neighbors. One parcel with two existing buildings will be sold to the adjacent Foxhill estate. No new buildings will be constructed on it. Another parcel will contain 1.6 acres, the third will contain 22 acres with only 4 to be developed. The remainder will be dedicated to native-planted open space maintained by owner, to include 3 existing Torrey Pines and a stand of 100-year-old scrub oak. The property will be revegetated with native plants. Fencing options were shown. There are no public views overlooking the property. Consideration had been given to an existing road, landslide areas and an existing earthquake fault on the property.

They are not proposing a specific project but only design guidelines including color palettes, heights, footprints, and access roads which will have to be followed by any construction. They have requested a full EIR. It is expected that an SCR will need to be processed for the actual development proposed by new owners.

Land Use Attorney Kevin Johnson, representing three neighbors to the north and east opposed to the project. He felt that alternative sites on the property were more suited. Geological hazards can be compensated for and the current plan boxes in the open space. This will be an area with high fire potential. He disagrees as to the public view.

Trustee Merten, representing the DPR Committee, said this was not the final development proposal, and that the concerns expressed will be addressed when the specific proposals come forth. The **applicants** stated that they have met with the fire marshal and have a biology report on file with the City. They are not proposing an urban open space the way adjacent parcels do but a natural one. If the specific proposals conform exact to these guidelines then an SCR will be required. If they do not, then a full CDP review will be done.

Neighbor **John Detwiler** said he has had his encroachment issues with the project settled and has been pleased with the result. **Colin Seid** and **Tom and Jane Fetter** expressed similar sentiments in e-mails to the trustees.

Questions from **Members Sally Miller, Bob Whitney, Bill Robbins, Tim Lucas and Julia Blake** included issues related to glass reflections, alternatives in the EIR, tax rates, solar panels, and perimeter fences.

Trustees Fitzgerald and Forbes queried about the view to the west and possible tennis courts. **Trustees Weiss and Merten** expressed doubts about an SCR being sufficient review. **Trustees Ahern, Little and Manno** sought clarifications.

Applicant responses: Only two new houses. City has regulations about tennis court lighting; however, covenant will state no light can be spilled on to the wildlife area. Any SCR issues are up to the City. City is looking to have only a natural open space, not urban wildlife such as coyotes and raccoons and wild life corridors, but to allow native wildlife to move through. The area is now 75% fenced--a hodgepodge. The area is a fishbowl, so development anywhere would be visible. The title will go to the owner who will be responsible for correcting any upset to the vegetation. Both buildings face to the west behind ridges so there will not be a glass issue. Taxes will be based on the sale price of the land plus the fair market value of any development. Solar panels, where allowed, have to be integral to the architecture or on the ground.

Mr. Johnson rebuttal: It has not been established that this is the best location for the development. Other ways need to be looked at. If the City only does an MND, they will not be. Has differences with the biology report.

Failed motion: To accept the findings of the DPR Committee (Fitzgerald, Brady: 5-9-1)

In favor: Ahern, Boyden, Brady, Collins, Forbes

Opposed: Bond, Emerson, Fitzgerald, Little, Manno, Merten, Steck, Weiss, Zimmerman

Abstain: LaCava (Chair)

Approved motion: To accept the recommendation of the DPR Committee, correcting the motion to read: Findings can be made for the Coastal Development Permit, Planned Development Permit, Site Development Permit (Environmentally Sensitive Lands) and Vesting Tentative Map to subdivide a 25.14 Acre site into three parcels (two new Single-Family Dwelling Units) with the addition that an SCR should be processed for any development and that the LJCPA supports the applicant's request for an EIR . (Little, Fitzgerald: 14-0-1)

In favor: Ahern, Bond, Boyden, Brady, Collins, Courtney, Emerson, Fitzgerald, Forbes, Little, Manno, Merten, Steck, Weiss, Zimmerman

Abstain: LaCava (Chair)

15. Hillel Center for Jewish Life –Draft Environmental Impact Report

The proposed project is a SITE DEVELOPMENT PERMIT AND RIGHT-OF-WAY VACATION to develop a vacant site located at the southwest corner of the intersection of La Jolla Village Drive and La Jolla Scenic Way, just south of UCSD in two phases. Phase 1 would consist of the temporary use of the Cliffridge property until the new HCJL facilities (Phase 2) are occupied. Phase 2 would involve development of the 0.8-acre vacant parcel east of the Cliffridge property. The new facility would provide three new buildings of approximately 6,479 square feet of gross floor area (GFA) around a central outdoor courtyard. The project site is within a Single Family Zone of the La Jolla Shores Planned District, Coastal Height Limit Overlay Zone, Campus Parking Impact Overlay Zone, and the La Jolla Community Planning Area. (Legal Description: Lot 67 of La Jolla Highlands Unit No. 3, in the City of San Diego, County of San Diego, Parcel Map No. 3528 and Portion of Lot 1299, Miscellaneous Map 36, Pueblo Lands, in the City of San Diego, County of San Diego). The site is not included on any Government Code listing of hazardous waste sites. *Comments due Feb. 11th*

The DRAFT EIR and associated technical appendices are available online at: <http://www.sandiego.gov/city-clerk/officialdocs/notices/index.shtml>

Note: The draft EIR was revised to update the Traffic and Cumulative Impacts sections to reflect other projects in the area. The draft EIR is being recirculated with this new information. The LJCPA commented on the previous version of the draft EIR (See http://www.lajollacpa.org/minutes/ljcpa13_0307min.pdf, Item 17.) There is no change to the design of the project.

Michel Rabkin, Executive Director of Hillel of San Diego stated that Hillel is an independent religious organization and serves the religious needs of Jewish college students. It was incorporated in July 1992 as non-profit religious corporation. It

has worked with the neighbors and wants to be a good neighbor. It is not a UCSD student organization and receives no funding from the University. He appreciates the work the PRC and the LJCPA has done to review the dEIR.

Julie Hamilton, Attorney for the Taxpayers for Responsible Land Use, says the religious status of Hillel is not clear from its documents and that the idea that it has worked with the neighbors is open to interpretation. The trustees have copies of her letters to the PRC and the LJCPA. She feels the dEIR has gone from bad to worse in this iteration. The traffic report predicts 100 attendees while the noise report takes only 50 into consideration. Current usage for Shabat services and other Hillel activities on campus show higher numbers. Projected kitchen and space would allow for Shabat dinners to be held at the project facility. The EIR is supposed to describe the environmental setting accurately and show a stable and finite description of the project. It should take into account all reasonably foreseeable activities that this does not. The driveway is only 150' from the intersection whereas CalTrans expects 200'. The dEIR frequently refers to 5900 sf whereas the GFA of the project is 7000 sf.

Member and Neighbor Ross Starr had sent a draft letter to the PRC/LJCPA. He disagreed with the categorization of the renamed Hillel Center for Jewish Life as a religious institution as defined in the LJSPDO. He stressed the inadequacy of the parking provided, the setting of a precedent for other student, religiously-affiliated organizations to establish centers in the neighborhood, increasing the danger of two non-right-angled corners on La Jolla Scenic Drive North by narrowing that street segment and not including the other three parcels adjacent to the Venter Center in the traffic analysis.

Member and Neighbor Pat Granger cited the prospect of increased onsite parking at 8976 Cliffridge Avenue if Phase II is denied and that building becomes a permanent HCJL. She posited that those residents might be disturbed and move, selling the property. Then Hillel could purchase that to expand their facilities.

Member Tim Lucas, serves on the PRC. He feels the PRC did not have time to address alternate uses, including a pocket park previously considered for the site. He has reviewed the redline version and notes that wherever it said "student center" it now says "Hillel Center for Jewish Life," but the building has not changed. He feels LJCPA should take these into consideration also.

Member Michael Morton feels that though there may be many problems with the EIR, especially parking adequacy issues, this is a religious institution that adds value to the community.

Member and Neighbor Bill Jones stated that Hillel does not self-describe itself as conducting worship which he feels is necessary to be called a religious institution, and that it also does not have adequate parking for religious worship.

Member Kim Whitney feels Hillel is a religious institution and would be a wonderful addition to the community.

Member and Neighbor Julia Blake, long-time resident recently returned from residence in Amherst, Massachusetts, (an area with 5 colleges and 40,000 students) where she was a member of the zoning board for five years. She warned about incremental expansion whereby a permit is issued for a project of a specific size and over the years the owners come back for sequential expansions.

Trustee Weiss stated that while religious institutions do enhance the community, this project does not serve the local residential community, but serves the large institution to the north.

Trustee Boyden stated that this project was initiated under a previous version of the LJSPDO that allowed religious institutions by right and that now any such project would need a Conditional Use Permit. She underscored the failure of the dEIR to consider the three additional lots adjacent to the Venter Institute available for development in the 2030 time frame, the hazards from the two lanes turning left from LJ Village Drive and the loss of 9 parking spaces in the Campus Impact Parking Zone where driveways are now limited to 12' curbcuts with 2-hour parking limits up to one half mile away.

Discussion by **Trustees Emerson, Manno and Merten** led to the following:

Approved Motion: To supplement the March 2013 LJCPA comments on the January 2013 dEIR with the nine deficiencies identified by the PRC on January 28, 2014 (see Attachment One) and adding: 1) failure to analyze additional alternative uses; 2) failure to analyze the issue of student center versus religious institution; and 3) the 4-page expanded analysis of the nine

PRC bullet points provided by two PRC members that was e-mailed to the trustees (see Attachment Two) and send a letter to the City. (Emerson, Manno: 12-1-1)

In favor: Ahern, Bond, Boyden, Brady, Emerson, Fitzgerald, Forbes, Little, Manno, Merten, Steck, Weiss,

Opposed: Zimmerman

Abstain: LaCava (Chair)

16. Adjourn at 9:00 PM to next Regular Monthly Meeting, March 6th, 2014, immediately following the LJCPA Annual Member Meeting scheduled for 6:00 PM

AD HOC COMMITTEE ON VACATION RENTALS
LA JOLLA COMMUNITY PLANNING ASSOCIATION
MONDAY, February 3, 2014
LA JOLLA RECREATION CENTER, 615 PROSPECT ST. 5 PM

DRAFT MINUTES - Regular Meeting

Members Present: Patrick Ahern, Jim Fitzgerald, Bob Steck, Mike Costello

Member Absent: Alex Outwater, Tom Brady

Guests: See below

1. Welcome and Call To Order: Patrick Ahern, Chair, at 5:00PM

2. Adopt the Agenda

Approved Motion: To approve the agenda as posted: (Fitzgerald, Steck: 4-0-1)

Abstain: Ahern (Chair)

Meeting Minutes Review and Approved – (Steck, Fitzgerald: 4-0-1)

Abstain: Ahern (Chair)

3. Chair’s Report

David Little resigned from the committee.

4. Public Comment

Lani Buchbinder and Mike Costello brought up the issue of a potential conflict of interest on Patrick Ahern’s position as Chair. Patrick explained that he has no direct economic gain from the issue of Vacation Rental by Owner (VRBO) rentals. Mike expressed his concern over a potential conflict arising from the fact that Patrick’s employer participates in this market. Patrick confirmed that Berkshire Hathaway Home Services does participate in this market, but that Patrick has never been involved in, nor has any plans to be involved with, this market. Mike added that he was concerned regarding a potential bias in some word choices in the minutes, such as “property owners vs. residents”.

Tim Silky: Lived next to a vacation rental for 9 years; 20-24 people have slept there in a given night; There is a Jacuzzi next to the fence; Says people talk loudly at all hours of night, but no music past late a certain time; Resident manager never told them to go inside at certain times; Live band for a wedding, far too much noise; Residence is considered a CAPP house, Tim has recently moved from this location, and has nothing to gain from a change.

Andrew Mark: There is a vacation rental behind us at 8253 Paseo Grande; Constant parties; Long-term renters are great to neighbors, they are respectful; Short-term rentals are the issue.

Karen Heyman: Another issue is having rentals in the canyon, as the sound echoes and bounces to make the noise louder; A local house was not an issue until made into short term rental.

Lin Reinman:

5 conditions that can result in a Community Assisted Party Program (CAPP) designation:

1. Second response notice within a day;
2. 2 or more complaints in 30 days;
3. Minors with alcohol;
4. Keg violation;
5. Investigation of police upon neighbor complaints

Leif LeLoup: Professionally managed properties can be just as bad; The manager turned off the lights to a place to limit the noise. VRBO rental managers are unprofessional

Larry Hogan: If there is underage alcohol consumption at rented residence, are the owners liable?

Heather Weiermann: There is a maximum occupancy in the location that Tim discussed; Neighbors are known to complain about afternoon noise not just night noise. There are pool times to use. There is a record of everything that happens at the given home.

Tim Silky: There is a spring loaded metal gate which makes a lot of noise each time it is opened; It can swing open 50 times in a given day of rental.

Jonah Mechanic: There are approximately 450 VRBO rentals in La Jolla; Approximately 5-15 are the problem houses being discussed at the meeting; He lives next to long-term renter and vacation renter. He was negatively affected by both. Just wants good considerate neighbors. Respect comes from anyone. Every renter is different. Some better than others. Greed is not the motivation of owners, as they would generate more money from long-term than from short term. "We do it because we want to give outsiders of La Jolla the opportunity to experience La Jolla." Some renters are not just partiers. Some local residents are short-term renters. Key is to have considerate neighbors, and rules to enforce if this is not the case.

Charles Peckerman: Do they pay TOT tax? In theory, yes: 11.05% tax to city.

Carol Hernstad: There are weddings every weekend at a location nearby, and they are very disruptive.

Eli Shaprut: They (VRBOs) should use Zoning; We want the zoning to be empowered by the city; Management cannot solve the problems. We don't need managers; It should only be residential zoning.

Mark Bucon: The closest pool or Jacuzzi that is 3 feet above grade can only be 3 feet close to the property line. Zoning enforcement does address issues like this.

Ira Parker: The city zoning laws: 2 adjacent neighbors or 3 surrounding neighbors in order to make a complaint. The website says you need 3 neighbors. It's about property rights it's not about renters or owners. They cannot enforce for the city.

Jonah Mechanic: Our goal is to adopt enforceable regulations; Should be enforced as residents. Common courtesy is a must.

Terry Van Orshover: There are only two sides to this issue.

Tim Silky: The vacation renters never stayed longer than 2 weeks. 95% stayed 3-5 days.

Heather Weiermann: They review the rules and regulations. What door to use, garage, and how to quietly enter and exit the place.

Jim Fitzgerald: CAPP and police are short-term solutions. The real focus is the abuses. What tools do we have to curb the abuses? Other than calling the police and CAPP we should work on finding solutions to limit the abuses. Enforcement is one of the keys, but we need some effective alternative.

Larry Hogan: If we enact a minimum stay of 28 days like Coronado, we could eliminate the vast majority of these issues. Even if some renters violate this provision, we will have resolved the issue for the vast majority of residents.

Potential Solutions

Owner needs to live in home for at least 11 months. Owner occupied, long-term rental.

Palm Springs hired a consultant to meet with city officials and homeowners to enforce regulations. The result has been positive.

Potential fines. Want to avoid renting to partiers. Fine for \$500 for violations of contract, complaints from neighbors and police. Could lose full deposit amount.

No parties. E.g. Weddings, Graduation, Family Gatherings.

Substantial fines based on the rental amount. (2x rental amount, 5x rental amount) There is lack of credible enforcement. Code violations.

Enforcement could pose personal fines for underage party.

Follow the law. There is not allowed to be vacation rental in Single Family Residential district.

Add additional 1% tax on rentals: 1% goes to La Jolla. 1/2 to enforcement, 1/2 goes to community.

Pure zoning issue. Enforcement is not relevant.

Coronado Rule: 28 day minimum stay.

Vacation rentals - 30-day minimum; 60 day minimum; 90 day minimum.

Resort to the regulations, which previously existed: Municipal Code Chapter 13, Article 1, which states "visitor accommodations are not permitted." Also Municipal Code Chapter 14, Article 1, which states: "boarders and lodgers must occupy the premises a minimum of 30 consecutive days."

If we cannot enforce anything, it will not matter.

Make vacation rentals adhere to the same regulations as bed and breakfast locations.

During the discussion a gentlemen asked those in the audience interested in banning vacation rentals to meet him after the meeting. The Chair suggested if they do come together, to be prepared to submit their recommendations as a presentation and in writing. It was suggested by that VRBO representatives also be prepared to do the same.

6. Adjourn 6:30 pm

Next Meeting Scheduled for February 26, 2014 at 5:00, La Jolla Recreation Center

CDs of the meeting recordings are available for \$5 payable to the LJCPA. Contact Mike Costello at emsmike@san.rr.com.

Submitted by Bob Steck, Secretary

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

COMMITTEE REPORT
For
FEBRUARY 2014

February 11, 2014 Present: Benton (Chair), Collins, Costello, Leira, Mapes, Welsh
February 18, 2014 Present: Benton (Chair), Collins, Costello, Leira, Mapes, Welsh

1. NON-AGENDA PUBLIC COMMENT 02/11/2014

Issues not on agenda and within LJ DPR jurisdiction.

a) *Mike Costello noted that the CPA committee on Vacation Rentals is meeting and needs the support of the interested persons.*

2. FINAL REVIEW 02/11/2014 (PREVIOUSLY REVIEWED 01/21/2014)

Project Name:	SCARANO RESIDENCE	Permits:	CDP
	1445 Virginia Way	DPM:	Glen Gargas, (619) 446-5142
Project #:	339191		ggargas@sandiego.gov
Zone:	RS-1-7	Applicant:	Kim Grant, 619-269-3630

Scope of Work:

Coastal Development Permit (Process 2) to demolish an existing residence with detached garage and construct a new 3,319 square foot single family residence with detached 323 square foot garage and 323 square foot carport on a 6,300 square foot property. The project site is located at 1445 Virginia Way, in the RS-1-7 zone, Coastal Overlay Zone (non-appealable); Coastal Height Limitation; Coastal Parking Impact, Residential Tandem and Transit Area Overlay Zones, within the La Jolla Community Plan area.

APPLICANT PRESENTATION 02/11/2014 (Kim Grant):

The applicant presented the supplemental information showing the street view of the property in relation to the neighbors, with a plan view showing the proportions of the neighboring properties. The applicant reviewed the project features including the open terrace spaces and the carport, all of which are unenclosed spaces under roof.

DISCUSSION 02/11/2014:

A discussion ensued about the type and scale of planting and fences. The Applicant offered that the fence at the south property line would be reduced in height to a maximum 6 feet high from a point aligning with the face of the building to a point at least 28 feet from the front property line.

SUBCOMMITTEE MOTION 02/11/2014: That the findings can be made for a Coastal Development Permit to allow the construction of a new 3,319 sf single family residence with detached 323 sf garage and 323 sf carport on a 6,300 sf property at 1445 Virginia Way. Findings are subject to the notations by the Applicant that the planting at the street frontage shall grow to equal the height of the adjacent wall at maturity; and subject to the reduction in the height of the fence at the south side of the property to no more than 6 feet in height from the alignment with the face of the building to a point 28 feet from the Virginia Way property line.

(Collins / Costello 5-0-1)

In Favor: Collins, Costello, Leira, Mapes, Welsh

Oppose: none

Abstain: Benton

Motion Passes

3. FINAL REVIEW 02/11/2014 (PREVIOUSLY REVIEWED 3/12/2013, 3/19/2013, 4/16/13, 05/14/13)

Project Name: **VISIN DUPLEX**
337 Playa Del Sur St Permits: CDP
Project #: 280069 DPM: Jeffrey Peterson, (619) 446-5237
Zone: RM-3-7 japeterson@sandiego.gov
Applicant: Sarah Horton, (619) 231-9905

Scope of Work:

•• SUSTAINABLE BUILDING EXPEDITE PROGRAM •• CDP (Process 2) to demolish an existing duplex and construct a 3,273 sf duplex on a 0.04 acre site at 337 Playa Del Sur Street in the RM-3-7 Zone within the La Jolla Community Plan, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone.

The Visin Duplex was redesigned. Prior to meeting, applicant described the revised Scope of Work as follows:
The existing structure at the front of the property (337 Playa Del Sur), is to remain, but will have minor interior and exterior modifications as approved by the Historical Resources Board on January 23, 2014. The structure in the rear of the property (341 Playa del Sur) will be demolished, and a new three-story, 1,288 sf dwelling unit over a 432 sf garage will be constructed in its place. The project proposes two deviations as follows:

- 1. Side setbacks of 11 1/8" (north side) and 3'-1 3/4" (south side) where 5 feet is required*
- 2. Two off-street parking spaces, (one per unit), where 4 are required. The applicant stated that this is a deviation permitted for a designated historic structure.*

The total square footage of the front unit is 1,205 sf: 745 sf total on 1st floor, (698 sf existing and 47 sf new,) and 460 sf new on the 2nd floor. The proposed height of the front unit is 23'-8 1/2" and the proposed height of the back unit is 29'-10".

APPLICANT PRESENTATION 02/11/2014 (Sasha Varone and Sarah Horton):

The applicant presented the revised design. It was noted which portions of the existing building are to be preserved, and which are to be removed and replaced with new structures. Renderings were provided to show the perspective view from the street as well as the scale of the new structure in relation to the existing preserved portion of the existing structure. A roof deck is provided and two separate parking spaces.

DISCUSSION 02/11/2014:

A discussion ensued about the portion of the historic structure to be preserved and the type and scale of new structures to be constructed. The committee reviewed the proportion of the improvements in relation to both the existing structure and to the neighboring structures.

SUBCOMMITTEE MOTION 02/11/2014: That the findings can be made for a Coastal Development Permit to allow the partial demolition of existing structures not found to be historic and the construction of a new 3,273 square foot duplex on a 0.04 acre site at 337 Playa Del Sur. It is further recommended that all modifications to the existing historic structure will be in accordance with the Secretary of the Interior's Standards for Rehabilitation of Historic Structures.

(Costello / Leira 4-0-2)

In Favor: Costello, Leira, Mapes, Welsh

Oppose: none

Abstain: Benton as Chair, Collins because of the proposed parking deviation

Motion Passes

4. PRELIMINARY REVIEW 02/11/2014

Project Name: **ROSEMONT HOMES CDP**
251 Rosemont St. Permits: CDP
Project #: 347447 DPM: Jeff Peterson, (619) 446-5237
Zone: RM-1-1 JAPeterson@sandiego.gov
Applicant: Brian Yamagata, 619-231-9905

Scope of Work:

•• SUSTAINABLE BUILDING EXPEDITE PROGRAM •• CDP (Process 2) to demolish an existing single family residence on three lots and construct two, 2-story detached single family dwelling units with roof decks on two lots. Each residence will be 1,877 sf on 0.05-acre lots. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50% of the project's projected energy consumption. The project site is located at 251 Rosemont Street in the RM-1-1 zone, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, and Transit Area Overlay Zone within the La Jolla Community Plan.

APPLICANT PRESENTATION 02/11/2014 (Sasha Varone and Brian Yamagata):

The applicant presented the proposed designs. The existing structures are to be demolished and the future development will consist of 2 single-family structures on 2 separate lots, conforming to the underlying legal lots. It is intended to provide for separate ownership of each of the three existing lots. This will leave one of the lots vacant, and all improvements will be designed for stand-alone development without the need for future merging of the lots. The proposed designs were presented. The proposed two-story structures will have parking to the south, from the alley, with decks at the end facing the street and alley. The proposed development will be 1 square foot less than the allowable FAR on the lot. A roof deck is provided with a shade structure and two separate parking spaces. Drawings were presented in support of the application.

DISCUSSION 02/11/2014:

A discussion ensued about the proposed development, the intention to maintain three separate legal lots, and the proportion and scale of the proposed development. The members of the committee requested no additional information, and recommended that the project be presented at a second meeting.

FINAL REVIEW 02/18/2014

APPLICANT PRESENTATION 02/18/2014 (Sasha Varone and Brian Yamagata):

The applicant presented and reviewed the design, unchanged since the previous meeting. The vacant lot between the two proposed residences is to be left undeveloped as a green space. The applicant has configured the proposed development so that the remaining lot could be developed separately as a third single-family residence.

DISCUSSION 02/18/2014:

A discussion ensued regarding the density of the proposed development, and conformance to the La Jolla Community Plan. It is noted that the existing development is one dwelling unit per three legal lots; future development of the remaining vacant lot could increase the density up to 17.4 du/acre, which exceeds the La Jolla Community Plan density of 15 du/acre. A CDP is necessary to demolish the existing house and permit this increase in density.

SUBCOMMITTEE MOTION 02/18/2014: That the findings can NOT be made for a Coastal Development Permit to demolish an existing single family residence on three lots and construct two, 2-story detached single family dwelling units with roof decks on two lots located at 251 Rosemont St. The reason is that the project could create three developable lots that would create a density exceeding the La Jolla Community Plan.

(Leira / Collins 5-0-1)

In Favor: Collins, Costello, Leira, Mapes, Welsh

Oppose: none

Abstain: Benton as Chair

Motion Passes

5. PRELIMINARY REVIEW 02/11/2014

Project Name: **CHELSEA RESIDENCE**
5527 Chelsea Ave. Permits: CDP
Project #: 346341 DPM: Laura Black, (619) 236-6327
Zone: RS-1-7 LBlack@sandiego.gov
Applicant: Ricardo Torres, 619-231-9905

Scope of Work:

••• SUSTAINABLE BUILDING EXPEDITE PROGRAM ••• CDP (Process 2) to demolish an existing 1-story, single family residence and construct a 2-story, over basement/garage, 3,234 square foot residence on a 0.12-acre lot at 5527 Chelsea Ave. The project shall integrate photovoltaic panels consistent with council policy 600-27 and 900-14. The site is in the RS-1-7, Coastal (non-appealable), Coastal Height, Residential Tandem Parking, Transit Area & Parking Impact Overlay Zones (Beach Impact Area) within the La Jolla Community Plan.

APPLICANT PRESENTATION 02/11/2014 (Sasha Varone and Ricardo Torres):

The applicant presented the proposed design, which is a new two-story residence with garage that is partially underground. Drawings indicating the proposed residence, including the proportions of the building, the window and entrance treatments, the garage driveway, and the scale of the entrance element were presented. The ownership of the access at the rear of the property was discussed.

DISCUSSION 02/11/2014

A discussion ensued about the scale and configuration of the residence, the landscaping, the setbacks, the entrance, the configuration of the driveway to the garage, and the neighborhood character.

Please provide for FINAL REVIEW:

- Provide a sketched or photographic street view of the property, which extends at least two houses to both sides of the subject property, to show the proposed house in scale and in relation to the neighboring houses.
- Provide an evaluation of this proposed structure in relation to the existing 2-story house to the south, showing the relation of the windows and masses of the structure in relation to the existing neighbor.
- Provide an inventory of the uses of the access easement to the rear, as currently used by the other neighbors in this block, to the ends of this block.

FINAL REVIEW 02/18/2014

APPLICANT PRESENTATION 02/18/2014 (Sasha Varone and Ricardo Torres):

The applicant presented a photographic composition view elevation fronting the street that shows the proposed development. The applicant presented a site plan showing the alignment of the front elevation relative to the building to the south, and a large photograph showing the north elevation of the home to the south. The chimney at south side serves only a gas appliance: it will not serve a wood burning fireplace. A study of the rear access to the properties in this block indicates that a total of 5 houses will continue to have vehicle access from the rear.

DISCUSSION 02/18/2014:

A discussion ensued about the nature of the design, community character, and other aspects of the design. A discussion ensued about the usefulness of the partially-improved access in this case.

SUBCOMMITTEE MOTION 02/18/2014: That the findings can be made for a Coastal Development Permit to demolish an existing 1-story, single family residence and construct a 2-story, over basement/garage, 3,234 square foot residence on a 0.12-acre lot at 5527 Chelsea Avenue.

(Costello / Leira 4-1-1)

In Favor: Costello, Leira, Mapes, Welsh

Oppose: Collins

Abstain: Benton as Chair

Motion Passes

6. PRELIMINARY REVIEW 02/18/2014 (COURTESY REVIEW 12/10/2013)

Project Name:	VILLA K-L CDP	Permits:	CDP
	1228 Park Row	DPM:	Jeff Peterson, (619) 446-5237
Project #:	345149		JAPeterson@sandiego.gov
Zone:	RS-1-7	Applicant:	Patrick McInerney, 619 994-7991

Scope of Work:

****SUSTAINABLE BUILDING EXPEDITE PROGRAM **** CDP (Process 2) to demolish an existing residence and construct a 4,885 sf single family residence and detached guest quarters on a 9,425 sf site. The property is located at 1228 Park Row in the RS-1-7 zone of the La Jolla Community Plan area, Coastal Overlay (non-app 2), Coastal Height Limit, Parking Impact, Residential Tandem Parking, and Transit Area Overlay Zones.

From Courtesy Review 12/10/13: Please provide for PRELIMINARY REVIEW:

- Provide street views of the proposed residence at both street frontages, showing the proposed residence in relation to its neighboring houses.
- Provide longitudinal site sections through the property, extending across both Park Row and Silverado, showing the relation to the houses across the street.
- Provide a survey of neighborhood character for a distance of at least 5 homes on both streets, including the relative height, number of stories, developed floor area, and setbacks.
- Clarify the calculation of the setback at the side yard.
- Cycle Issues are scheduled to be returned December 22; please provide these when available.
- Provide the historic report of the existing home.

APPLICANT PRESENTATION 02/18/2014 (Patrick McInerney):

The applicant presented the proposed design, with the additional information requested. The project will maintain the two existing driveways, one leading from Park Row and the other from Silverado. The overall structure is concrete, with panels of weathered cedar and full-height glass windows.

DISCUSSION 02/18/2014:

A discussion ensued about the nature of the design in relation to the neighborhood character. A landscape plan is not required: the applicant presented examples of the proposed design.

SUBCOMMITTEE MOTION 02/18/2014: That the findings can be made for a Coastal Development Permit to demolish an existing residence and construct a 4,885 sf single family residence and detached guest quarters on a 9,425 sf site. The property is located at 1228 Park Row.

(Welsh / Mapes 2-2-2)

In Favor: Mapes, Welsh

Oppose: Collins, Leira

Abstain: Benton as Chair; Costello due to a question about the street elevation and the scale of the proposed design in relation to the neighboring buildings.

Motion Fails

SUBCOMMITTEE MOTION 02/18/2014: That the findings can NOT be made for a Coastal Development Permit to demolish an existing residence and construct a 4,885 sf single family residence and detached guest quarters on a 9,425 sf site. The property is located at 1228 Park Row. Sufficient neighborhood information is not provided as requested in items a, b and c above (from 12/10/2013).

(Costello / Leira 3-2-1)

In Favor: Costello, Collins, Leira

Oppose: Mapes, Welsh

Abstain: Benton as Chair

Motion Passes

7. PRELIMINARY REVIEW 02/18/2014

Project Name:	SCHULTZ RESIDENCE CDP	Permits:	CDP
	1650 La Jolla Rancho Rd.	DPM:	Sandra Teasley, (619) 446-5271
Project #:	349769		STeasley@sandiego.gov
Zone:	RS-1-1	Applicant:	Dave Lyon, 858.775.0419

Scope of Work:

(Process 2) Coastal Development Permit to demolish an existing residence and construct a new residence with garages, pool, and site walls/fencing. The site is at 1650 La Jolla Rancho Road in the RS-1-1 zone of the La Jolla Community Plan area, Coastal Height Limit Overlay Zone, Coastal Overlay Zone (non-appealable), the Coastal Impact Area, and the Parking Impact Overlay Zone.

APPLICANT PRESENTATION 02/18/2014 (David Lyon & Gary Stone):

The applicant presented the proposed design. The existing access route, vegetation, and the scale and nature of the neighborhood were discussed. The project will include a street dedication at the north frontage facing Buckingham Drive. The scale of the structure is graduated from a one-story east wing to a two-story north and west wing. The existing fencing and planting will be substantially retained.

DISCUSSION 02/18/2014:

A discussion ensued regarding the nature of the building massing and the landscaping. It was noted that some of the design is placed to preserve certain existing trees. The scale, massing and character of the proposed structure were discussed.

Please provide for FINAL REVIEW:

- a. Provide a section through the adjacent properties, including the scale and massing of the adjacent structures, along a more critical alignment to east/west and to the north/south axes.
- b. Provide a copy of the historical review information.

La Jolla Shores Permit Review Committee Minutes

4:00 p.m. Tuesday, February 25, 2014

La Jolla Recreation Center, 615 Prospect Street, La Jolla, CA

Committee members in attendance: Phil Merten (chair), Laura DuCharme Conboy, Janie Emerson, Tim Lucas (secretary), Myrna Naegle, John Schenck, Bob Steck; absent: Dolores Donovan

1. Welcome and Call to Order: Phil Merten, Interim Chair

2. Adopt the Agenda: Motion: Emerson, second: Steck; Adopt the agenda as presented. 7-0-0

3. Non-Agenda Public Comment, for items not on the agenda: None given

4. Committee Member Comments: None

5. Chair Comments: Merten is still the interim chair, but this will need to change soon due to time commitments. Committee members should consider stepping up into this role. The elections are coming up for the LJ CPA and LJSA, and committee appointments will be made after that.

6. Project Review

6A. AT&T Cliffridge Park

- Project No. 325685
- Type of Structure: Wireless Communication Facility
- Location: Cliffridge Park - 8311 Cliffridge Avenue
- Applicant: Debra DePratti Gardner, Inc. 619-726-8110
- Project Manager: Alexander Hempton 619-446-5349, AHempton@sandiego.gov

Project Description: Conditional Use Permit (CUP), for a Wireless Communication Facility (WCF) consisting of twelve (12) panel antennas mounted on a 30-foot tall faux eucalyptus tree (mono-eucalyptus) with equipment located in an adjacent enclosure. The site is located in Cliffridge Park at 8311 Cliffridge Avenue.

Presented by Debra DePratti Gardner representing AT&T

Project highlights:

- will be installed next to existing T-mobile and Sprint facilities just outside of the north-west corner of the ball fields
- 30' tall faux eucalyptus tree with 12 panel antennas
- 240 sq ft block wall equipment enclosure
- non-native ice plant will be removed and native vegetation installed
- slopes beyond outfield will be re-vegetated with lemonade berry bush.
- Silver dollar eucalyptus trees will be planted.

They looked at one proposal to locate the equipment shed within the ball fields near a batting cage at the site of an existing storage shed, but San Diego Parks and Recreation and several community members preferred this location outside the outfield fence of the ball field. One of the main concerns with locating the equipment enclosure was to not affect sensitive native habitat. The site will not impact any native species, and they will be removing the ice-plant in the work area with native species. The RF report is available, and the city cycle issues are being addressed.

Steck: any opposition from the public? **Gardner:** There have been no responses from the public notice. They did have a meeting on site with several representatives of community groups in December. Mary Coakley Munk was in attendance and is here today.

Public Comment

Mary Coakley Munk: Mike Wintringer who represents La Jolla Youth Inc and La Jolla Soccer, couldn't be here due to late notice. . He definitely wants the cell facilities outside of the park ball fields, which this proposal does. The is one concern in that the project maps show trenching for cables inside the fence line along the north side of the field. **Gardner:** This appears to be an issue with the mapping software. The overlays shown are not

correct. All trenching and cable lines will be outside of the ball field along the footpath. **Munk:** They request that the field not be impacted. They requested with the two previous installations that the antennas be directional and not facing the ball fields, which was carried out accordingly. They make the same request here that the antennas not be pointing towards the field, which they do in this proposal. **Gardner:** She can go over the RF (radio frequency) report with Munk concerning the amount of RF signal there is... **Munk:** She is aware that the federal laws prohibit citizens from contesting health affects for these installations, however, the committee does have tremendous control over how it looks and where it is located. The equipment building is larger than the community would like it to be, and we hope that you will work with the communities concerns with how the antennas face, whether these concerns are real or just perceived.

Committee Discussion

Emerson: Has concerns with how these installations have grown. They let in one cell tower at this park, then another with the antennas disguised as a foul pole to blend in. Now this proposal 12 antenna panels all the way around, and a large equipment structure. **Gardner:** The exposure would be 4.6% of the general population level of what is allowed at the ground. The FCC allows 1000 micro watts per centimeter squared. The worst case scenario, with all antennas focused at the same location, which isn't the case here, would be an exposure less than 5% of the allowable at ground level, and this calculation includes the 2 existing antenna installations (T-Mobile & Sprint). For comparison, cordless phones are rated at around 15% of the FCC maximum. The energy radiated is similar to the lights above us here. Their engineer did a study in La Jolla which involved walking down the street, going into commercial buildings, being next to computers, etc. It was determined that being next to their cell tower had the same ambient exposure as anywhere else outside in La Jolla, and being indoors next to a computer had far higher levels.

Schenck: Why is the building so big? **Gardner:** There is so much demand for bandwidth, that the equipment has to be larger to meet those needs. The 700 MHz band is coming, and there is demand for streaming television, internet, smart phones. This is why there are 12 antennas instead of 6, and why there is a full equipment enclosure instead of a smaller installation. This is providing a large amount of capacity along La Jolla Shores and in residential areas both west and east of the antenna. This will be a significant site in terms of traffic.

Merten: The vegetation plan shows bushes in a geometric fashion around the equipment enclosure instead of a more natural pattern? **Gardner:** Marilyn Stern at Parks & Rec recommended this layout line around the fence line, to obscure the building from the field view. **Merten:** These will screen the facility? **Gardner:** Yes. We can work with the community if there are other ideas.

Merten: This building is concrete block. **Gardner:** Yes, CMU (concrete masonry unit) block. **Merten:** It will be visible from across the canyon. Should this be colored or painted to hide from across the canyon? Committee discussion followed, with various opinions as to what color the building should be painted, including an olive drab used at other cell facilities in the area, or possibly a more natural hue to blend into the hillside. The committee was in agreement that the existing enclosure for the other carriers is a green color that stands out too much. **Gardner:** the color used will not stand out. The lemonade berry bushes will help to hide the building as they grow. The area around the building now populated with iceplant will be revegetated with native species such as California sage brush, Emory's Baccharis, and California Buckwheat, so the view from across the canyon will look more natural than it does now.

Gardner: The antenna is a faux mono-eucalyptus. They did several iterations to arrive at a version that is an accurate representation that the city approves of. Each of the 12 antenna panels will have "socks" over them with painted leaves to blend in better.

Lucas: The original premise for siting cell antennas at this location is that there a specific gap through the hills down Torrey Pines road that has a line of sight down into the La Jolla Shores Area. The committee approved of the two other carriers (T-Mobile, Sprint) based on this information, despite being located at a community park, and their antennas are pointed down this gap. This AT&T proposal is a much larger installation with a large 3-

sided 12 panel array that is not focused down this gap, and in fact looks like it was designed to handle customers to the east. This is a park, and should not be the prime antenna site for the area. Other carriers are going to come back and do something equally large and obnoxious, with similar large antenna arrays and large equipment buildings. This is a recreation area with ball fields. **Gardner:** Everyone wants more cell service. Not just on the road but to their house, and their television inside the house. This can't be accomplished through siting in commercial or industrial areas, as there aren't any in the area. They have a limited choice of locations, this recreation facility or the elementary school across the way. The YMCA is too far away. We have to be near the canyon. Verizon is proposing to go in just north of the elementary school. T-Mobile and Sprint may come back and want to expand. **Lucas:** There is a site off of LJ Scenic North at the synagogue *that has installations and could be used.* **Gardner:** *It would not cover the area.* **Lucas:** *It would if there was a small site here and one there.* **Gardner:** *Why have more facilities? There is better coverage with a large installation here. You are correct that AT&T is trying to service a larger service area than just LJ Scenic down to the Shores, which was the goal of the T-Mobile facility that was previously permitted.*

Naegle: Agrees with Lucas...why here? **Gardner:** the only options are the elementary school, or this park. Possibly a single family residence across the way, but you would not want a site in a residential neighborhood. This is the least impactful location. They are *outside the useful area of the park. This is an opportunity for the City to generate income from rent for the facility. This service area is currently a hole for AT&T users.* **Naegle:** *Concerned that this growth won't stop.* **Gardner:** *It won't. It was just like telephone poles as the wired networks grew. Everybody wants to stream a movie or watch TV and this requires infrastructure. This facility impacts the community very little. Modern facilities have to provide not only coverage, but capacity. They have to handle more users and more bandwidth.*

Merten: Is concerned with these types of facilities, but people are dropping their home lines and the world is going wireless. **Gardner:** AT&T customers driving on LJ Scenic presently don't have coverage, and if they get in an accident, would not be able to call for help. The benefits of having coverage for carriers in all areas far outweighs the negative impacts at a specific site.

Discussion on the motion

Conboy: This proposed facility is as inconspicuous as it could possibly be, with all factors considered viewed from down bellow, across, and from the field. After reviewing the proposed types of plants being used, would like the building to remain the color as shown on the photo simulations.

Lucas: Can't support the motion. Feels that this area has become an antenna farm site, and this facility will make it a much larger one. An antenna farm is not an appropriate use for a park.

Merten: As much as we may not like the influx of antennas, they will happen, and the city is going to approve them. The City makes income off of these by renting the park space and also the parkway space along streets. They will put them in because the demand for wireless is continually increasing. Where can these go? There are arrays on the top of the La Jolla Hotel, and they are showing up on the sides of many commercial buildings. In the residential zones, nobody wants an antenna on their street, or house, or on the end of the block. That leaves churches and park lands. He agrees with Conboy that there has been a good effort made to disguise this, and this faux tree is as good as any he has seen. He supports the motion because this is the best that can be done given the situation.

Motion: Conboy, Second: Steck

Findings can be made for a conditional use permit for Project No. 325685, based on the A01 drawing dated 1-27-2014, which indicates all trenching is to be outside of the fence of the adjacent ball field.

Motion carries: 4-3-0

Approve: Merten, Conboy, Schenck, Steck **Oppose:** Emerson, Lucas Naegle

6B. Qin Addition

- Project No. 329727
- Type of Structure: Single Family Residence

- Location: 2604 Hidden Valley Road
- Applicant: Jun Martin
- Project Manager: Glenn Gargas, 619-446-5142 GGargas@sandiego.gov
- Owner's rep: Edward Estlund, Architect, 619-544-1192 , eggman2@cox.net

Project Description: PROCESS 3 - CDP and SDP to amend CDP/LJSPD Permit No. 99-1339 to remodel and add 3,124 sq. ft. to an existing 9,167 sq. ft. single family residence on a 0.70 acre lot located at 2604 Hidden Valley Road, in the Single family Residence Zone of the La Jolla Shores Planned District, Coastal Overlay (non-appealable), Coastal Height Limit, Parking Impact Overlay Zone within the La Jolla Community Plan area.

Committee Comments from PRC Meeting of November 20, 2013

The committee is more interested in the form and relationship of proposed structure to those of the neighbors and less about the interior room layouts. There are concerns about overall massing and setbacks. There are concerns with the proposed structure being so close to the adjacent property. This and the adjacent lots are odd shaped and there area lot of elevation changes. A topographic survey of the property extending 50' into adjacent properties would be helpful. Setback numbers for the adjacent properties would be useful. Possibly look at shifting the proposed building to increase setbacks from the neighboring buildings.

Previous Committee Action on 12-18-2013

Motion (Lucas, Emerson): Findings can not be made to amend the existing Site Development Permit and Coastal Development Permit No. 99-1339, based on the insufficient setbacks on the East and North sides of the property, and the bulk of the project in relation to surrounding neighborhood. The proposed project, due to its form and relationship, will be disruptive of the architectural unity of the neighborhood.

Motion Carries: 7-0-0. Approve: Conboy, Emerson, Lucas, Merten, Naegle, Schenck, Steck

Previous Committee Action on 1-28-2014

Motion: (Schenck, Naegle): Continue the project to future meeting. Return with the final plans that mirror the drawings provided today, and to return with the drawings that were presented today. Return with the final drainage plans.

Motion carries: 4-0-1. Approve: Lucas, Merten, Naegle, Schenck. Abstain: Emerson

2-25-2014

Presented by: Greg Romine (Building Exteriors consultant), Jun Martin

The committee had three requests:

- Hard line drawings that reflected the mark-ups presented at the previous meeting.
- Address the drainage issues. These drawings show a drainage plan
- Address concerns about the east elevation. These drawings show the first floor being 8' from the property line and the second floor pulled back to 12'.

Emerson: Did we ask them to bring comparisons with the size of the buildings to the size of the lots in the neighborhood, the comparative FAR's? **Merten:** No, we did not.

The site plan was presented to the committee showing the topography and the existing portion of the house to be demoed. The setback on the east side varies from 8' to 12' at the first level, and is 12' at the second level. The house on the adjacent property is setback 8'. The drainage problems previously noted are being addressed now. Some work is already underway. The driveway will be a combination of pavers and turf block to increase absorption and decrease watershed. Drainage off of roofs goes from down spouts to underground collection points. The collection point is the north-west corner of the property and will be pumped from there to a second collection point south, and a second pump will send the water to the street. Water at the north-east corner of the property will be collected and sent to the street via a pipe along the driveway. There is 32% softscape landscaping, not counting the turfcrete in the driveway, that will also absorb water.

The east elevation was presented. The neighbor's house to the is 8' higher, so it looks down on this property.

There are two Juliet balconies will have ornamental details to match those on the existing part of the house. The FAR is .42 gross (.35 net), and the site is .7 acres (30,680 sq ft.). On the northern elevation the second floor steps back. The closest is 8', but in most places it is a much larger setback.

Merten: This is a large home. For comparison, outside of the La Jolla Shores Planned District, the largest house allowed on a lot of this size would be a FAR of .45. This is .42, so would be permitted elsewhere in the city.

Romine: One should also consider the height of the house. Most of the house is 6' under the maximum height limit (30' limit). There is one tower, an architectural feature at the front entrance of the house, where it is just under 30'.

Public Comment

Sue Geller: Don't believe neighbors to the East are aware of this project. She has tried to contact them several times, but they have been away. This house is 8 to 12' along a significant portion of the property line. Thinks that they should be notified and have some input. **Merten:** Explained the notification process. Official public notice would have been mailed out to all properties within a 300' radius. A second public notice will be mailed when this project goes to a hearing officer, and they would have an opportunity to give input then. **Geller:** North-east corner had bad drainage. **Romine:** The collection point at that corner had problems and is being taken out. There will be a continuous drain installed around that corner and along the property line and driveway to the street. There will not be any water shedding onto your property. **Geller:** The Eucalyptus tree has been taken down. The branches are off, and the base still needs to be removed. She was asked to do it, and the neighbor paid for it, but it removes an important cushion between the properties. Will that open up the second story to her vision? **Romine:** Landscaped architect has designed for privacy trees to be planted. Your line of sight looking up, due to the lot level differences, should minimize privacy concerns.

Schenck: Is the turf block approved for a fire truck, is it the heavy duty system? **Romine:** Yes, and the turf block is intermittent with pavers so there will be no weight capacity issues. **Merten:** Considering the distance of the house from the street and the size of the house, a sprinkler system will most likely be required.

Emerson: Has always been concerned with the size of this house in comparison to others in the area, and the precedent that it sets. Would have liked to have seen the FAR comparisons in the neighborhood. Most houses in the immediate area are smaller and single story. The bulk and scale, and the precedent it sets is still a big concern. The fact that it is down a long driveway that you can't see from the street, doesn't mitigate the precedent it sets. **Jun Martin:** The addition is only 500 sq ft larger than the present configuration.

Discussion on the motion

Merten: Will support the motion. He understands the concerns with precedents. This house may be larger than the neighbors, but not significantly larger. There are large footprint houses in the neighborhood. Very little of this house can be seen from the street and the neighbors.

Conboy: The applicant has come back several times and addressed the concerns of drainage, setbacks, and second floor step-backs. Agrees with Merten, it is a large house, but is it that much bigger? It stretches out, is broken up a bit, and is not one giant block. They have met the code requirements.

Emerson: Believes that the house is too large and sets a precedent. She has been consistent with this through the review process.

Motion: Conboy, Second Steck

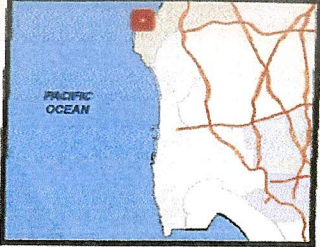
Findings can be made for a Coastal Development Permit and a Site Development Permit to amend CDP/LJSPD Permit No. 99-1339, based on plans presented to the committee dated 2-25-2014 .

Motion carries: 5-2-0

Approve: Lucas, Merten, Conboy, Steck, Schenck. **Oppose:** Emerson, Naegle

Adjourn

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SEWER AND WATER REPLACEMENT GROUP 820

SENIOR ENGINEER
WENDY GAMBOA
 619-235-1971

PROJECT MANAGER
MICHAEL MINH
 619-533-7443

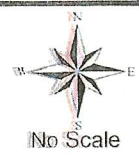
PROJECT ENGINEER
MERYL JIMENEZ
 619-235-1977

CONSTRUCTION PROJECT
 INFORMATION LINE
 619-533-4207



Legend

- SEWER MAIN REPLACEMENT
- WATER MAIN REPLACEMENT



COMMUNITY NAME:
 LA JOLLA (38)
 Date: October 11, 2012

COUNCIL DISTRICT: 1



SAP ID: B00382 (S) \ B00110 (W)