



La Jolla Community Planning Association

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

Contact Us

Mail: PO Box 889, La Jolla, CA 92038

Web: <http://www.LaJollaCPA.org>

Voicemail: 858.456.7900

Email: info@LaJollaCPA.org

President: Joe LaCava

Vice President: Bob Steck

2nd Vice President: Patrick Ahern

Secretary: Helen Boyden

Treasurer: Nancy Manno

Elections: March 5, 2015. Polls will be open from 3:00 pm to 7:00 pm

La Jolla Community Planning Association

La Jolla Recreation Center, Irving Gill Room, 615 Prospect Street

→ **Only Members are eligible to vote. Please verify your Membership at <http://www.lajollacpa.org/members.html> prior to coming to polls.**

→ **13 candidates running for 7 seats.**

→ **Candidate statements at <http://www.lajollacpa.org/elections.html>.**

→ **Bylaws specify that Members must provide photo identification in order to vote.**

→ **No electioneering with 90 feet.**

→ **Please cast your ballot, leave no material behind, and exit the polls.**

→ **City staff (Karen Bucey) will be monitoring the polls.**

→ **Voting does not qualify as having attended the LJCPA's regular March meeting.**

→ **Polls will close at 7:00 pm and ballots will immediately be counted.**

→ **The intention is for the President to announce and certify the results tonight.**

D R A F T AGENDA | Thursday, 5 March 2015, 5:45 pm
Closed Session Meeting
La Jolla Community Planning Association Trustees ONLY
La Jolla Recreation Center, Room 2

1. Closed session to discuss litigation.
 2. Adjourn to Member Meeting.
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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

Thursday, 5 March 2015, 6:00 PM

La Jolla Community Planning Association

La Jolla Recreation Center, 615 Prospect Street

1. Welcome and Call To Order: **Joe LaCava**, President
2. Verify Quorum (Need 20% of total Membership = 35 Members)
3. Adopt the Agenda
4. Non-Agenda Public Comment
Public may speak on matters not on the agenda & within LJCPA jurisdiction, 2 minutes or less.
5. Officers' Reports
 - A. Treasurer: Nancy Manno
 - B. Secretary: Helen Boyden
6. **Update Bylaws to conform to Council Policy 600-24 – Action Item**
City of San Diego City Council updated Policy 600-24 in November 2014. All planning groups are required to update their bylaws to conform to the new Policy. All proposed changes to the LJCPA bylaws are within the purview of City Staff to approve.
See: http://www.lajollacpa.org/bylaws/LJCPA-BylawsUpdate-Draft%2015_0305.pdf
Council Policy 600-24: http://docs.sandiego.gov/councilpolicies/cpd_600-24.pdf
7. Adjourn to Regular Trustee Meeting

D R A F T AGENDA | Thursday, 5 March 2015

Regular Meeting of the La Jolla Community Planning Association

immediately following the Annual Member Meeting

- 1.0 **Welcome and Call To Order: Joe LaCava, President**
 - Please turn off or silence mobile phones
 - Meeting is being recorded
- 2.0 **Adopt the Agenda**
- 3.0 **Meeting Minutes Review and Approval: 5 February 2015**
- 4.0 **Elected Officials – Information Only**
 - 4.1 Council District 1 – Council President Sherri Lightner
Rep: **Justin Garver**, 619-236-6611, JGarver@sandiego.gov
 - 4.2 Mayor’s Office – Mayor Kevin Faulconer
Rep: **Francis Barraza**, 619-533-6397, FBarraza@sandiego.gov
 - 4.3 39th Senate District – State Senator Marty Block
Rep: **Hilary Nemchik** Hilary.Nemchik@sen.ca.gov, 619-645-3133
 - 4.4 78th Assembly District – Speaker of the Assembly Toni Atkins
Rep: **Toni Duran**, 619-645-3090, Toni.Duran@asm.ca.gov
- 5.0 **Non-Agenda Comment**

Public may speak on matters not on the agenda & within LJCPA jurisdiction, 2 minutes or less.

 - 5.1 **UCSD - Planner: Anu Delouri**, adelouri@ucsd.edu, <http://commplan.ucsd.edu/>
- 6.0 **Trustee Comment**

Trustees may comment on matters not on the agenda & within LJCPA jurisdiction, 2 min or less.
- 7.0 **Officers’ Reports**
 - 7.1 **Secretary: Helen Boyden**
 - 7.2 **Treasurer: Nancy Manno**
- 8.0 **President’s Report – Information only unless otherwise noted.**
 - 8.1 Report out on Closed Session
 - 8.2 Whale Watch Way – Appeal Hearing continued, date uncertain but likely April 16th
 - 8.3 Sacido Residence – Appeal Hearing: March 26th at Planning Commission
 - 8.4 Whitney Mixed Use – Final EIR issued; Hearing: March 26th at Planning Commission
 - 8.5 Preservation Committee – Open discussions with LJHS for a joint or standalone committee
 - 8.6 **Annual Elections Tonight: 7 seats to be filled. Polls Close at 7:00pm.**
- 9.0 **Reports from Ad Hoc and non-LJCPA Committees - Information only unless noted.**
 - 9.1 **Election Committee**
 - 9.1.1. Upon the close of the polls at 7:00 pm all the ballots will be collected and counted by the Election Committee.
 - 9.1.2. Upon final verification of the vote count, the Election Committee shall report the results to the LJCPA President who shall certify and immediately announce the results.
 - 9.1.3. The election becomes final one week later if no challenge to the election results has been filed.
 - 9.1.4. Newly elected Trustees will be seated at the start of the April meeting.

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.

- 9.2 **Community Planners Committee** <http://www.sandiego.gov/planning/community/cpc/index.shtml>
- 9.3 **Coastal Access & Parking Board** <http://www.lajollacpa.org/cap.html>

10.0 Consent Agenda – Action Item

The Consent Agenda allows the LJCPA to ratify recommendations of the community joint committees and boards in a single vote with no presentation or debate. It is not a decision regarding the item but a decision whether to forward the recommendation of the committee/board as the recommendation of the LJCPA. The public may comment on consent items.

→ **Anyone may request a consent item be pulled for full discussion by the LJCPA.**

→ **Items “pulled” from Consent Agenda are automatically trailed to the next LJCPA meeting.**

→ **See Committee minutes and/or agenda for description of projects, deliberations, and vote.**

→ **The public is encouraged to attend and participate in Community Joint Committee & Board meetings.**

PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2nd Mon, 4:00 pm

DPR – Development Permit Review Committee, Chair Paul Benton, 2nd & 3rd Tues, 4:00 pm

PRC – LJ Shores Permit Review Committee, Interim Chair Phil Merten, 4th Tues, 4:00 pm

T&T – Traffic & Transportation Board, Chair Todd Lesser, 4th Thurs, 4:00 pm

PDO – No recommendations to LJCPA

PRC – No Meeting in February

T&T – No report from February meeting

10.1 **T-Mobile Mt. Soledad Presbyterian Church, 6551 Soledad Mountain Road**

DPR Action: Findings CAN be made for a Coastal Development Permit and Site Development Permit to renew an expired permit for an existing Wireless Communication Facility. The property site is located at 6551 Soledad Mountain Road. 9-0-1.

10.2 **Bucknell Retaining Wall, 5805 & 5817 Bucknell Avenue**

DPR Action: Findings CANNOT be made for a Site Development Permit to construct a 6-foot retaining wall above a 9-foot retaining wall in the rear portion of a vacant 1.44-acre site and on the adjacent lot with an existing single family residence located at 5805 & 5817 Bucknell Avenue. This is based upon the findings that: The walls will disturb the visual quality of the canyon. 5-4-1

10.3 **Neptune CDP, 6715 Neptune Place**

DPR Action: Findings CAN be made for a Coastal Development Permit to remodel and 2,738 square foot addition to an existing residence located at 6715 Neptune Place. 6-0-1.

The following, when marked “Action Item,” are a *de novo* consideration of the Item.
Prior actions by committees/boards are listed for information only.

11.0 La Jolla View Reservoir – Action Item

Process 3. Demolish existing La Jolla View Reservoir (1748 1/3 Upper Hillside Drive) and existing La Jolla Exchange Place reservoir (Country Club Drive at Pepita Way.) Construction of new 3.1 million gallon La Jolla View Reservoir, and replace the existing Muirlands Pipeline along Country Club Drive with larger 30-inch pipeline. Coastal (Non-appealable) Overlay Zone.

See: <http://www.sandiego.gov/cip/projectinfo/featuredprojects/ljreservoir.shtml>

Time
Certain
6:30pm (or
as soon as
possible
thereafter)

DPR Action (Feb '15): Findings CAN be made for a Coastal Development Permit and Site Development Permit to demolish the existing La Jolla View Reservoir and existing La Jolla Exchange Place reservoir. Construction of new 3.1 million gallon La Jolla View Reservoir. Replace the existing Muirlands Pipeline along Country Club Drive with larger 30-inch pipeline. 5-1-1.

12.0 Silver Street Village Homes, 7601 Draper Ave & 720 Silver Street – Action Item

La Jolla Sustainable Expedite Infill Program (Process 5) Coastal Development Permit (“CDP”), Site Development Permit (“SDP”), Easement Vacations (“VAC”) and Vesting Tentative Map (“VTM”) for a proposed 18–unit Townhouse multifamily residential development w/private attached 2 car garages with associated landscape and other site improvements. Deviation requested to waive ground floor use requirements. The site is located in Zone 3 of the La Jolla Planned District, Coastal Non-Appealable Overlay and Coastal Height Limit and Transit Overlay Zones.

DPR Action (Feb '15): Findings CAN be made for a Coastal Development Permit and Site Development Permit, Vesting Tentative Map and Easement Vacation to demolish two structures and construct (18) eighteen attached single family residential condominium units located at 720 Silver St and 7601 Draper Ave. 5-1-1.

13.0 Adjourn to next LJCPA Meeting, Thursday, April 2, 2015, 6:00 pm

- Election of Officers



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Secretary: Helen Boyden
Treasurer: Nancy Manno

DRAFT MINUTES

Regular Meeting | Thursday, 5 February 2015, 6:00 pm

Trustees present: Patrick Ahern, Cynthia Bond, Helen Boyden, Bob Collins, Mike Costello, Janie Emerson, Cindy Greatrex, Joe LaCava, Nancy Manno, Phil Merten, Alex Outwater, Jim Ragsdale, Bob Steck, Ray Weiss
Trustees absent: Robert Mapes, Fran Zimmerman

1.0 Welcome and Call to Order by Joe LaCava, President, at 6:05 pm

He asked those present to turn off or silence mobile phones and announced that the meeting was being recorded in audio by the LJCPA and in video by a party who did not wish to be identified.

2.0 Adopt the Agenda

Approved Motion: To adopt the agenda as posted. (Steck, Merten: 13-0-1)

In favor: Ahern, Bond, Boyden, Collins, Costello, Emerson, Greatrex, Manno, Merten, Outwater, Ragsdale, Steck, Weiss
Abstain: LaCava (Chair)

3.0 Meeting Minutes Review and Approval: 5 January 2015

Approved Motion: To correct the minutes of 5 January 2015 as follows:

In Item 2.0 (Adopt the Agenda) line 3, change “the motion was not seconded” to read “the motion was withdrawn.”

In Item 13.0 (La Jolla Budget Priorities) change item 7 under New Infrastructure Priorities to read: “Funding for a community process with city staff to review the criteria of Categorical Exemption of Coastal Development Permits.

(Costello, Emerson: 12-0-2)

In favor: Ahern, Bond, Collins, Costello, Emerson, Greatrex, Manno, Merten, Outwater, Ragsdale, Steck, Weiss
Abstain: Boyden (absent), LaCava (Chair)

4.0 Elected Officials – Information Only

4.1 Council District 1 – Council President Sherri Lightner

Rep: **Justin Garver**, 619-236-6611, JGarver@sandiego.gov presented CP Lightner’s goals for fiscal 2016: increase in budgeting for public safety, infrastructure and restoration of public services; closing the job-skills gap in education; promoting San Diego as a innovation hub; expanding use of grey water as part of a process to develop an affordable and sustainable water supply. He said funding for repair of the Midway bluffs and viewpoint will now be released with construction expected to begin in Fall 2015.

4.2 Mayor’s Office – Mayor Kevin Faulconer

Rep: **Francis Barraza**, 619-533-6397, FBarraza@sandiego.gov was not present.

4.3 39th Senate District – State Senator Marty Block

Rep: **Hilary Nemchik** Hilary.Nemchik@sen.ca.gov, 619-645-3133 noted that as a result of his bill SB 850, Mesa and Mira Costa Community Colleges will each be able to offer a four-year degree in one field. This session he has introduced SB 15 to improve access to a higher education in California, helping students afford college and finish their degrees in four years. It includes increasing funding for UC and CSU.

4.4 78th Assembly District – Speaker of the Assembly Toni Atkins

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

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5.0 Non-Agenda Comment

Opportunity for public to speak on matters not on the agenda & within LJCPA jurisdiction, 2 minutes or less.

5.1 UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://commplan.ucsd.edu/> noted that two East Campus projects would be open for comments on Draft Environmental Impact Reports: Center for Novel Therapeutics, soon; and Outpatient Pavilion in March; each for 45 days. Details available at the above website.

5.2 Others

Brian Wilson stated that the sewer and water line replacement in the Village and in the vicinity of Exchange Place, Cave Street and Prospect to Torrey Pines Road will be commencing within the next two weeks and will bring traffic disruption. **Vic Salazar** indicated they would be presenting the construction schedule to the Merchants Association as well.

Member Don Schmidt noted that the process for evaluating the 10% Exemption for Coastal Development Permits for properties between the coastal bluffs and the first public roadway has many deficiencies. He volunteered to participate in remedying these deficiencies.

6.0 Trustee Comment

Opportunity for trustees to comment on matters not on the agenda and within LJCPA jurisdiction, 2 minutes or less.

Trustee Weiss felt that sidewalk reconstruction on Torrey Pines Road was being hindered by the City not being able to afford to do all that was required for ADA compliance and so the current situation would remain. **CD 1 Rep Justin Garver** stated that these sidewalks are slated for renovation in a later phase of the TPR corridor and will be done to ADA standards.

Trustee Collins noted that the reconstruction on Fay for a movie theater was over the 30' height limit. Response that it was 9.5' too high. It meets the standard for Prop D, but not the PDO and zoning. The City is aware and taking action.

Trustee Merten asked that projects changed under the authority of a Project Manager after being heard by the LJCPA and subcommittees need to return for community review. At present this is not being routinely done. He asked for remediation and that instruction be given to project managers.

7.0 Officers' Reports

7.1 Secretary

Trustee Boyden reminded attendees that today is the last day to file a Membership Application and be eligible to vote in the March Election. Additionally it is the last opportunity to satisfy the 3 meetings in past 12 months to qualify as a candidate. If your membership is scheduled to expire 2/28/2015, you must renew it today in order to vote in the March election. Membership and attendance information may be checked at: <http://www.lajollacpa.org/members.html>

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.

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 may document your attendance by signing in at the back, providing 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, or providing independently verifiable proof of attendance.

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.

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.

7.2 Treasurer

President LaCava presented the treasurer’s report for **Treasurer Manno**. He noted that even though the City was now providing \$500.00 annually, the LJCPA still depends upon the generosity of its members to cover the expenses of the organization, including meeting space rent, printing and telephone costs. He thanked the members for their generosity. He said that the first installment of the City funds was expected within 30 days.

Beginning Balance as of 01/01/2015	\$ 156.54	\$ 156.54
Income		
- Collections: January 04 Meeting	\$ 97.00	
- CD	5.00	
Total Income	\$ 102.00	\$ 102.00
Expenses:		
Agenda printing:	\$ 70.74	
Telephone expenses:	43.76	
Total Expenses:	\$ 114.50	(\$ 114.50)
 Ending Balance as of 01/31/2015		 <u>\$ 144.04</u>

NOTE: LJCPA has an outstanding Reimbursement Request, payable to Joseph LaCava, in the amount of \$305.00, for La Jolla Recreation Center rent for the period 01/04/2015 through and including 06/04/2015.

8.0 Candidate Forum

Candidates were invited to present their qualifications and interest in running. The adjournment of tonight’s meeting is the cut-off time for announcing a candidacy to place one’s name on the ballot. LJCPA Bylaws allow for write-ins on the day of the election.

The following candidates spoke: **Sary Frymann, Glen Rasmussen, Tom Brady, CA Marengo, Brian Will, Rob Whittemore, Michael Morton, Janie Emerson, Ed Comartin and Jim Fitzgerald.**

Additionally, **Election Committee Chair Cindy Greatrex** read a statement from candidate **Dolores Donovan** and said that **Cynthia Bond, David Little** and **Steve Haskins** had also announced their candidacies.

President LaCava asked all candidates to forward a statement to be posted on the LJCPA website.

9.0 President’s Report – Information only unless otherwise noted.

9.1 Bylaw Amendment & Bylaws Ad Hoc Committee – **President LaCava** and **Ad Hoc Bylaws Chair Greatrex** met with City staff to make some clarifying tweaks to the Bylaws amendment recommended by the Trustees in December 2014. The City is also making changes to all CPG bylaws to reflect changes in Policy 600-24. The Ad Hoc Bylaws Committee will meet to review and if all comes together, the proposed bylaws changes will be voted on by the membership at the March Annual Membership meeting.

9.2 Whale Watch Way – The appeal hearing was continued from December 18 to Feb 12. However, the applicants were expected to request a continuance then until April 16 so that they can make additional changes. It is likely

that the Planning Commission will approve the continuance. However, President LaCava will attend the February 12 hearing in an abundance of caution.

9.3 Sacido Residence – was approved by the Hearing Officer. The HO decision was privately appealed to the Planning Commission. It was also appealed by the LJCPA as required by the bylaws. As yet, no date has been set for the appeal.

9.4 Annual Elections: March 5, 2015 – The fourteen candidates named above who came forward before the end of tonight's meeting are running for six three-year seats and one two-year seat and will be listed on the ballot.

10.0 Reports from Ad Hoc and non-LJCPA Committees

- Information only unless noted.

10.1 Election Committee

10.1.1 Polls Open 3:00-7:00pm. Check Membership before arriving. Bring photo identification. No provisional ballots will be admitted.

10.1.2 Voting does not qualify as having attended the March LJCPA meeting. You must attend the meeting.

10.1.3 No election material including candidate statements will be allowed in polls.

10.1.4 City staff (Karen Bucey) will monitor polls.

10.2 Community Planners Committee <http://www.sandiego.gov/planning/community/cpc/index.shtml> Discussed and approved the 9th Update to the Land Development Code which is moving through the process for approval by the City Council.

10.3 Coastal Access & Parking Board <http://www.lajollacpa.org/cap.html> - no report

11.0 Consent Agenda – Action Item

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→ **Anyone may request a consent item be pulled for full discussion by the LJCPA.**

→ **Items “pulled” from Consent Agenda are automatically trailed to the next LJCPA meeting.**

→ **See Committee minutes and/or agenda for description of projects, deliberations, and vote.**

PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2nd Mon, 4:00 pm

DPR – Development Permit Review Committee, Chair Paul Benton, 2nd & 3rd Tues, 4:00 pm

PRC – LJ Shores Permit Review Committee, Interim Chair Phil Merten, 4th Tues, 4:00 pm

T&T – Traffic & Transportation Board, Chair Todd Lesser, 4th Thurs, 4:00 pm

No PDO Meeting in January

11.1 Amitai Residence, North of Ellentown Road and West of Horizon Way

DPR Motion: Findings **CAN** be made for a Coastal Development Permit and Site Development Permit (Process 3) for Environmentally Sensitive Lands to construct a 3,034 square foot single story residence with attached garage on an existing vacant lot located north of Ellentown Road and west of Horizon Way. 7-0-1.

11.2 Senyei Residence, 1547 El Camino del Teatro

DPR Motion: Findings **CAN** be made for a Coastal Development Permit and Site Development Permit to demolish an existing residence, a detached guest house, and construct a residence and guest quarters totaling 12,521 sq ft located at 1547 El Camino del Teatro. 7-0-1.

11.3 Essencia Lot line adjustment, CDP and SDP, 7451 and 7455 Hillside Drive

PRC Motion: Findings **CAN** be made for lot line adjustment and an SDP and CDP amending the LJS Planned District Permit SCR 5362. 5-0-1.

Approved Motion: To accept the recommendation of the DPR Committee for 11.1 Amitai Residence, North of Ellentown Road and West of Horizon Way that the findings CAN be made for a Coastal Development Permit and Site Development Permit (Process 3) for Environmentally Sensitive Lands to construct a 3,034 square foot single story residence with attached garage on an existing vacant lot located north of Ellentown Road and west of Horizon Way; and to accept the recommendation of the PRC for 11.3 Essencia Lot line adjustment, CDP and SDP, 7451 and 7455 Hillside Drive that the Findings CAN be made for lot line adjustment and an SDP and CDP amending the LJS Planned District Permit SCR 5362 and forward the recommendations to the City. (Collins, Ragsdale: 13-0-1)

In favor: Ahern, Bond, Boyden, Collins, Costello, Emerson, Greatrex, Manno, Merten, Outwater, Ragsdale, Steck, Weiss

Abstain: LaCava (Chair)

Trustee Merten recused and left the room for the following motion and returned after the vote.

Approved Motion: To accept the motion of the DPR Committee for 11.2 Senyei Residence, 1547 El Camino del Teatro that the findings CAN be made for a Coastal Development Permit and Site Development Permit to demolish an existing residence, a detached guest house, and construct a residence and guest quarters totaling 12,521 sq ft located at 1547 El Camino del Teatro and forward the recommendation to the City. (Outwater, Manno: 12-0-1)

In favor: Ahern, Bond, Boyden, Collins, Costello, Emerson, Greatrex, Manno, Outwater, Ragsdale, Steck, Weiss

Abstain: LaCava (Chair)

Recused: Merten

The following, when marked "Action Item," are a *de novo* consideration of the Item.
Prior actions by committees/boards are listed for information only.

12.0 Fentisova Residence, 8374 Paseo del Ocaso – Action Item

The project proposes to remodel and add a 3,486 square foot 2nd story, basement, and roof deck to an existing 1,624 square foot, one-story single family residence. 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 located at 8374 Paseo Del Ocaso on a 0.12-acre lot, in the SF Zone of the La Jolla Shores Planned District within the La Jolla Community Planning area, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone, Residential Tandem Parking Overlay zone.

PRC Action (Jan '14) – Findings CANNOT be made for an SDP/CDP because bulk and scale is too great under LJSPDO and the front setback is not in conformity with those in the same vicinity. 4-1-1.

PRC Action (Dec '14) – Project continued to next PRC meeting to allow Applicant to provide additional information.

City Action (Nov '14) – Extended Public Comment on MND from Dec 5th to Jan 9th

PRC Action (Nov '14) – Considered the draft MND (See attached minutes from 11/19/2014 meeting.)

Presented by Mike Shumard and Hilary Lowe. The project has been reduced in size since being heard by the PRC in January. From the initial plans, the second floor has been reduced 310 sf and the first by 510 sf for a new total of 4275 sf with a FAR of 0.81. The front setback is now 19'. The second story now meets the 45-degree-angle standard. They presented charts showing the front setbacks and square footages of all houses on both sides of the block, noting that six houses had larger FAs and two were of similar size.

In response to a query from Member **Bob Whitney**, they stated that the height was 22'7". **Member and PRC Member Laura DuCharme Conboy** said the applicant had made substantial changes and that the reductions toward the back were noticeable and she could now approve of the project.

President LaCava read letters from members **Matt Edwards** and **Peggy Davis** with queries about the project.

Trustee Merten said that the setbacks were now in general conformity and the bulk and scale improved and that he could now support the project. **Trustees Steck, Emerson** (She had not seen the whole presentation at the PRC.) and **Ragsdale** said

that these were nice changes as did Trustee Ahern who commended the applicant and the PRC for working together to improve the project. **Trustee Manno** inquired about the side setbacks which at 4' comply with the code and are in conformance.

Approved Motion: That the findings can be made for a Site Development Permit and a Coastal Development Permit for the Fentisova Residence at 8374 Paseo del Ocaso for a 4275 sf, 0.81 FAR residence based on plans submitted to the LJCPA dated February 5, 2015. (Merten, Steck: 12-0-2)

In favor: Ahern, Bond, Boyden, Collins, Costello, Greatrex, Manno, Merten, Outwater, Ragsdale, Steck, Weiss
Abstain: Emerson (Absent for PRC presentation), LaCava (Chair)

13.0 La Jolla Cove Pavilion – Action Item

Consider a proposed facility at La Jolla Cove including restrooms, showers, accessory uses, and gathering area. Presented by La Jolla Parks and Beaches. This presentation will include an update on the progress and present initial conceptual plans for consideration in order to move forward with final plans and funding.

Documents were posted on-line: <http://www.lajollacpa.org/projects.html>

Presented by **Volunteer Chair Judy Halter** and **Architect Taal Safdie**. They had many workshops in December to get community input and presented this version to Parks and Beaches on January 26. They have revised the orientation of the facility to be more parallel with the coast line, opening up a larger green space as had been requested.

Member Bill Robbins noted that local donations have paid for the development of this concept plan. It was pointed out that if the community paid for the bridging documents needed to get to a final plan instead of going through the City, it would be cheaper and quicker. **Member Michael Morton** liked the design. To query by **Member Gail Forbes** as to whether the color would match the current color of the Belvedere, **Ms Safdie** stated they were looking for a natural tone.

To **Trustee Collins** who was uncomfortable voting for this plan without some cost estimates, it was said that this was only a concept and costs could not be developed until plans were finalized.

Trustee Merten felt the project was too wide and that compromised the view corridor from the park and from the sidewalk. Could the number of toilet stalls be reduced to reduce the project's width? The architect was amenable to exploring that idea but it was noted that the number needed to serve the larger number of users of the park.

Approved Motion: To approve the conceptual plans for La Jolla Cove Pavilion as presented by Safdie-Rabines Architects to La Jolla Parks and Beaches and to consider reducing its size in order to enhance the view corridor.

(Ahern, Merten; 12-1-1)

In favor: Ahern, Bond, Boyden, Collins, Costello, Greatrex, Manno, Merten, Outwater, Ragsdale, Steck, Weiss
Opposed: Emerson
Abstain: LaCava (Chair)

14.0 LJCPA Operations – Action Item

Mike Costello, Trustee, offers possible changes in LJCPA operation of its meeting and preparation of the agenda.

- a) Voting on Action Items, roll call vote.
- b) Conducting of lengthy, time consuming Items; not to split to different month's meetings.
- c) Allow for opposition rebuttal during presentations.

The following spoke to the item: **Trustee Costello** suggested several bylaws amendments to deal with these items. Others speaking included **President LaCava**, and **Trustees Weiss, Boyden, Outwater, Greatrex, Ahern, Emerson, Manno**, and **Ragsdale**. Opinions expressed included that this was a solution without a problem; that they were not suited for incorporation into bylaws and might well be dealt with by careful following of current procedures. Also stated was that the Ad Hoc Bylaws Committee should be the one to first address possible amendments to the bylaws.

No motion was made.

15.0 ADJOURNMENT After a last call for candidates, none other than those listed in item 8.0 came forward, and the meeting was adjourned at 8:25 pm to the next LJCPA Meeting, Thursday, March 5, 2015, immediately following the Annual Member meeting to be called for 6:00pm on that date.

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

February 10, 2015 Present: Benton (Chair), Chiu, Collins, Costello, Kane, Leira, Mapes, Ragsdale, Welsh, Will
February 17, 2015 Present: Benton (Chair), Collins, Costello, Kane, Mapes, Ragsdale, Welsh

1. APPROVAL OF MEETING MINUTES

- a. 2/10/15: Recommend approval of the minutes for the January 20, 2015 meeting, as amended
(Leira / Collins 8-0-1)

In Favor: Collins, Costello, Kane, Leira, Ragsdale, Welsh, Will

Oppose: None

Abstain: Benton (Chair), Chiu, Mapes

Motion Passes: The minutes are adopted.

- b. 2/17/15: Recommend approval of the minutes for the February 10, 2015 meeting, as amended.
(Ragsdale / Collins 5-0-1)

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

Oppose: None

Abstain: Benton (Chair)

Motion Passes: The minutes are adopted.

2. NON-AGENDA PUBLIC COMMENT

Issues not on agenda and within LJ DPR jurisdiction. Two minutes maximum per person.

2/10/15 None

2/17/15 None

3. FINAL REVIEW (Previously reviewed 1/20/15)

Project Name: T-MOBILE MT. SOLEDAD PRESBYTERIAN CHURCH

6551 Soledad Mountain Road

Permits: CDP

Project #: 388149

DPM: Karen Lynch, (619) 446-5351

Zone: RS-1-7

klynchash@sandiego.gov

Applicant: Bernard Dunham, (619)944-9564

Scope of Work:

(Process 4) - for a Site Development Permit, Coastal Development Permit, Neighborhood Development Permit and Neighborhood Use Permit applications for to renew an expired permit for an existing Wireless Communication Facility. The property site is located at 6551 Soledad Mountain Road at the Mount Soledad Presbyterian Church in the RS-1-5 zone of the La Jolla Community Planning area.

APPLICANT PRESENTATION 1/20/15: (Caitlyn Kes)

The proposed project was presented. This project is renewal of an existing previously-approved installation, which has been in operation for at least 10 years. The equipment may be replaced, but will be entirely within the existing buildings. The antennas will be located within the existing enclosures at the top of the poles.

DISCUSSION 1/20/15:

A discussion ensued about the configuration of the existing equipment and the reuse of the existing cabinets and the antenna installations. The Chair read an email from Norma Schwab of Windemere.

SUBCOMMITTEE MOTION 1/20/15: The Committee wishes to consider this Preliminary Presentation as sufficient to make a finding and recommendation for this project. A unanimous vote is required.
(Costello / Kane 6-1-1)

In Favor: Costello, Kane, Leira, Ragsdale, Welsh, Will

Oppose: Collins

Abstain: Benton (Chair)

Motion Fails for lack of a unanimous vote.

The Applicant requested that this matter be continued to a later meeting.

APPLICANT PRESENTATION 2/10/15: (Debra dePratti Gardner)

The proposed project was presented, including additional photographs of the area and the equipment. The power information on the installation was reviewed: no change is proposed to the maximum power output of the installation.

The installation of the antennas is limited by the EMF output: a cumulative RF energy study would be required. This is a renewal of an existing permit that has expired, with no increase in the equipment or energy output.

DISCUSSION 2/10/15:

A discussion ensued about the equipment to be used. There is a concern that the existing equipment enclosure is unchanged, and could be improved or reconstructed in the future.

SUBCOMMITTEE MOTION : Findings CAN be made for a Coastal Development Permit and Site Development Permit to renew an expired permit for an existing Wireless Communication Facility. The property site is located at 6551 Soledad Mountain Road.

(Ragsdale / Costello 9-0-1)

In Favor: Chiu, Collins, Costello, Kane, Leira, Mapes, Welsh, Will

Oppose: None

Abstain: Benton (Chair)

Motion Passes

4. FINAL REVIEW (previously reviewed 1/20/15)

Project Name:	Bucknell Retaining Wall	Permits:	SDP
	5805 & 5817 Bucknell Avenue	DPM:	Glenn Gargas
Project #:	312379		ggargas@sandiego.gov
Zone:	RS-1-2	Applicant:	Shawn Tobias
			619-757-9944

LA JOLLA Site Development Permit (Process 3) to construct a terrace with a 6-foot retaining wall above a 9-foot retaining wall in the rear portion of a vacant 1.44-acre site and on the adjacent lot with an existing single family residence located at 5805 & 5817 Bucknell Avenue. The sites are in the RS-1-2, Coastal Height, Environmentally Sensitive Lands, Geo 53 and Brush Management Overlay zones in the La Jolla Community Plan.

APPLICANT PRESENTATION 1/20/15: (Shawn Tobias, Julia Rochford, John Leppert)

The proposed project was presented, with exhibits that show the extent of the retaining wall. The fill volume will be approximately 2200 cubic yards. The Applicant noted that the wall height will not be the 12 feet indicated in the project description: the height of the retaining walls will be reduced by the use of terracing to a maximum of 9 feet at the lower wall and a maximum of 6 feet high at the upper wall. The footprint of the retaining wall and fill area is documented by a geotechnical engineer to be manmade slope. Existing retaining walls of up to 11 feet height exist on the site. The steeper slopes of the canyon below the project area are MHPA.

A similar project was approved in 2008 which has since expired, which consisted of three terraces of 6-foot walls.

The adjacent property to the west has similarly terraced retaining walls.

DISCUSSION 1/20/15:

A discussion ensued about the significance of the height of the retaining walls, and the relationship of the retaining walls to the canyon. The proposed ficus creeper was discussed and it appears that this plant material will not ultimately be permitted as it is nonnative.

A discussion ensued about the planting to be proposed in the retaining wall, whether it could be in pockets within the wall, and whether larger scale plantings could be placed between the two terraces.

Please provide for the next presentation:

- a. Consider additional terraces with lower wall heights.*
- b. Show the relationship of the vegetation and landscaping to the wall system.*
- c. Provide a landscape plan. This may be an example section, 20 to 50 feet long, showing in a larger scale the width of the space between the terrace walls.*
- d. Show a section through the canyon for the entire width, to the slope and mesa at the opposite side.*
- e. Provide photographs of the existing wall on the property to the west.*

The Applicant requested that this matter be continued to a later meeting.

APPLICANT PRESENTATION 2/10/15: (Shawn Tobias, Julia Rochford, John Leppert)

The proposed project was presented, including the additional information requested.

The height of the proposed wall was reviewed: the lowest wall is 9 feet high, with a 6-foot setback to the next wall which is 6 feet high. This is a terraced design that has walls that are not as high as the neighbors' walls.

A fence is not proposed for this installation.

Mr. Leppert stated that the maximum height of a retaining wall without a deviation or variance is 12 feet, except for a maximum height of 6 feet at the rear and side yards.

The landscape plan was presented. Plantings will be Toyon, Chaparral Broom, and creeping fig. The creeping fig is noted to be invasive.

DISCUSSION 2/10/15

A discussion ensued regarding the relation of the retaining walls to the canyon and the adjacent properties. The project will increase the level yard area of the site.

The proposed retaining walls have a maximum fill depth of 15 feet. This height is reduced to 6 feet at the side yard setbacks.

Angeles pointed out that the visual impact on the canyon could be significant since this would be the longest running wall by far in the rim of the canyon, and its higher elevation would make it very prominent to the view of properties across the canyon. The increase in flat land of 7,000 sq feet to an already existing 19,000 sq ft lot area

seems excessive. There was also discussion of landscaping masking for the wall which the applicant offered in the landscape plan.

SUBCOMMITTEE MOTION 2/10/15: Findings CAN be made for a Site Development Permit to construct a 6-foot retaining wall above a 9-foot retaining wall in the rear portion of a vacant 1.44-acre site and on the adjacent lot with an existing single family residence located at 5805 & 5817 Bucknell Avenue.
(Ragsdale / Costello 4-5-1)

In Favor: Chiu, Mapes, Ragsdale, Will
Oppose: Collins, Costello, Kane, Leira, Welsh
Abstain: Benton (Chair)

Motion Fails.

SUBCOMMITTEE MOTION 2/10/15: Findings CAN NOT be made for a Site Development Permit to construct a 6-foot retaining wall above a 9-foot retaining wall in the rear portion of a vacant 1.44-acre site and on the adjacent lot with an existing single family residence located at 5805 & 5817 Bucknell Avenue. This is based upon the findings that:

a. The walls will disturb the visual quality of the canyon.

(Welsh / Costello 5-4-1)

In Favor: Collins, Costello, Kane, Leira, Welsh
Oppose: Chiu, Mapes, Ragsdale, Will
Abstain: Benton, as Chair

Motion Passes: Project is NOT recommended for approval.

5. PRELIMINARY REVIEW 2/10/15 and FINAL REVIEW 2/17/15

Project Name:	Abalone Residence	Permits:	CDP & SDP
	5664 Abalone Place	DPM:	Jeff Peterson, (619) 446-5237
Project #:	391996		japeterson@sandiego.gov
Zone:	RS-1-4	Applicant:	Jason Smith
			619-231-9905

LA JOLLA IO #24005189 ..SUSTAINABLE EXPEDITE.. Coastal Development Permit (Process 3) to demolish an existing residence and construct a new 3,101 sq ft residence including a 516 sq ft attached garage, for a total living area of 2,585 sq ft, located at 5664 Abalone Pl. The 0.120 acre site is in the RS-1-7 zone and Coastal (Appealable) Overlay Zone within the La Jolla Community Plan Area.

APPLICANT PRESENTATION 2/10/15: (Scot Frontis)

The proposed project was presented, including the footprint of the house and the relation to the street. The exterior elevations were reviewed. Photographs were presented that demonstrate the neighborhood character. The City will allow maintenance of a landscaped strip fronting the street. No street trees are proposed in this project.

Other examples of modern homes in the area were described.

DISCUSSION 2/10/15

A discussion ensued about the character of the neighborhood, and the prominence of the site as it is on a corner, and as it is along a street with a dramatic view toward the ocean. The materials and the style of the house were discussed in relation to the neighborhood character.

The sense of privacy of the occupants was briefly discussed.

Please provide for the next presentation:

- a. A composite study of the elevations relative to the neighbors on Abalone Place and Bird Rock Avenue.*
- b. Site sections across both streets and through the front elevation of the houses across the street as well.*
- c. Materials sample board.*
- d. Landscape plan with fences, and show fences on elevations.*
- e. Demonstrate neighborhood character with photos of similar examples of this style of development within approximately 500 feet of the proposed project.*
- f. Demonstrate step-backs at the second level.*
- g. Show how the elevations reflect the topography.*

The Applicant requested that this matter be continued to a later meeting.

APPLICANT PRESENTATION 2/17/15: (Scot Frontis)

The proposed project was reviewed, with the additional materials and exhibits requested.

The Applicant has added a fence at the yard facing the corner of Abalone Place and Bird Rock Avenue. The landscape plan and the planting materials were presented. The streetscape view showed the scale of the proposed residence in relation to the adjacent houses on both streets.

The footprint of the proposed house is less than the existing, with more open space.

The exterior finishes include Prodema (wood laminate), titanium sheet, bronze aluminum window frames, and stucco.

DISCUSSION 2/17/15

A discussion ensued about the scale and character of the neighborhood. The house is a two-story structure in an existing neighborhood that is still predominantly one story residences.

Mayda Frymann expressed concern that the project represents an increase in the density of the neighborhood and a change to the appearance and character of these homes.

The proposed design appears to be rather bold and prominent and more suited to a different community.

The composition appears to be a study of rectangles that is not as appealing as other examples in the community.

SUBCOMMITTEE MOTION 2/17/15: Findings CAN NOT be made for a Coastal Development Permit to demolish an existing residence and construct a new 3,101 sq ft residence including a 516 sq ft attached garage, for a total living area of 2,585 sq ft, located at 5664 Abalone Place. This is due to the failure to conform to the community character of this neighborhood.

(Costello / Ragsdale)

The Applicant requested that this matter be continued to a later meeting. The makers of the motion consented to withdrawal of the motion.

6. PRELIMINARY REVIEW 2/10/15 and FINAL REVIEW 2/17/15

Project Name:	Tyrian Residences	Permits:	CDP, Map Waiver & SDP
	6752-6762 Tyrian Street	DPM:	Jeff Peterson, (619) 446-5237
Project #:	379612		jpeterson@sandiego.gov
Zone:	RM-1-1	Applicant:	Ricardo Torres
			(619) 231-9905

LA JOLLA # 24004885 'SUSTAINABLE BUILDING EXPEDITE PROGRAM' (Process 4) Coastal Development Permit, Map Waiver & Site Development Permit for deviations to construct one 1,461 sq ft residence; remodel and add 762 sq ft to an existing residence; and one existing residence to remain for a total of three residential condominiums at 6752-6762 Tyrian St. The 0.17 acre lot is located in the RM-1-1 zone of the La Jolla Community Plan Area and the Coastal Non-Appealable Overlay Zone.

APPLICANT PRESENTATION 2/10/15: (Ricardo Torres, Sasha Varone, Jim Neri)

The proposed project was presented, including the photographs of the neighboring houses, and the existing houses on the site. The existing main house is to be unchanged.

The lot has two front yards, and the vehicular access to Tyrian Street is waived.

The Deviation requested is to allow parking spaces within the street setbacks.

The project is a contemporary design, consisting of two stories above a subterranean garage. The three units are separated by 6 feet at the narrowest point.

The project is presently under review by the Historic Review Board.

The Landscape Plan was presented by Jim Neri: the site conforms to the development requirements for multifamily housing. Some green areas are paved with turf block. Some fencing is provided.

DISCUSSION 2/10/15

A discussion ensued about the composition of the houses on the site. The steep-pitched roofs were described as a significant part of the neighborhood character.

The preservation of certain existing trees was discussed: this is contained in the landscaped plan.

Please provide for the next presentation:

- a. A composite study of the elevations relative to the neighbors on both sides of Tyrian Street and Electric Avenue: this may be drawn or photographs.*
- b. Site sections across both streets and through the front elevation of the houses across the street as well.*
- c. Materials sample board.*
- d. Demonstrate neighborhood character with photos of similar examples of this style of development within approximately 500 feet of the proposed project.*
- e. Demonstrate step-backs at the second level.*
- f. Provide information on the selection of turf block.*
- g. Please provide additional information on the proposed Deviations, and why a Variance is not appropriate for this project.*
- h. Please describe how this proposed design will “enhance and strengthen” the neighborhood character, per the La Jolla Community Plan.*
- i. Please provide the results of the historic review, currently underway. The La Jolla Historic Society has not yet provided a recommendation.*

The Applicant requested that this matter be continued to a later meeting.

APPLICANT PRESENTATION 2/17/15: (Ricardo Torres, Sasha Varone, Jim Neri)

The proposed project was reviewed, with the additional materials requested. The overall design was presented, including the comparisons to other examples in the neighborhood.

The use turf block was discussed, which will have an underground drip irrigation system.

A Deviation is requested to permit parking within the setbacks: the project will be two stories in height rather than 3 stories if the Deviation is not approved.

There has been a minor change to the landscape plan, including an approach walk. The La Jolla Historical Society has reviewed the project and recommended further review. The HRB will hear the project March 26.

DISCUSSION 2/17/15

A discussion ensued about the character of the neighborhood, and the application of the Deviation to this project. The alternative of a Variance was also discussed.

The pattern of neighborhood character was discussed in some detail, and compared to this project.

Diane Kane expressed concern that there is not yet a finding about the historic nature of the existing building, and advised that the La Jolla Historical Society is recommending that this building be designated.

A discussion ensued about the requested Deviations, and the parking calculations.

The committee discussed the significance of presenting an historic finding before the DPR Committee can vote on a resolution for the project.

The Applicant requested that this matter be continued to a later meeting.

7. PRELIMINARY REVIEW 2/10/15 and FINAL REVIEW 2/17/15

Note: Preliminary Reviews can be voted a Final Review by a unanimous DPR Committee approval.

Project Name:	Silver Street Village Homes	Permits:	CDP & SDP, VTM & EV
	720 Silver Street; 7601 Draper Avenue	DPM:	Jeff Peterson
Project #:	393503		japeterson@sandiego.gov
Zone:	LJPD 3	Applicant:	Jay Wexler 858-452-9990

LA JOLLA 10#24005220 'SUSTAINABLE BUILDING EXPEDITE PROGRAM' (Process 5) CDP, SDP, VTM & EV to demolish two structures and construct (18) eighteen attached single family residential condominium units located at 720 Silver St and 7601 Draper Ave. The 0.739 acre lot is located in the LJ PD-3 zone of the La Jolla Planned District in the La Jolla Community Plan Area and the Coastal Non-Appealable Overlay Zone.

APPLICANT PRESENTATION 2/10/15: (Jay Wexler, Jim Neri, Bill Berwin)

The proposed project was presented, including drawings of the elevations of the proposed townhomes. These are over a parking garage. The proposed development is less than the 29 units per acre in the La Jolla Community Plan.

There are easements and slivers of City land abutting the property.

A materials sample board was presented.

The site will be developed with a Zone 3 Option B concept, which is permitted in the LJ PDO. Street trees are provided along Draper Avenue (Chinese Flame Tree) and Silver Street (ornamental pears). Ornamental pears are noted across Silver Street, and those are incorporated on the project side of the street. Planting at the interior of the lot will be accented by small-scale trees. Raised planters above the drive aisle will be incorporated to treat the stormwater runoff. Ornamental and screen planting were discussed.

The balconies above the drive aisle range from roughly 10 feet deep in one row, and up to 20 feet wide. Each unit has a 2-car garage. Parking for guests and disabled is provided on the street.

DISCUSSION 2/10/15

A discussion ensued about the configuration of the homes on the site.

It was noted that there are some cactus and succulents at the southwest corner of the site. These will not be retained.

The design at the southwest corner of the site, at the street corner, can be a very nice location for additional walk area, textured pavement, benches, and other elements. Please consider these in the design and provide a more detailed design of this area.

Please provide for the next presentation:

- a. A composite study of the elevations relative to the neighbors on both sides of Draper Avenue and Silver Street: this may be drawings or photographs. Show how the proposed development fits into the neighborhood on Draper and Silver.*
- b. Site sections across both streets and through the front elevation of the houses across the street as well.*
- c. Demonstrate neighborhood character with photos of similar examples of this style of development within approximately 500 feet of the proposed project.*
- d. Provide a more detailed landscape study demonstrating the improvements at the southwest corner of the site.*
- e. Please provide additional information on the proposed Deviations, and why a Variance is not appropriate for this project.*
- f. Please describe how this proposed design will “enhance and strengthen” the neighborhood character, per the La Jolla Community Plan.*
- g. Please explain the sideyard setback difficulty at the North-East corner.*
- h. Please provide assurance that if the City owned land to the North is sold or leased it will not be used for an additional dwelling unit.*

The Applicant requested that this matter be continued to a later meeting.

APPLICANT PRESENTATION 2/17/15: (Jay Wexler, Jim Neri, Bill Berwin)

The proposed project was reviewed, including the additional exhibits and information requested. The examples from the area were discussed.

A study of the treatment of the corner was presented, with a back wall at the corner,

The proposed use of Deviations was discussed: the retail component is not to be provided, and the residential uses will be in the front 50% of the lot. Two other deviations for a setback, and the separation distance between two driveways are no longer requested. The alternatives for zoning variance and rezoning were discussed in some detail.

The project indicates landscape improvements on City property abutting to the north. This area is not considered in the project for developability or density calculations: if other improvements, eg: parking or additional residential units, are to be considered, the owner will be required to return with a new application.

DISCUSSION 2/17/15

A discussion ensued about the application of the Deviations for this project.

The La Jolla Merchants Association representative expressed concern that the project would remove more retail space from the Village.

The parking configuration was reviewed: individual garages with two parking spaces for each unit.

SUBCOMMITTEE MOTION 2/17/15: Findings CAN be made for a Coastal Development Permit and Site Development Permit, Vesting Tentative Map and Easement Vacation to demolish two structures and construct (18) eighteen attached single family residential condominium units located at 720 Silver St and 7601 Draper Ave. (Collins / Costello 5-1-1)

In Favor: Collins, Costello, Kane, Mapes, Ragsdale

Oppose: Welsh

Abstain: Benton (Chair)

Motion Passes

8. FINAL REVIEW 2/17/15 (*Previously presented 1/13/15*)

Project Name: La Jolla View Reservoir
Project #: 331101
Zone: Water District
Permits: CDP & SDP
DPM: Angela Nazareno, (619) 446-5277
anazareno@sandiego.gov
Applicant: Parita Ammerlahn 619-533-4162

Process 3. Demolish existing La Jolla View Reservoir and existing La Jolla Exchange Place reservoir. Construction of new 3.1 million gallon La Jolla View Reservoir, and replace the existing Muirlands Pipeline along Country Club Drive with larger 30-inch pipeline. Coastal (Non-appealable) Overlay Zone within the La Jolla Community Plan Area.

APPLICANT PRESENTATION 1/13/15: (Parita Ammerlahn, Anders Egense, Anna Buising, Emmie Kayan)
The proposed project was presented, including the justification for the project which will include removal of the existing reservoir at Exchange Place. Construction practices will be governed by rules that will limit parking, movement of vehicles, and the generation of dust and hours of operation. The storage tank is roughly 120 feet in diameter and 60 feet deep. The roof of the tank will be below existing ground level, covered with 4 feet of soil. Construction will begin October of 2016 and be completed by April of 2018. A temporary access road will be constructed from the reservoir to Encelia Drive, which will be removed and the area restored after completion of construction.

This project will result in the removal of the existing reservoir at Exchange Place. The construction is located in sensitive park lands, which were addressed by a cultural resources survey and biological survey. Small areas of Southern Maritime Chaparral was found and will be protected, including rare plant and animal species in the MHPA. These will also be considered in the mitigation and revegetation plans which will include a Mitigation Monitoring and Management Plan. The environmental documentation has not yet begun.

DISCUSSION 1/13/15

A discussion ensued with comments about the location and the uses that would be instituted at the site. The water planning and design process were reviewed in concept, and some discussion about the decision process were discussed.

Dan Allen described concerns about protection of park land, wildlife habitat, and open space. It appears that the project will be visible during construction from Pearl Street. He quoted from the LJ Community Plan which states that protected open space is not to be disturbed (pdf page 48).

Please provide for FINAL REVIEW:

- a. Provide information on the excavation and revegetation, including specific areas that will be altered and then restored.
- b. Provide photographs or a graphic simulation of the view of the tank, temporary and permanent roads, and other construction areas from the Village from Pearl Street and the lower portion of Country Club Drive.
- c. Please provide information about the potential problem areas and the expected mitigation procedures.
- d. Please provide a copy of the Memorandum of Understanding between the Water Department and the other agencies.

The Applicant requested that this matter be continued to a future meeting.

APPLICANT PRESENTATION 2/17/15: (Parita Ammerlahn, Anders Egense, Anna Buising, Emmie Kayan)

The proposed project was reviewed, including the overall project configuration. The responses to the additional requested information were presented. The environmental protections were described, including the requirements for mitigation and monitoring. The potential problem areas were identified: related to the access to the site, the need for traffic control in the area, noise and dust control will be provided including limiting some construction activities during the breeding period (approximately February 1 through September 1 for the gnatcatcher). The memorandum of understanding and the planting palette were discussed. The sensitive species are California gnatcatcher and barrel cactus, due to the nature of the vegetation, without having found specific nesting sites.

The temporary access road will be removed and the area restored following construction. The project may include some minor repair and slurry seal of streets used for hauling export soil.

Roughly 20,000 cubic yards of soil will be exported from the site. Construction is projected to run from October 2016 through April 2018.

DISCUSSION 2/17/15

A discussion ensued about the nature of the work and the difficulty in obtaining access to the area in a way that would minimize damage to the site. The Park & Recreation Department has directed that this will not be provided for long-term public access, as the nature of the open space is that it should not be frequently visited by members of the public.

Robert Eikel and Jean Mandel requested information about the Exchange Place reservoir: many components will be removed, but no further information is available.

Diane Kane expressed a strong desire to incorporate the roads and trails of this project into a public access route, which would provide a desirable neighborhood amenity.

SUBCOMMITTEE MOTION 2/17/15: Findings CAN be made for a Coastal Development Permit and Site Development Permit to demolish the existing La Jolla View Reservoir and existing La Jolla Exchange Place reservoir. Construction of new 3.1 million gallon La Jolla View Reservoir, and replace the existing Muirlands Pipeline along Country Club Drive with larger 30-inch pipeline.

(Collins / Costello 5-1-1)

In Favor: Collins, Costello, Kane, Ragsdale, Welsh

Oppose: Mapes

Abstain: Benton (Chair)

Motion Passes

9. FINAL REVIEW 2/17/15 (Previously reviewed 1/20/15)

Project Name:	Neptune CDP	Permits:	CDP & SDP
	6715 Neptune Place	DPM:	John Fisher, (619) 446-5231
Project #:	385899		jsfisher@sandiego.gov
Zone:	RM-1-1 & RM-4-10	Applicant:	Claude Anthony Marengo

La Jolla SDP No. 24005047 Coastal Development Permit (Process 3) for a remodel and 2,738 square foot addition to an existing residence located at 6715 Neptune Place. The 5,818 square foot lot is located in the RM-1-1 and RM-4-10 zones of the La Jolla Community Plan Area and the Coastal Appealable Overlay Zone.

APPLICANT PRESENTATION 1/20/15: (Claude-Anthony Marengo)

The proposed project was presented, including tentative map. The site is underlain by two different zones. The site plan and the configuration of the setbacks were presented. The site is considered to have two front yards. Most of the existing structures will be remodeled so that at least 50% of the exterior top plate will be retained. The garages and reduced setbacks fronting Vista del Mar will be retained.

The building configuration, setbacks, and heights were presented.

The exterior terrace fronting Neptune will be filled so that a deck roughly equal to the floor level of the residence will be provided, with a planting area roughly 5 feet wide next to the sidewalk.

The basement garage has six parking spaces which is reached by an elevator from Vista del Mar. One other garage is maintained.

DISCUSSION 1/20/15:

A discussion ensued with comments about the location and the uses that would be instituted at the site. There is concern about the maintenance of the garage openings facing Vista del Mar, and setbacks of the additions to the project. Additional design information was requested.

Please provide for the next presentation:

- a. Verify the height of the parapet of the garage fronting Vista del Mar.*
- b. Provide a photographic study of the neighborhood.*
- c. Provide a colored elevation with indication of the existing structures and the proposed additions.*
- d. Consider other architectural treatments of the remaining garage doors that will be not be used for car storage.*
- e. Provide materials samples.*
- f. Provide a landscape plan.*

The Applicant requested that this matter be continued to a later meeting.

APPLICANT PRESENTATION 2/17/15: (Claude-Anthony Morengo)

The proposed project was reviewed, with the additional information requested. The design of the West Elevation has been altered by the addition of design elements, and stepping back portions of the structure. The overall building composition is altered by the reduction of the amount of glazing. The garages fronting Vista del Mar include a sloping roof element: the Applicant expects to request a Deviation so that all of the garages will be maintained.

The yard facing Neptune will be raised a total of 5'-2". The excavation of the basement is planned with permanent shoring: the garage will have 5 parking spaces.

The floor plans have been altered slightly to accommodate the changes to the exterior elevations.

DISCUSSION 2/17/15

A discussion ensued about the Jacuzzi and the deck at the front yard. The appearance of the building, including the treatment of the exterior elevations, were discussed. The reflective nature of the glazing and the finish of the metal roof were discussed.

SUBCOMMITTEE MOTION 2/17/15: Findings CAN be made for a Coastal Development Permit to remodel and 2,738 square foot addition to an existing residence located at 6715 Neptune Place.

(Ragsdale / Collins 6-0-1)

In Favor: Collins, Costello, Kane, Mapes, Ragsdale, Welsh

Oppose: None

Abstain: Benton (Chair)

Motion Passes

10. PRELIMINARY REVIEW 2/17/15

Project Name: Cohen Residence

Project #: 5616 Abalone Place
Zone: 400039
RS-1-7

Permits: CDP & SDP
DPM: John Fisher
jsfisher@sandiego.gov

Applicant:

La Jolla SAP No. 24005396 Coastal Development Permit (Process 3) to remodel an existing 1,913 sq ft residence, add a 1,150 sq ft second story addition for a total of 3,063 sf including the garage, with attached decks, retaining walls, ramp and pool located at 5616 Abalone Place on a 0.11 acre site in the RS-1-7 zone, Coastal (Appealable) Overlay Zone within the La Jolla Community Plan area.

APPLICANT PRESENTATION 2/17/15: (Josh Wood)

The proposed project was presented, which is an extensive remodeling and addition to the existing residence. The exterior finishes appear to be a combination of stucco, wood siding, and with glazing infill. The FAR is 0.60, conforming to the maximum permitted.

DISCUSSION 2/17/15

A discussion ensued about the character of the neighborhood, and the application of a modernist composition to the design.

Please provide for the next presentation:

- a. A composite study of the elevations relative to the neighbors three or four houses downhill on Abalone Place and Dolphin Place.*
- b. Site sections across both streets and through the front elevation of the houses across the street as well.*
- c. Demonstrate neighborhood character with photos of similar examples of this style of development within approximately 500 feet of the proposed project.*
- d. Demonstrate step-backs at the second level using balconies, recessed roofs, or other elements.*
- e. Provide additional information on the available parking.*

The Applicant requested that this matter be continued to a later meeting.

11. PRELIMINARY REVIEW 2/17/15

Project Name: Neff Addition
447 – 453 Westbourne Street

Project #: 392549
Zone: RM-1-1

Permits: CDP & SDP
DPM: John Fisher, (619) 446-5231
jsfisher@sandiego.gov

Applicant: Lorraine Neff
858-243-3457

La Jolla SAP No. 24005197 Neighborhood Development Permit (Process 2) to construct a 962 sq ft addition to an existing residence to a total of 1,456 sf unit, an existing 528 sq ft residence to remain, and an existing 1521 sq ft duplex to remain located at 447 - 453 Westbourne St. The 6,270 sq ft lot is located in the RM-1-1 zone of the La Jolla Community Plan Area and the Coastal Non-Appealable Overlay zone.

APPLICANT PRESENTATION 2/17/15: (Lorraine Neff)

The proposed project was presented, including the footprint of the various buildings and the house and the relation to the street.

The project is a remodeling of a condominium unit: a total of four units are on the site, and a total of 5 parking spaces are available on site.

DISCUSSION 2/17/15

A discussion ensued about the proposed improvements, and the placement of the improvements. The design appears to be a second-story addition with extensive overhanging balconies and upper-level construction. The plans did not provide information on landscaping.

The materials and the style of the house were discussed in relation to the neighborhood character.

The exterior elevations were reviewed. The sense of privacy of the occupants was briefly discussed.

Please provide for the next presentation:

- a. Provide an elevation composition showing the proposed structure in relation to the photographs fronting Westbourne Street and North Lane.*
- b. Provide an elevation composition of the view from Westbourne Street.*
- c. Provide a drawing showing the relation to the buildings on the adjacent properties.*
- d. Provide landscape calculations.*

The Applicant requested that this matter be continued to a later meeting.