



PO Box 889, La Jolla, CA 92038

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## La Jolla Community Planning Association

Regular Meetings: 1<sup>st</sup> Thursday of the Month

### Thursday, 1 April 2010

La Jolla Recreation Center, 615 Prospect Street

## D R A F T AGENDA – REGULAR MEETING

- 6:05p
1. Welcome and Call To Order: **Joe LaCava**, President
  2. Adopt the Agenda
  3. Elections
    - A. Certify Results
    - B. Swear in Newly Elected Trustees
  4. Election of Officers
  5. Meeting Minutes Review and Approval: 4 March 2010
  6. **Elected Official Reports** – Information Only
    - A. Council District 2 – Councilmember Kevin Faulconer  
Rep: **Thyme Curtis**, 619.236.6622, [tcurtis@sandiego.gov](mailto:tcurtis@sandiego.gov)
    - B. Council District 1 – Councilmember Sherri Lightner  
Rep: **Erin Demorest**, 619.236.7762, [edemorest@sandiego.gov](mailto:edemorest@sandiego.gov)
  7. **Non-Agenda Public Comment**  
Issues not on the agenda and *within CPA jurisdiction*, two (2) minutes or less.
    - A. UCSD - Planner: **Anu Delouri**, [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu), <http://commplan.ucsd.edu/>
  8. **President's Report** – Action Items Where Indicated
    - A. Community Planners Committee –  
<http://www.sandiego.gov/planning/community/cpc/index.shtml>
    - B. Children's Pool Management Plan – City Council NR&C Subcommittee, April 5
    - C. Medical Marijuana Dispensaries – City Council LU&H Subcommittee, March 24
    - D. Committee Appointments – Send your interest in serving to [info@lajollacpa.org](mailto:info@lajollacpa.org)
  9. Officer's Reports
    - A. **Treasurer**
    - B. **Secretary**

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*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.*

## 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 full discussion.

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

PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2<sup>nd</sup> Mon, 4pm

DPR – Development Permit Review Committee, Chair Tony Crisafi, 2<sup>nd</sup> & 3<sup>rd</sup> Tues, 4pm

PRC – LJ Shores Permit Review Committee, Chair Helen Boyden, 4<sup>th</sup> Tues, 4pm

T&T – Traffic & Transportation Board, Chair Todd Lesser, 4<sup>th</sup> Thurs, 4pm

DPR – No Recommendations

PRC – No Recommendations

### A. Spencer & Company Interiors

PDO ACTION: 7-0-0 to approve the project

1006-1010 Torrey Pines Road – New awning and signage

### B. Pet Parade Street Closure

T&T ACTION: To Approve Proposal, 6-0-0.

Herschel south of Silverado – Closure for Pet Parade and Festival similar to last year's event. Sunday, May 23, 2010, 8:00 am to 3:00 pm.

### C. San Diego Triathlon

T&T ACTION: To Approve Proposal, 6-1-0.

La Jolla – Street closures for cycling leg of triathlon centered in Mission Bay. Route goes up Soledad Avenue, left on Soledad Mesa, left on La Jolla Scenic South, right on Nautilus, right on Fay, right on Pearl, left on Girard, right on Torrey Pines Road continuing on to La Jolla Village Drive. Sunday, March 20, 2011, 7:45 am to 10:30 am. See minutes for additional details.

## 11. REPORTS FROM OTHER ADVISORY COMMITTEES

*Information only unless otherwise noted*

A. LA JOLLA COMMUNITY PARKING DISTRICT ADVISORY BOARD – *Inactive*

B. COASTAL ACCESS AND PARKING BOARD – Meets 1<sup>st</sup> Tues, 4pm, Rec Center

6:30pm  
Time  
Certain

## 12. Water Main Replacement Project (Group Job 790)

Information Only (10 minutes)

Nautilus Street between West Muirlands Drive and Scarlatti Place - Slated to begin late spring/early summer 2010 and should be completed in 11 to 12 months.

## 13. V-Calm Sign on Lower Cardeno Drive

T&T – Recommend approval of new V-Calm Sign, 6-0-0.

*Pulled from March 4 Consent Agenda*

Proposed Location: Just north of Kaimalino Lane for Southbound Traffic

## 14. Aroma and Barfly Sidewalk Café

PDO – Voted 7-0-0 to table the project to give the applicant the opportunity to revise the project and return to the PDO Committee, objected to sidewalk "clear path"

*Moved to CPA Agenda to resolve for timely response.*

909 Prospect - (PROCESS 2) Neighborhood Use Permit for a sidewalk café encroachment into public right of way at 909 Prospect Street in Zone 1 of La Jolla Planned District within the La Jolla Community Plan, Parking Impact, Transit Area, Coastal Overlay (non-appealable), and Coastal Height Limit Overlay zones

**15. Whitney Mixed Use – Mitigated Negative Declaration**

CPA – Vote 14-1-1 to recommend denial of the project (October 2009)  
2202 & 2206 Avenida de la Playa – Consideration of submitting a response on the  
Mitigated Negative Declaration (Deadline of March 28 delayed to April 2 for CPA).

**16. ADJOURN** to Next Regular Meeting on May 6, 2010, 6:00 pm

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| <p><b><i>Regular Meeting:<br/>Thursday, 6 May 2010</i></b></p> |
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***Agenda Items***

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- ✓ Committee Appointments



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## La Jolla Community Planning Association

Regular Meetings: 1<sup>st</sup> Thursday of the Month

### Thursday, 4 March 2010

La Jolla Recreation Center, 615 Prospect Street

#### D R A F T MINUTES – ANNUAL MEMBER MEETING

Present: Darcy Ashley, Tom Brady, Michael Costello, Dan Courtney, Tony Crisafi, Jim Fitzgerald, Orrin Gabsch, Joe LaCava, David Little, Tim Lucas, Nancy Manno, Phil Merten, Glen Rasmussen, Greg Salmon, Ray Weiss.  
Absent: Michele Addington

1. Welcome and Call To Order: **Joe LaCava**, President @ 6:05 PM

2. **Verify Quorum** (Need 20% of total Membership)

Quorum verified: **President LaCava** stated: 61 Members are present and noted this was a meeting of the membership.

3. **Adopt the Agenda**

**Approved Motion: To adopt the Agenda, (Gabsch/Ashley Unanimous)**

4. **Non-Agenda Public Comment**

Issues not on the agenda and *within CPA jurisdiction*, two (2) minutes or less.

Public Comment will be heard during regular monthly meeting following this Member Meeting.

Non-Agenda Public Comment time will be set aside for **District One Councilmember Sherri Lightner**:

**Councilmember Lightner** expressed her gratitude to the Community for the honor of representing District One and expressed her ongoing commitment to Community Planning Groups as a valuable community asset.

**Councilmember Lightner**, on behalf of the City of San Diego, then presented Special Commendations to Trustees **Darcy Ashley, Michael Costello, Tim Lucas, and Ray Weiss**, who were present, and to **John Berol** and **Robert Collins**, who were not present, in recognition of their leadership, their years of service as La Jolla CPA Trustees, and their commitment to the community of La Jolla and to the City of San Diego. **Trustee Ashley** thanked **Councilmember Lightner** for her dedication to the LJCPA. **Councilmember Lightner** asked that we recognize Councilmember Faulconer's equal commitment to the La Jolla Community and to the LJCPA.

5. Adjourn to Regular Meeting @ 6:13 PM

#### D R A F T MINUTES – REGULAR MEETING

1. Welcome and Call To Order: **Joe LaCava**, President @ 6:15 PM

Present: Michele Addington, (chaired Trustee Elections: joined meeting at Agenda Item #11), Darcy Ashley, Tom Brady, Michael Costello, Dan Courtney, Tony Crisafi, Jim Fitzgerald, Orrin Gabsch, Joe LaCava, David Little, Tim Lucas, Nancy Manno, Phil Merten, Glen Rasmussen, Greg Salmon, Ray Weiss.

Absent: John Berol

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## 2. Adopt the Agenda

### Approved Motion: To adopt the Agenda, (Gabsch/Courtney 14/0/1).

In favor: Ashley, Brady, Costello, Courtney, Crisafi, Fitzgerald, Gabsch, Little, Lucas, Manno, Merten, Rasmussen, Salmon, Weiss.

Abstain: LaCava.

## 3. Meeting Minutes: Review and Approval: 04 February 2010

### Approved Motion: To approve the Minutes of 04 February 2010, (Ashley/Merten 14/0/1).

In favor: Ashley, Brady, Costello, Courtney, Crisafi, Fitzgerald, Gabsch, Little, Lucas, Manno, Merten, Rasmussen, Salmon, Weiss.

Abstain: LaCava.

## 4. Elected Official Reports – Information Only

### A. Council District 2 – Councilmember Kevin Faulconer

Rep: **Thyme Curtis**, 619.236.6622, [tcurtis@sandiego.gov](mailto:tcurtis@sandiego.gov)

Present: Made report: **Ms. Curtis** noted: San Diego City Council unanimously voted to support a proposed State constitution amendment: Local Taxpayer, Public Safety and Transportation Protection Act of 2010. To be placed on the November 2010 ballot. Information on this, and other subject's of community interest can be accessed on Councilmember Faulconer's website.

### B. Council District 1 – Councilmember Sherri Lightner

Rep: **Erin Demorest**, 619.236.7762, [edemorest@sandiego.gov](mailto:edemorest@sandiego.gov)

Present: Made report: **Ms. Demorest** noted the City Street Division has requested the public report damaged sidewalks, curbs, gutters and potholes, either to Councilmember Lightner's office or directly to the Street Division. Information on this and other subjects of community interest can be accessed on Councilmember Lightner's website.

## 5. Non-Agenda Public Comment

Issues not on the agenda and *within CPA jurisdiction*, two (2) minutes or less.

Member **Esther Viti**, Chairman of the Nell Carpenter Beautification/Streetscape Committee invited the Community to join her on the second Saturday of each month to participate in "Clean-Up La Jolla."

### A. UCSD - Planner: **Anu Delouri**, [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu), <http://commplan.ucsd.edu/>

Present: Made report: Ms. Delouri's report can be accessed online, with additional information available on the UCSD Newsletter website.

**Trustee Rasmussen** commented on the importance of the La Jolla community providing the LJCPA with pertinent and timely information on Projects presented to the LJCPA, thereby enabling the Trustees to make better-informed decisions that may ultimately affect the entire community. **Trustee Rasmussen** encouraged community participation and **President LaCava** reiterated the importance of community involvement.

**Trustee Lucas** reported on the ongoing effort to update the La Jolla Shores Planned District Ordinance: announced future meetings, including a discussion of the "VISION" group, meeting Monday, March 08 @ 4:00PM at the Rob Whittemore residence, and requested community involvement in this important project and the immediate need for additional volunteers to staff the working groups and sub-committees. Additional information is available through [ljspdoreview@gmail.com](mailto:ljspdoreview@gmail.com).

**President LaCava**, on behalf of the La Jolla Rec Center, requested donations of used junior tennis rackets for the Children's Tennis Program.

## 6. President's Report – Action Items Where Indicated

### A. Community Planners Committee – <http://www.sandiego.gov/planning/community/cpc/index.shtml>

**President LaCava** suggested the community access the web site for Agenda information.

**B. President Voting** – Per bylaws ... “does not vote except to make or break a tie”

**President LaCava** stated he would, as a matter of personal policy, generally not break ties, in order to encourage Trustees to make definitive decisions.

**C. Handling of Submitted Petitions**

**President LaCava**, as a matter of personal protocol, will now require those persons submitting petitions to attest to the manner in which signatures are obtained...

**D. Medical Marijuana Dispensaries** – Goes to Land Use & Housing Subcommittee, March 24.

Last action taken: November 2009.

**E. Time Limit Parking** – Possibly Change 1-hour to 90-min or 2-hours in Village.

**President LaCava** indicated the community needs to initiate a conversation with La Jolla merchants in regard to adjusting the time limits for parking in the Village.

**F. Torrey Pines Road Corridor** – City awards \$170k contract for prelim engineering

**President LaCava** noted he expects the City to translate the Robert Thiele design into an engineering analysis, with the expectation the City will keep the Community informed on a timely basis, of their plans, thereby insuring that the design parameters, generally agreed upon by the Community, remain intact.

**G. Got Damaged Sidewalks?** – Call City Streets at 619-527-7500, priority lists now forming!

**President LaCava** reiterated the information provided by Erin Demorest.

**H. Annual Elections** – Voting continues until 7:00 pm, votes to be tabulated, results announced (Trustees to ratify).

## 7. Officer's Reports

**A. Treasurer** – Jim Fitzgerald

Beginning Balance: \$457.19 + Income \$207.82 – (Expenses \$195.13) = Ending Balance: \$469.88.

Expenses: Printing, telephone, Website domain name renewal/annual maintenance fee.

**Trustee Fitzgerald** commented on the generosity of the Membership and reminded Trustees, Members and guests: LJCPA is a non-profit organization and must rely solely on the generosity of the community and the Trustees. All donations must be in cash to preserve anonymity.

**B. Secretary** – Nancy Manno

Presented by **President LaCava**, for secretary **Nancy Manno**: If you want your attendance recorded today, please sign-in at the back of the room. You are entitled to attend without signing in, but only by providing proof of attendance can you maintain membership or become a Trustee. If you want your attendance recorded without signing-in at the back, then hand to me 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. Eligible non-members wishing to join the LJCPA must have recorded attendance for one meeting and must submit an application, which is available at the membership table and on-line.

## AGENDA ITEM #10 IS TIME CERTAIN @ 6:30 PM:

### 10. CHILDREN'S POOL PROPOSALS – *Information Only*

Brief Presentation of 2 proposals for joint use of the children's pool; limited to a 10 minute maximum presentation by each side. No discussion or action. This opportunity provided as part of community outreach in advance of the anticipated City Council's Natural Resources Committee's hearing on March 17, 2010.

<http://www.sandiego.gov/city-clerk/officialdocs/legisdocs/cccmmeetings.shtml#natural>

**Ms. Shannon Player**, Docent and **Mr. Jerry Horna**, Docent spoke on behalf of the La Jolla Friends of the Seals: Advocating a Casa Beach Children's Pool Management proposal: 1. Close the beach during pupping season. 2. Keep the guideline rope year round. 3. Declaration that seal watching is the preferred use for Casa Beach. 4. Encourage enforcement of the Marine Mammal Protection Act by National Marine Fisheries.

**Mr. John Steele** spoke on behalf of the La Jolla Friends of the Children's Pool: Advocated: 1. “Shared Use” policy requires San Diego City to address additional use without precluding public use of Children's Pool. 2. Implement a Management Plan/Implement all mandated uses of the Children's Pool. 3. Implement Municipal Codes, (in place), prohibiting obstruction of public right-of-way. 4. Docents trained in accordance with NMFS/NOAA guidelines. 5. Curtail encroachment/haul-outs at other nearby public beaches: NOAA/NMFS approved.

**Mr. John Leek**, Secretary, San Diego Council of Divers discussed the 1. The Children's Pool Trust. 2. San Diego City Council 17 February 2009 motion to amend the 1931 Tidelands Trust. 3. SB428. 4. City of San Diego responsibilities regarding the Children's Pool.

**Ms. Debbie Beacham** Advocated: There is now an opportunity to have a positive impact on the procedure San Diego City will implement to manage the Children's Pool. 1. Recognize two distinct seasons: Seal Priority Season/Human Priority Season. 2. Installation, (only by City of San Diego), of explanatory signage. 3. Removal of Seal feces. 4. Traffic control and Parking study. 5. Employ a Ranger.

**President LaCava** noted: The "Children's Pool Proposals" was placed on this evening's Agenda to afford an opportunity for the Community to hear proposals regarding joint use of the Children's Pool. The La Jolla Community, after the Trust was amended, expected the various proposals for joint use of the Children's Pool to be presented to the community for input and discussion. At this point there are indications from the City, that the Community may not have an opportunity to express their opinion regarding the various proposals for joint use. **President LaCava** suggested that interested members of the Community plan to attend the San Diego City Council Natural Resources and Culture sub-committee meeting on March 17, 2010, and voice their concerns and opinions. **President LaCava** stated he intends to speak at the meeting and advocate that any/all proposals under consideration must be returned to the La Jolla Community for Community input, discussion and final crafting of a joint use management plan that the City is now required to establish.

**President LaCava** noted: *Polling is now closed at 7:00 PM. The Election Committee will now collect and count the ballots and report the results to the Trustees and Membership.*

#### **8. CONSENT AGENDA – Ratify or Reconsider Committee Action**

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PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2<sup>nd</sup> Mon, 4pm

DPR – Development Permit Review Committee, Chair Tony Crisafi, 2<sup>nd</sup> & 3<sup>rd</sup> Tues, 4pm

PRC – LJ Shores Permit Review Committee, Chair Helen Boyden, 4<sup>th</sup> Tues, 4pm

T&T – Traffic & Transportation Board, Chair Todd Lesser, 4<sup>th</sup> Thurs, 4pm

#### **A. 7541 EADS AVENUE MAP WAIVER**

DPR – Findings can be made for a CDP and Map Waiver, 6-0-1.

7541 Eads - Coastal Development Permit and Map Waiver application to waive the requirements of a Tentative Map to create 5 residential condominiums (currently under construction) on a 0.16 acre site in Zone 5 of the La Jolla Planned District

#### **B. SEA RIDGE RESIDENCE Recused: Trustee Crisafi**

DPR - Findings can be made for a Coastal Development Permit for the proposed project, with those portions of the front and east side yard fence above 3' in height to be a min of 75% open in accordance with Sec. 142.0310(c)(2)(C) and as noted on revised Sht A1.1. 5-0-0.

341 Sea Ridge - Reconsideration of previously approved project as scope has changed from "*construct a first floor addition of 267 square feet and a remodel with a new second floor 1,388 square foot addition*" to "*construction of a 2 story 4,519 SF single family residence*". Original proposal preserved existing portions of home; new proposal will demolish entire structure and rebuild portions in kind. Final size, dimensions, and design of the overall proposal are reportedly not being changed.

#### **C. CLEARWIRE COTTONTAIL 2**

DPR - Findings cannot be made for CUP (See details in attached minutes), 7-0-0.

5875 La Jolla Mesa Drive - Conditional Use Permit for a wireless communication facility on a light standard with above ground equipment in the public right of way RS-1-2 Zone

#### **D. SPRINT CLEARWIRE COAST BLVD.**

DPR – Findings can be made for CUP, 6-1-0.

939 Coast Blvd - Conditional Use Permit for a wireless communication facility on the roof of an existing multi family residential building in Zone 5 of the La Jolla Planned District.

E. V-CALM SIGN ON CARDENO, JUST NORTH OF KAIMALINO LN FOR SOUTHBOUND TRAFFIC:

T&T – Recommend approval of V-Calm Sign, 6-0-0 **Pulled: Trustee Courtney**

**Approved Motion: Motion to accept the recommendation of the DPR Committee (A) Eads Avenue Map Waiver: Findings can be made for a CDP and Map Waiver, and forward the recommendation to the City. To accept the recommendation of the DPR Committee (D) Sprint Clearwire Coast Boulevard: Findings can be made for CUP, and forward the recommendation to the City. (Ashley/Gabsch 13/0/1).**

In favor: Ashley, Costello, Courtney, Crisafi, Fitzgerald, Gabsch, Little, Lucas, Manno, Merten, Rasmussen, Salmon, Weiss.

Abstain: LaCava.

**Approved Motion: Motion to accept the recommendation of the DPR Committee (C) CLEARWIRE COTTONTAIL 2: Findings cannot be made for CUP, and forward the recommendation to the City. (Ashley/Fitzgerald 13/0/1).**

In favor: Ashley, Costello, Courtney, Crisafi, Fitzgerald, Gabsch, Little, Lucas, Manno, Merten, Rasmussen, Salmon, Weiss.

Abstain: LaCava.

**Approved Motion: Motion to accept the recommendation of the DPR Committee (B) SEA RIDGE RESIDENCE: Findings can be made for a Coastal Development Permit, and forward the recommendation to the City. (Ashley/Fitzgerald 12/0/1).**

In favor: Ashley, Costello, Courtney, Fitzgerald, Gabsch, Little, Lucas, Manno, Merten, Rasmussen, Salmon, Weiss.

Abstain: LaCava.

Recused: Crisafi

## 9. REPORTS FROM OTHER ADVISORY COMMITTEES

*Information only unless otherwise noted*

A. LA JOLLA COMMUNITY PARKING DISTRICT ADVISORY BOARD – *Inactive*

B. COASTAL ACCESS AND PARKING BOARD – Meets 1<sup>st</sup> Tues, 4pm, Rec Center  
There was no meeting in March.

## 10. CHILDREN'S POOL PROPOSALS – *Information Only*

Agenda Item 10, heard out of sequence, is Time Certain @ 6:30 PM

## 11. MARCUS RESIDENCE

PRC – Findings can be made, 5-2-1 (See Pages 22-23 of Trustee Packet)

*Pulled from the February Consent Agenda*

8551 Sugarman Drive - Demolition of existing house; construction of a new two-story single family house with a basement/garage and a pool. Lot Size: 11,585 sf. Proposed: 4659 SF (originally proposed 6213 SF). La Jolla Shores Planned District.

Project Presented: **Ms. Christine Mannion**, A.I.A., Wallace E. Cunningham, Inc.

Community member, **Ms. Maureen Brown**, representing herself and several un-named neighbors, who had previously submitted letters in opposition to the project, spoke in opposition to the project.

**President LaCava** noted he had received, and distributed to the Trustees, letters in opposition from: Florence Friedman, Bill Kuncz, Herbert Lazerow, Richard E. Talbot, and letters in support from: Suzy & Bill Butler, Lois S. & Donald H. Dechant, Paul J. & Joyce S. Dostart.

**Trustees Merten, Lucas, Ashley, Crisafi, Fitzgerald, Gabsch, Manno, Little, Courtney, Costello, Weiss** questioned **Ms. Mannion** and engaged in an extensive discussion. PRC Chair **Helen Boyden** commented. Community members **Don Schmidt** and **Cynthia Bond** commented. In response to a question from **President LaCava** regarding general form and rooflines, **Trustee Merten** read from the La Jolla Shores Design Manual. **Trustee Costello**, referring to the letter, written by neighbor, Mr. Herbert Lazerow, in opposition to the project noted that the letter was eloquent, well organized and persuasive.



**Approved Motion: Motion to support the decision of the PRC committee: Findings can be made (Crisafi/Fitzgerald 10/4/2)**

In favor: Ashley, Courtney, Crisafi, Fitzgerald, Gabsch, Little, Merten, Rasmussen, Salmon, Weiss.

Opposed: Costello, Gabsch, Lucas, Manno.

Abstain: Brady, LaCava.

*President LaCava announced the election results: Six Trustees were elected: **President LaCava** certified the results of the Election and thanked **Trustee Addington**, Chair, Election Committee. **Leslie Henegar**, City of San Diego. And Election Committee volunteers: **Scott Benson**, LJCPA **Trustee Tom Brady**, Community members **Tom Walker**, **Jim Perry**.*

**12. McCLELLAND RESIDENCE**

PRC – Deadlocked, no recommendation (See Pages 17-18 of Trustee Packet)

8360 La Jolla Shores Drive – Site Development Permit and Coastal Development Permit for 2nd and 3rd story addition (to 4091 sq ft total) to an existing 1140 sf single family residence on a 5227 sf site in the SF Zone of La Jolla Shores Planned District.

**President LaCava** referred Trustees to the February 23, 2010 minutes of the La Jolla Shores Permit Review Committee for pertinent information regarding the inability of the LJSPRC to reach a consensus on this proposed Project.

Project Presented: **Richard Gombes**, Architect representing applicants **William D. & Norma Mc Clelland**, present. **Mr. Gombes** described the proposed Project and provided the Trustees with copies of nine form letters, (prepared by the Applicants), signed by neighbors: Jack Kucera, Susan Tran Richman, Mary S. Drew, Horst Stein, M. H. Edwards, Robert Caviola, Greg Carron, William F. Denny, Safwah D. Salem, in support of the proposed Project.

At **President LaCava's** request, PRC Chair **Helen Boyden** described the differing opinions/concerns expressed by the PRC committee.

**Trustees Crisafi, Courtney, Gabsch, Little, Lucas, Merten, Rasmussen, Salmon, Weiss** and **President LaCava** commented and questioned **Mr. Gombes** and the Applicants.

**Failed Motion: Motion to return Project to the PRC Committee to recalculate the FAR of the proposed Project, to recalculate the FAR within a 300' radius, provide a table of the neighboring FAR's /building sizes, provide specific design modifications to reduce size and bulk of the Project, (Crisafi/Courtney 5/8/2)**

In favor: Brady, Crisafi, Courtney, Manno, Weiss.

Opposed: Addington, Costello, Fitzgerald, Gabsch, Little, Merten, Rasmussen, Salmon.

Abstain: LaCava, Lucas.

Continuing Trustee discussion of the proposed Project: **Trustee Merten** directed the Trustees attention to the La Jolla Shores Design Manual: and read those paragraphs/sentences specifically applicable to the proposed Project, with particular emphasis on roof elements. **Trustees Courtney, Fitzgerald, Little, Lucas, Salmon**, commented. **President La Cava** questioned setbacks. **Trustee Weiss**: noted the PRC voted 4/4 twice, indicating a significant lack of support for the Project, expressed concern re bulk/scale. **Trustee Gabsch** commented on the attractive architecture. **Trustee Crisafi**, agreeing with **Trustee Gabsch**, finds the architecture pleasing, and with some modification would fit into the neighborhood; nonetheless the Trustees are obligated and required to insure the FAR is correctly calculated.

**Approved Motion: Motion: Findings cannot be made because: (1) Calculation of the FAR must be accurate per the Land Development Code, (2) Applicant should provide a Neighborhood FAR survey/schedule, submitted to the Planning Department, (3) Applicant is requested to remove cover/remove solid railing on Dining Room Terrace; rearticulate roof over that section of house to reduce apparent bulk of the mass of that portion of the house. (Crisafi/Manno 10/4/1)**

In favor: Brady, Costello, Crisafi, Courtney, Gabsch, Little, Lucas, Manno, Merten, Weiss.

Opposed: Addington, Fitzgerald, Rasmussen, Salmon

Abstain: LaCava

### **13. CHANGE SPEED LIMIT ON TORREY PINES ROAD**

T&T – To approve the proposal, 5-1-0.

*Pulled from the February Consent Agenda*

From Pottery Park Driveway to North Torrey Pines Road - City stated speed survey and accident history support reducing speed limit from 45 mph to 40 mph. (See Page 24 of Trustee Packet for supplemental information.)

**President LaCava** presented: Trustees **Merten, Salmon, Weiss, Brady** spoke in opposition. Trustees **Courtney, Rasmussen** spoke in support. An extensive discussion followed: Trustees suggested speed reduction might not reduce accidents and would penalize those that adhere to the current speed limit. Several Trustees felt that the real problem was the adverse cross fall of the northbound lanes as one drives through the “ess” curves. The Chair of the T & T sub-committee was directed to work with the city engineers to address these concerns.

#### **Failed Motion: Motion to support the T & T action to approve the Proposal to change the Speed Limit on Torrey Pines Road: Rasmussen/Lucas, (5/9/1)**

In favor: Addington, Crisafi, Fitzgerald, Lucas, Manno, Rasmussen

Opposed: Brady, Costello, Courtney, Gabsch, Little, Merten, Salmon, Weiss.

Abstain: LaCava

#### **Approved Motion: Motion to reject the proposal to change the speed limit on Torrey Pines Road: Addington/Courtney, (12/2/1)**

In favor: Addington, Brady, Costello, Courtney, Crisafi, Gabsch, Little, Lucas, Manno, Merten, Salmon, Weiss.

Opposed: Fitzgerald, Rasmussen

Abstain: LaCava

### **14. ADJOURN @ 9:30 PM to Next Regular Meeting on April 1, 2010, 6:00 pm**

#### ***Next Regular Meeting:***

***Thursday, 1 April 2010, 1<sup>st</sup> Meeting with Newly Elected Trustees***

#### ***Agenda Items***

- ✓ Election of CPA Officers

#### ***Regular Meeting:***

***Thursday, 6 May 2010***

#### ***Agenda Items***

- ✓ Committee Appointments

Unapproved  
**La Jolla Planned District Ordinance Committee**  
**Minutes for the March 8, 2010 Meeting**

Members in Attendance: I. Stiegler (Chair), O. Gabsch, J. Fitzgerald, C. Hasson, R. Hill, D. Marengo, T. Underwood.

**Meeting Called to Order**

- Chair noted a Committee quorum and called the meeting to order at 4:05PM.

**Acting Secretary for Meeting**

- In the absence of the permanent Secretary, the Chair appointed J. Fitzgerald to serve as acting Secretary for this meeting.

**Approval of Minutes**

- Minutes of the February 8 meeting were approved 5-0-2.

**Non-Agenda Public Comment**

- Esther Viti, representing the Nell Carpenter Beautification/Streetscape Committee, announced that the next regularly-scheduled street clean-up will be held on Saturday, March 13 from 9AM-12PM. Prospect Street will be the focus of this month's effort. Volunteers are encouraged and welcome.

**Chair Report**

**Committee Vice-Chair**

- J. Fitzgerald elected as permanent Vice-Chair by unanimous consent of Committee members.

**Code Compliance: Follow-up Discussion on February Presentation by SD City Code Compliance**

- Chair invited Committee/public feedback/discussion regarding possible community/Committee responses to Municipal Code violations in light of limited City enforcement resources.
- Major Committee discussion points: building code enforcement has been a long-standing problem (Gabsch); consider formalizing a process within the community for identifying/documenting problems and formally transmitting this information to the City, similar to what is being done in Birdrock (Stiegler/Hasson); recommend that PDO Committee sign and retain copy of project plans reviewed as part of the official PDO Committee records to encourage Code compliance and to ensure that the project approved by the Committee is the same as the final plan approved by the City (Marengo).
- E. Viti provided a comprehensive summary of her personal efforts in identifying Code compliance issues in the Village and in working with businesses and the City to successfully address these issues.

### **Herschel Retail**

- The Chair noted that, after the February PDO Committee review and before submitting the project to the City for final approval, the applicant modified the project to incorporate the Committee's specified changes to achieve PDO compliance, including limiting the residential component of project to 50% of the structure and enclosing only 2 of the on-site parking spaces.

### **Aroma and Barfly Sidewalk Café**

- Applicant presented project to the Committee—new café with outdoor/sidewalk seating.
- Major Committee comments:
  - Selected cycle issues remain unresolved with the City, including proposed landscaping/plantings and wrought-iron gate/panic lock compliance with fire regulations. It would have been preferable if these issues were resolved prior to seeking PDO Committee approval.
  - The proposed project, including the sidewalk tables/seating, does not comply with the La Jolla PDO because it does not provide 8 feet of unobstructed public right-of-way around the periphery of the café building.
  - The applicant has two alternatives for obtaining PDO Committee approval of the project: 1) Revise the project to provide 8 feet of unobstructed right-of-way (which likely would necessitate elimination of some of the proposed outdoor seating); or 2) Apply to the City for a variance from the PDO right-of-way requirement for this project and resubmit the project/requested variance to the PDO Committee.
- Committee Action: Voted 7-0-0 to table the project to give the applicant the opportunity to revise the project and return to the PDO Committee.

### **Spencer & Company Interiors**

- Applicant presented project to the Committee—adding lettering to existing awning.
- Committee Action: Voted 7-0-0 to approve the project.

### **Meeting Adjourned**

- Chair adjourned meeting at 5:30PM.

Respectfully Submitted

*Jim Fitzgerald, Vice Chair*

**LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE**  
LA JOLLA COMMUNITY PLANNING ASSOCIATION

**COMMITTEE REPORT  
FOR  
MARCH 2010**

**3/9/10 Present: Addington, Ashley, Collins, Costello, Crisafi (Chair), DuCharme  
Conboy, Merten, Thorsen**

**3/16/10 Present: Addington, Ashley, Costello, Crisafi (Chair), DuCharme Conboy,  
Gaenzle, Hayes, Merten**

**Draft Notes on Categorical Exclusion for April 13<sup>th</sup> LJ DPR Meeting Public Discussion:**

Land Development Code Application

1. Retain reduced quantitative limits.
2. Retain reduced upper level limits
3. Enforce redevelopment standards, and/or requirements, i.e. sidewalks, utilities and curb cuts.

Transparency

1. Online tracking of applications.
2. LJCPA liaison to city.

Community Plan Application

1. Development Services Department (DSD) review must include application of the Community Plan that is clear and quantitative:
  - a. Public views
  - b. Steep slopes
  - c. TBD
2. Preliminary Community Review element to determine major/minor scope.
3. Determine which sites fall within Categorical Exclusion.

Other Input

- Reduce Development Services Department Review Cycle time to 2 weeks.
- Eliminate completeness check or reduce to 2 week cycle time.
- Review successful processes in other coastal communities.
- Consider a trial program.
- Retreat with city and LJCPA
  - Assess current process.
  - Determine common values
  - “SWOT” exercise for each group.
  - Layout desired baseline process.
  - Explore options for improved communication.

**La Jolla Coastal Development Permit Review Committee  
Committee Report – March 2010  
Page 2**

**Categorical Exclusion – Draft Notes, cont.**

- Provide specific DSD goals with proposed implementation of Categorical Exclusion.
- Provide specific task list where city is attempting to needs to, or be more efficient.
- Determine most expensive, time consuming DSD procedures.
- Resolve steep slopes definition.
- Provide resource for improving quality of submittals.

# La Jolla Traffic & Transportation Board

## DRAFT MINUTES

**Chairman: Todd Lesser**

**Vice Chairman: Joe LaCava**

**Secretary: Vacant**

**MEETING – 25 March 2010**

**PRESENT:** Michele Addington (CPA), Mary Coakley (CPA), Earl Van Inwegan (LJTC), Keith Kelman (PLJ), Joe LaCava (BRCC), Todd Lesser (LJSA), George Sutton (LJSA)

Meeting called to order by Todd Lesser Chair at about 4:15pm.

### NON-AGENDA PUBLIC COMMENT:

Zach Hayman – Lives on upper Nautilus. Can't get up Nautilus or West Muirlands during the morning rush hour due to long queues at the traffic signals. Solution would be optimizing cycles on the West Muirlands and Muirlands traffic signals. City reluctant to make changes as West Muirlands residents concerned about additional traffic redirecting to their street.

Clair Thelin – Concerned about the elimination of the yellow loading zone in front of his shop (La Jolla Cove Gifts) as part of the Rainbow Curb program. FedEx and UPS are now parking illegally. Area needs the loading zone. Has talked to merchants and landlords and they all want the zone back. Joe noted that 4 of the 9 received two direct letters as part of the outreach process and did not respond. Todd concluded by noting that T&T would address this concern.

### COMMENTS FROM THE CHAIR:

Torrey Pines Road Corridor – Engineering is continuing, no results released yet on the speed survey, currently during traffic counts. City is not doing V-Calming because (1) no funding is available (\$500,000 stimulus funds can not be used for v-calming); (2) typical v-calming does not work well on 4-lane or high volume roads. City investigating different type of v-calming signs and creative solutions. We expect city to report back to us in 2 months.

Gillispie/La Jolla Elementary Crosswalk – City still looking into this but not yet in design phase, expect update in 2 months.

### AGENDA ITEMS.

1. **Pet Parade – Herschel Street Closure** – Nancy Warwick presented a plan to close a portion of Herschel Street immediately south of Silverado for the Pet Parade as was done for last year's event. The only change is the event will be on a Sunday instead of last year's Saturday in order to avoid conflict with Saturday shoppers. Event will be Sunday, May 23, 2010; street closure will be from 8:00 am to 3:00 pm, with the event running from 10 am to about 2:30 pm.

**MOTION: To Approve Proposal (Coakley/Kelman), 6-0-0.**

### 2. **San Diego Triathlon**

Mike Kitts of the San Diego Sports Commission presented a plan for the 2011 event. The community had approved the proposal for the 2010 event but that was cancelled due to a variety of factors. The event is comprised of running and swimming in Mission Bay and cycling that will be routed through La Jolla, University City, and Clairemont. The event is proposed for **Sunday, March 20, 2011 from about 7:45 am to about 10:30 am** with coning and re-routing of traffic starting at about 2:00 am. The route of the cycling

segment through La Jolla has changed from last year's route. The new proposal is to go up Soledad Road, left on Soledad Mountain Road, left on La Jolla Scenic North, right on Nautilus, right on Fay Avenue, right on Pearl Avenue, left on Girard Avenue, right on Torrey Pines Road, veering left and continuing up Torrey Pines Road, right on La Jolla Village Drive to Genesee. For all street segments the cyclists will be on one side of the street and two-way traffic will be maintained on the other side of the street. The one exception is Fay Avenue between Nautilus and Rushville that will have its full width closed. San Diego Police Department will provide traffic control and will be posted at all intersections to allow cars to filter through the cyclists as can be done safely as well assist drivers to transition over to the open-side of the street. The Board acknowledged that it will disrupt the free flow of traffic especially on Torrey Pines Road but felt that with good traffic control and the lighter traffic on an early Sunday morning so the disruption was justified by the benefits and opportunity. The Board advised to coordinate closely with the religious institutions at La Jolla Scenic So and Nautilus; the Coggan Pool Complex; and, the La Jolla Farmer's Market as well as have an extensive outreach program so that all residents and merchants are aware in advance of the traffic delays and congestion. The map of the route and affected streets will be posted at [lajollacpa.org](http://lajollacpa.org).

**MOTION: To Approve Proposal (Coakley/Kelman), 6-1-0.**

Meeting adjourned about 5:30 pm.

Respectfully submitted  
Joe LaCava



**La Jolla Shores Permit Review Committee Minutes**  
4:00 p.m. – Tuesday March 23, 2010  
La Jolla Recreation Center, 615 Prospect Street, La Jolla, CA

1. Non-Agenda Public Comment – None
2. The Chair announced that the Marcus residence was heard and approved by the LJCPA and the McClelland residence was denied. See March 4 LJCPA minutes. The Palazzo condo project will be heard in April. Mr. Morton has announced that he will recuse. The Fakhimi residence is scheduled for a hearing at DSD on March 26. Joe LaCava has reported that Kelly Broughton of DSD has agreed that a Neighborhood Use Permit is required by the LJSPDO for home office use and that DSD staff will be so instructed.
3. Project Review (see A to C below): The items were heard in a different order: Ninkovic, Hooshmand, 8490 Whale Watch.

Committee members present: Boyden, Furtek (left during third item), Lucas, Merten, Morton (arrived after first item) Morrison, Naegle, Schenck

**A. NINKOVIC Residence 2nd hearing**

- PROJECT NUMBER: 195466
- TYPE OF STRUCTURE: Existing Single family residential
- LOCATION: 8902 Nottingham Place
- PLANNER: Tim Daly Ph: 619-446-5356 Email: [tdaly@san Diego.gov](mailto:tdaly@san Diego.gov)  
& Polonia Majas: 619-446-5394; [pmajas@san Diego.gov](mailto:pmajas@san Diego.gov)
- OWNERS REP: Bart M. Smith AIA LEEDap 760-753-2464; [b.smith@dznpartners.com](mailto:b.smith@dznpartners.com)

**PROJECT DESCRIPTION:** A 1,494 square feet second story addition and remodel to an existing single family residence on a 0.18 acre site at 8902 Nottingham Place in the SF Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Campus Parking Impact (City)

Note: Unchanged from previous presentation  
Seeking: Site Development Permit

**Previous action:** February 17; see February 17 minutes for additional notes

**Motion:** Morton, Second: Merten

Item to be continued: Additional information is requested. Show outline and appropriate dimensions of adjacent houses on the site plan. Show the heights of the adjacent homes on the elevations, in relationship to height of the proposed project. Consider altering the north elevation of the home.

**Motion approved: 5-0-1:** Approve: Lucas, Merten, Morton, Morrison, Schenck; Oppose: none; Abstain: Boyden

**Presentation by owners representative Bart Smith**

The north elevation was presented showing the placement of the neighbor's house to the north superimposed on the proposed structure. 9.3 feet higher than neighboring house. The southern elevation shows the garage not changing, so there is a nice transition and no privacy issues. The house is obscured by landscaping and the neighboring house when approaching from the north.

Photos taken from the present Ninkovic rooftop were shown. They showed that trees and bushes obscure the rear neighbors' yards and houses. Most of these trees are on the Ninkovic property, with some on the neighboring properties. Privacy shouldn't be an issue based on these photos.

In response to the LJSPRC's previous meeting comments: many houses have planar second story walls. A map of all 2 story houses in the general area was shown. [there are approximately 24 houses on it].

**Public input**

Steve and Gay Grossman: Neighbors to the north. Concerned with the mass of the north side and the closeness of the second story to their house. The second floor master bedroom would look into their back yard. Palm tree at fence line helps with privacy.

Jessica Attiyeh All houses in the neighborhood were one story originally. Now there are a handful of houses that are 2-story. There are lots of issues of nice open space that will be continued to be developed. Could this house be modified to lessen the effect of a block style? She echoes the privacy concerns of the bedroom looking in on neighbors' house.

#### **Board questions and comments**

Helen Boyden (chair) provided background on the neighborhood: All of the 105 or so homes in the La Jolla Highlands subdivision from Glenbrook and north to La Jolla Village Drive were originally one story when developed in the period of approximately 1956 to 1960. By now 15 of them are two story homes. Many of these second story additions were created by building over the garage. It is believed that perhaps none of the two story homes in La Jolla Highlands went through community review. To the south of Glenbrook the La Jolla Shores Heights subdivisions had a mix of 1 and 2 story houses when developed in 1968 to around 1972.

Naegle: question about the trees on the north property boundary. Some of these are on Grossman side, some aren't.

Merten: I can't support the project for these reasons: The LJSPDO states that within residential zones, buildings and structures should be in general conformance with the neighborhood. The south side has an even setback from either property. On the north side, the setback is much closer on the Ninkovic side. The second floor on the north side is incompatible with the setbacks in the neighborhood. I can't approve it from a setback standpoint. Side yard setbacks for new development exceeding one story should be stepped back. I also have issues with the north side of the building which is a massive wall. The roof height in any other part of the city would be subject to design restrictions at the 24 ft. high mark. Typically there would be a hip wall at the 24' level. The La Jolla Shores PDO has no specific restrictions, but talks about general conformance with the neighborhood. From the roofline standpoint the LJ Shores Design Manual allows shed roofs, but this roof is different having a step down at the peak. Roof forms should be more consistent house to house.

Representatives response: The plane on the north face and roof forms are similar to other houses in the neighborhood.

Naegle: The design looks "noisy", and is not "sympathetic" to the neighborhood. He believes that this design can be simplified. The house now is charming, the new design is not. Overdone and "noisy".

**Motion:** Merten Second: Naegle

**Move to recommend denial because the north exterior wall and its proximity to the side yard is not in accordance with the La Jolla community character recommendation in the LJ Community Plan and not in accordance with the building and structure setbacks as required by the LJSPDO (1510.034 section B4, Single family zone development regulations). The roof forms are not consistent with the design guidelines of the LJ Shores Design Manual.**

**Motion approved: 6-0-1**

Approve: Furtek, Lucas, Merten, Morrison, Naegle, Schenck

Oppose: None

Abstain: Boyden (chair)

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## **B. 8490 Whale Watch – First Review**

- PROJECT NUMBER: 164545
- TYPE OF STRUCTURE: Existing Single family residential
- LOCATION: 8490 Whale Watch
- PLANNER: Conan Murphy: Ph: 619-446-5319; [cmurphy@san Diego.gov](mailto:cmurphy@san Diego.gov)
- PROJECT MANAGER: William Zounes; [wzounes@san Diego.gov](mailto:wzounes@san Diego.gov)
- OWNERS REP: Steve Hoard, Public; 619-682-4083; [sh@public-digital.com](mailto:sh@public-digital.com)

**PROJECT DESCRIPTION:** Demolish the existing single family residence and construct a new 4 bedroom, 6 bathroom residence with an indoor pool. The new house will integrate solar panels on the roof along with many other “green” building technologies. (Applicant)

Note: the NOA dated October 13, 2008, called for a CDP (Process 3) for constructing a 7559 square-foot single family residence in the SF Zone of the La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit.

The project has been altered to new specifications and new plans have been submitted to the City and is now called out by the Project Manager as requiring a CDP and an SDP for a 9856 sq. ft residence in the above zones.

Information was provided for the revised plan and did not include GFA and FAR and off street parking information.

**Presented by:** James Brown & Michael Paluso of the local architectural firm, Public, representing Zaha Hadid Architects based in London.

Plans, elevations and a model of the project were presented. The basic statistics of the project as it now stands are:

First level: 6754 sq feet (3361 + 3393 + void area counted)

Second level: 6497 sf

FAR .66, lot coverage .54

Plot level lowered by 3 feet.

**Public comment:** None

**Board questions & comment**

Merten: There are problems with east wall having too small a setback. It’s right in the face of the neighbor to the east. It would be tough to see that everyday as the neighbor.

Furtek: This is significantly different from other neighborhood homes.

Morton: Need to bring average neighborhood setback of homes within 300 feet next time. It would be helpful to show the existing and proposed grades. There are requirements in LJSPDO regarding long flat surfaces. Height and length of blank walls facing the neighbors is subject to this requirement. Would like to see a landscape plan. It would be helpful to insert the new design into an aerial photo of the neighborhood for context.

Naegle: If we approve this we might as well as abandon our La Shores Planned District Ordinance. It is on the wrong piece of property. It is so different from the existing neighborhood. It is a beautiful house, but doesn’t fit.

Merten: Quoting from the ordinances: No structure shall be approved that is similar... conversely no structure shall be approved that is significantly different.

**Motion:** Morton Second: Merten

**Continue item to future meeting. Bring setbacks & FAR tabulation for homes within 300 ft. Suggest bringing all drawings and a topographic survey, the design superimposed onto aerial photo for next time. Suggest exhibits that show how this could conform to the LJS PDO. The board strongly suggests design changes that could better conform.**

**Motion approved: 5-1-0**

Approve: Lucas, Merten, Morrison, Morton, Schenck

Oppose: Naegle

Abstain: Boyden (chair)

### C. Hooshmand Residence – First Review

- PROJECT NUMBER: 198459
- TYPE OF STRUCTURE: Existing Single family residential
- LOCATION: 2480 Rue Denise
- PLANNER: Glenn Gargas: Ph: 619-446-5142; [ggargas@san Diego.gov](mailto:ggargas@san Diego.gov)
- OWNERS REP: Scott Spencer; 858-8898; [scottspencerarchitect@yahoo.com](mailto:scottspencerarchitect@yahoo.com)

**PROJECT DESCRIPTION:** An addition and remodel to an existing residence (Applicant)

Note: The NOA dated December 28, 2009 cites a (PROCESS 3) Coastal Development Permit and Site Development Permit for a 4,463 sq. ft. addition to an existing single family residence on a 0.29 acre site at 2480 Rue Denise in the SF Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone. However, the applicant states that a revised plan reducing the additional square footage by 1500 sq. ft and including additional changes was planned to be submitted to the City soon as of March 9. This is reflected in the dimensions provided. The revised plans may be found at the La Jolla Public Library. The revised plans were used at the meeting and a copy provided to the chair.

SEEKING: Site Development Permit (SDP) and Coastal Development Permit (CDP)

Boyden: Presented letters and information from neighbors. Joan and Andrew Rice of 7226 Rude de Roark expressing concerns over design. Carol Van Horst of 2499 Rue Denise requesting story poles, but thanking applicant for increasing setback on their side to 10'. Letters from the Luetzows and Cutler-Shaw, who were present.

Boyden: This area of Rue Denise and Rue de Roark is designated as a view area under the LJCP. The landscaping is supposed to be controlled to preserve the view over private property. The current tall hedges at the front of the subject property appear to violate this provision. In Rue de Roark only the ocean horizon is viewable from the street/sidewalk.

**Presented by:** Scott Spencer

Changes to the plan are presented. The front setback in the first design was only 5'. The lower level was shown as an enclosed room. This is now an open porch area under the upper level. The architectural committee (Chateau Ville) says that the setback should be 7' in front and 10' side. City staff in the cycle review said the setbacks needed to be changed to conform to current Right of Way designations. The city staff commented on bulk and scale issues. Based on this feedback, the design was changed and stepped back on the east side creating a 10 foot setback. The lower floor was opened up as a patio area. The exterior was articulated. Terry Baumgartner at City staff said that these changes were fine. (no cycle info on this) The development will not disturb the native plants on the lower slope. There is a tall hedge in the cul-de-sac area on the east side. City staff has asked for the hedges to be chopped down or removed to open up the protected view corridors. They will cut the hedges as they block more view than the original house or proposed changes. This will open up a view corridor.

The existing roof ridgeline is an 8' plate line with 4 in 12 pitch. They are proposing a 9' ridgeline with 2 in 12 pitch. New parapet corresponds to existing roof height. The rear elevation was presented showing the lower terrace. There is a 24' setback in the rear.

This new design addresses the setback, articulation, and view corridor issues that the city staff requested.

Dick Sutton of the architectural committee (Chateau Ville) had approved the plans. (The neighbors present were not aware of this meeting with the architectural committee.)

### Board questions

Boyden: Asks whether the patio area was included in the FAR calculations. *The presenter did not know if it is required to be and has the figures both ways: 36.9% without patio, 47.4% if included.* This house is already distinctly visible from Rue Michael, overhanging the hillside.

Morton: Following up on the FAR calculation for the patio. Does city consider this steep hillside? *Yes.* What portion lot coverage: *36%, does not know what percentage is steep.* Is lower perimeter open more than 70%. *Doesn't know.*

Responses to questions:

- 4208 total sq feet (counting patio) + 472' garage
- Existing coverage is 19.2%, proposed lot coverage is 36.9%
- Retaining wall is 10' high with back fill.
- GFA not including lower patio. 47.4% if you include the open area.
- House is 4 bedroom. Decks are included in lot coverage.

House is 30-36 feet longer on east side, 16 feet + 10' deck on the other.

### **Community input**

Several letters were received from neighbors in addition to the people present at the meeting: Joan and Andrew Rice, Carol Van Horst; Jim Heaton (received after PRC meeting)

Carrie Luetzow: Presented 6 pages of talking points to the committee. She had also emailed a letter to the committee. Main issues are:

- Bulk and scale. House is large and projects over the canyon. It will be highly visible from the lower neighbors and the traffic coming up the hill, as well as to the neighbors above. She quoted from the LJS PDO and the LJS Design Manual: "good scale depends on a bulk that is not overwhelming". There should be transitions. New designs should provide harmony.
- This design significantly blocks views of several neighbors, including her house.
- It does not preserve the "seascape orientation of the community" as given in the LJS PDO.
- Privacy concerns – the proposed deck area looks directly into her bedroom
- Applicant has not contacted the neighbors or tried to work with them.
- There could be landslide issues with a project this large.

She requests that:

- Story poles be put up.
- Applicant should consider a re-orientation of the project to better fit in with the neighborhood.
- Requests that the architect meet with the neighbors before a re-design is presented to the board.
- Impact study on sunlight and privacy be performed.
- Soils and safety issues be addressed.

Joyce Cutler-Shaw & Jerome Shaw: They had also emailed a letter to the committee:

Their house at the corner of Rue Denise and Rue de Roark is one of the houses above the project. They have lived at their house for 44 years. When they built their house years ago, they had to raise it 5' due to the siting of the existing Hooshmand house (despite 17' height limitation from the street level imposed by the CC&Rs). The neighborhood was designed with a height limitation and for houses to be sunken in to preserve everyone's views. They moved to neighborhood because of the feel of the neighborhood. They feel that a flat roof would significantly cut out their view. They are concerned with sensitive land areas, especially slides. There have been issues with slides in the past. A slide could affect other houses in the neighborhood. They have a comprehensive geologic study for their house that points out many issues with the area.

### **Board comments**

Merten: Next time bring an exhibit that shows how the building projects over the hill and how close it is to the rear property line. Show foot print of this building and the two adjacent parcels. There are issues with the harmony of the building itself. The front is a totally different style and character than the rear. The rear better fits the neighborhood. Put a flat roof on it and tie it to the front of the house.

Naegle: Geology is a work in progress. Studies are not conclusive.

There was a discussion with the owner's representative Scott Spencer regarding whether he is planning on making design changes to address issues presented or whether the board should vote on this now. He will look at these issues and try to make changes. He will look at the front vs. rear of the building mismatch. He will address roof pitch issues, but it would still block view regardless of changes. This is the first time he has heard from the neighbors. He will put up story poles out at the edge of the proposed building and deck and work with neighbors and owner and look at how views are impacted. The neighbor Mr. Luetzow preferred an up or down vote now. Mr. Spencer expressed a willingness to consult with his client and make design changes to try to address the neighbor's concerns.

Schenck: Applicant is willing to work with the neighbors. We should let the architect address the issues and come back.

Motion: Schenck Second Morton

**To continue this item to a future meeting. The applicant should consider design issues raised by the Luetzow letter. We recommend meeting with neighbors and putting up story poles.**

**The applicant should bring next time:**

- **Neighborhood FAR and setback calculations for properties within 300 ft.**
- **Percentage of property on a 25% or greater slope and a percentage of coverage over that area.**
- **Elevations of the front of the house.**

**The motion is approved: 6-1-0**

Approve: Lucas, Morrison, Merten, Morton, Schenck, Naegle

Oppose: Furtek

Abstain: Boyden (chair)