April 18, 2021

La Jolla Shores Planned District Advisory Board

Transmitted via email to: mpangilinan@sandiego.gov

Re: April 21, 2021 meeting of the LJSPDA Board

7813 Lookout Drive – Lot 5 SDP/CDP, La Jolla, CA

Project #482904

Dear Madam Chairwoman and Members of the La Jolla Shores Planned District Advisory Board:

This is a group letter as each of us has previously written letters in 2018 regarding our strong disapproval of the proposed development of the above mentioned Lot 5, Lookout Drive. Upon request, we are happy to make these letters of concern available to you again.

It is our understanding that the proposed development of Lot 5 at 7813 Lookout Drive is on the agenda for review by the La Jolla Shores Planned District Advisory Board on April 21, 2021.

As long time neighbors in the Lookout Drive neighborhood, we have watched, reviewed and listened to the previous presentations concerning the development of this Lot. We are perplexed that the proposal keeps being brought before the City of San Diego Development Services Dept., the La Jolla Shores Permit Review Committee and now the La Jolla Shores Planned District Advisory Board, as our opposition is strong.

The applicant's lack of respect for established local codes and restrictions is flagrant. The inconsistencies created by using erroneous data and combining numbers from more than one project is totally misleading.

In summary, we are wholeheartedly opposed to the development of Lot 5 as presented on the grounds that:

1. Lot size is one half the size of all 56 lots within 300 feet of the project.

2. Lot line adjustments that were for adjusting lot lines between adjoining lots were NOT for the creation of **substandard buildable lots.**

3. The project **exceeds the maximum residential density permitted under the LJCP by over two (2) times.** The average 3.76 units per acre for developed parcels within 300 feet **vs.** 8.6 units per acre requested by applicant .

4. **The floor area ratio (FAR)** as shown on the plans for residences within 300 feet is 0.27. The applicant's FAR for Lot 5 is 0.52. This **is 92.6% higher than the FAR for developed parcels within the 300 feet area.**

5. Proposed setbacks for Lot 5 are constantly changing. The **average side setbacks in the neighborhood survey run 6-7 feet. The applicant proposes 4 or less feet as side setbacks.** This is not consistent with regulations, does not conform to the neighborhood nor contribute any positive virtue to a project which is already crammed into a substandard lot space. As clearly confirmed in your Action Item B Description, the applicant's proposal is for a new 4,900 square foot dwelling on a probably less than 5,000 square foot lot!!!!!

We are unanimously opposed to Project #482904 on Lot 5, Lookout Drive. We ask that you please take our concerns into serious consideration.

Sincerely,

Homeowner:	Address:
Craig Noble	7816 Lookout Dr.
Perry Noble	" " "
* Mike Furby	7877 Lookout Dr
John Keethler	7717 Lookout Dr
Susan McKean	7809 Lookout Dr.
Joseph J Bookstein, MD	7910 Lookout Drive
* Kris Musselman	7868 Lookout Dr.
* Peter Platt	" " "
Lani D. McCoy	7796 Lookout Dr.
H I McCoy	" " "
[signature] (Van Huzium)	7788 Lookout Dr

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Very concerned about emergency & Police having access due to so many cars parked on the street.

* NEED PARKING IN 5' AREA WHERE STREET VACATION WAS. DISCUSSED 2X W/ MANDELBAUM

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Sincerely,

PAGE TWO OF SIGNATURES

Homeowner:	Address:
Carolyn P. Farrer	7737 Lookout Dr
Russell C Hook	2046 Soledad Ave
Barry R. Wolter	2028 Soledad Ave
Jay Schmidt	2051 Soledad Ave.
Andrea Schmidt	2051 Soledad Ave.
Eva Nemat Nasser	7872 Lookout Dr.