

From: Susie <smcwalden@aol.com>
Sent: Monday, May 17, 2021 9:56 PM
To: Pangilinan, Marlon <MPangilinan@sandiego.gov>
Cc: evelyn@heidelberglawoffice.com <evelyn@heidelberglawoffice.com>
Subject: LJSPDAB letter w/ 3 pp of signatures re: Mandelbaum project

****This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.****

Re: May 19, 2021 Meeting

7813 Lookout Drive - Lot 5 SDP/CDP, La Jolla, CA
Project #482904

Dear Marion:

Please accept this letter revised from the original dated April 18, 2021 with additional signatures for presentation at the May 19th LJSPDAB Meeting.

There are 3 pages consisting of 29 signatures of homeowners on Lookout Drive and the connecting Soledad Avenue, who are very much against this project and want their voices heard. This is over 90% of the neighbors. No one refused to sign the letter. Any missing names were due to their being out of town or unavailable at time of signing.

I have lived at 7809 Lookout Drive for forty years and I have never seen this neighborhood stand so strongly together for anything. I humbly ask the Committee to respect our cry and turn down this project.

Thank you,
Susan McKean

P.S.
Would you please acknowledge receipt of this email and the supporting documentation.

April 18, 2021

La Jolla Shores Planned District Advisory Board

Transmitted via email to: mpangilinan@sanidiego.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 foot 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:

CRAIG NOBLE

PERRY NOBLE

* Mike Furby
JOHN KERRILLER

Susan McLean

Forrest & Bookman, Inc

* Kris Musselman

* Peter Hatt

Lauri D. McCoy

H I McCoy

M (Van Huzium)

Address:

7816 LOOKOUT DR.

" " "

7877 LOOKOUT DR

7717 LOOKOUT DR

7809 Lookout Dr.

7810 Lookout Drive

7868 Lookout Dr.

" " "

7796 Lookout Dr.

" " "

7788 Lookout Dr

CONTINUED TO PAGE 2

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

* NEED PARKING IN S AREA WHERE STREET VACATION
WAS. DISCUSSED 2X W/ MANDEL BAUM

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,

PAGE TWO OF SIGNATURES

Homeowner:

Address:

Candyn P. Forner

7737 Lookout Dr

Russell D. Hoke

2046 Soledad Ave

Barry R. Wolter

2028 SOLEDAD AVE

Jim Schmitt

2051 SOLEDAD AVE.

Andrea Schmitt

2051 Soledad Ave.

Ewa Nemat Nassor

7872 Lookout Dr.

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 foot 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,

Page 3 of signatures

Homeowner:

Address:

Carol Murphy

1909 Soledad Ave. La Jolla

Nancy K Murphy

1909 Soledad Ave. La Jolla

parking bungee issue - not enough!

Gerald A. Schwartz

2065 Soledad Ave, La Jolla

Jain Malkin

7772 Lookout Dr. La Jolla

James Hill

7774 Lookout Dr. La Jolla

Liz Hill Hogan

7794 Lookout Dr. La Jolla, CA 92037

Roswitha Harvart

7780 Lookout

92037

Robert W. Leach

1919 SOLEDAD AVE.

Kurt J. W. W. W.

7847 Lookout Dr.

Kris Jeffery

2038 Soledad Ave 92037

Paul Sundberg

7820 Lookout Drive

R. W. W.

7820 Lookout Drive