

PUBLIC COMMENT: August 26, 2020 Agenda

From: [Peggy Davis](#)
To: [Pangilinan, Marlon](#); [Suzanne Weissman](#); lazer@sandiego.edu; andrea.p.moser@gmail.com
Subject: 8405 Paseo Del Ocaso, La Jolla. California August 17, 2020 Item B Project
Date: Sunday, August 16, 2020 4:02:47 PM
Attachments: [Submit 8 Pages for YOU TUBE meeting La Jolla Shores Advisory oa.pdf](#)

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La Jolla Shores Advisory Board Members:

I was unable to attach the documents to the Web Form site for you to review for the Project No. 560839.

I am requesting that this project be PULLED from the Agenda due to non-conforming Noticing. the residents have not received proper noticing since August 25, 2017.

See Attachments.

Cordially,

--

Peggy Davis

858.459.4844
peggydavis@lajolla@gmail.com

Marlon Pangilinan

Re: 8405 Paseo Del Ocaso, La Jolla

Action Item B – Continued from July 25th, 2020

PTS 560839 - Hicks Residence CDP/SDP

Location: 8405 Paseo Del Ocaso

APN: 346-082-0100

Description:

Proposal to construct a new 4,680 sf two-story, single-family residence on a 0.14-acre site. Applicant is seeking a recommendation of approval for a Site Development Permit (SDP)/Coastal Development Permit (CDP). Click [HERE](#) to view Attachment 2 on the City's website.

Applicant/Project Contact:

Nick Wilson, NWilson@islandarch.com, (858) 869-2842

Action Item C – PTS 658544 – Wong Avery Rec Room CDP/SDP

Location: 7833 Via Capri

APN: 353-170-2600

Description:

Proposal to convert an existing roof deck over an existing one-story, two-car garage into a recreation room on a 0.47-acre site. Applicant is seeking a recommendation of approval for a Site Development Permit (SDP)/Coastal Development Permit (CDP). Click [HERE](#) to view Attachment 3 on the City's website.

Applicant/Project Contact:

Dilini Perera, dilini@dznpartners.com, (410) 707-8914

Action Item D – PTS 646977– Katz Remodel and Addition CDP/SDP

Location: 2702 Bordeaux Avenue

APN: 344-100-1100

Description:

Proposed remodel and addition to an existing 3,263 sf single-family residence on a 0.40-acre site. Applicant is seeking a recommendation of approval for a Site Development Permit (SDP)/Coastal Development Permit (CDP). Click [HERE](#) to view Attachment 4 on the City's website.

Applicant/Project Contact:

Howard Katz, Hkatz@hotmail.com, (858) 245-6888

6. NEXT MEETING

The Advisory Board will be Monday, September 21st, 2020.

7. ADJOURNMENT

Improper Identification
Project 560839

8405 Paseo Del Ocaso
La Jolla, California 92037
Project No 560839

Sold 7 Homes Sold since 8-7-2017

ATTACHMENT 2: Hicks Residence

PUBLIC COMMENT: August 26, 2020 Agenda



HICKS RESIDENCE

8405 Paseo Del Ocaso, La Jolla, CA 92037
Date: 08/04/2020

Key Number	Site Address	Lot Size	Living SF	Living SF / Lot Size
1	8409 EL PASO GRANDE	6,361	4,010	0.63
2	8455 EL PASO GRANDE	6,433	3,631	0.56
3	8463 EL PASO GRANDE	5,813	1,884	0.32
4	8471 EL PASO GRANDE	5,443	2,706	0.50
5	8483 EL PASO GRANDE	5,197	1,612	0.31
6	8433 EL PASO GRANDE	5,104	1,685	0.33
7	8423 EL PASO GRANDE	5,224	1,501	0.29
8	8405 EL PASO GRANDE	5,294	2,742	0.52
9	8405 EL PASO GRANDE	6,197	4,921	0.79
10	8416 CAMINO DEL ORO	5,555	3,318	0.60
11	8408 PASO DEL OCASO	5,397	2,793	0.52
12	8418 PASO DEL OCASO	5,220	2,732	0.43
13	8424 PASO DEL OCASO	4,883	3,144	0.64
14	8432 PASO DEL OCASO	5,125	3,067	0.60
15	8438 PASO DEL OCASO	5,552	4,554	0.82
16	8448 PASO DEL OCASO	5,435	3,207	0.59
17	8454 PASO DEL OCASO	6,345	1,260	0.20
18	8405 PASO DEL OCASO	6,060	4,194	0.69
19	8415 PASO DEL OCASO	5,323	4,298	0.79
20	8425 PASO DEL OCASO	5,323	1,511	0.28
21	8431 PASO DEL OCASO	5,221	1,732	0.33
22	8439 PASO DEL OCASO	5,611	1,381	0.25
23	8457 PASO DEL OCASO	5,538	1,345	0.24
24	8448 LA JOLLA SHORES	5,178	1,178	0.20
25	8440 LA JOLLA SHORES	5,181	2,155	0.42
26	8434 LA JOLLA SHORES	5,453	2,239	0.41
27	8430 LA JOLLA SHORES	5,453	2,112	0.39
28	8422 LA JOLLA SHORES	5,399	3,346	0.62
29	8412 LA JOLLA SHORES	5,293	2,644	0.50
30	8402 LA JOLLA SHORES	6,656	2,944	0.44
31	8447 PASO DEL OCASO	11,279	3,786	0.34
32	8405 LA JOLLA SHORES	9,493	2,051	0.22
33	2310 CALLE DEL ORO	8,800	2,389	0.27
34	8389 EL PASO GRANDE	9,596	2,902	0.30
35	8386 PASO DEL OCASO	6,090	1,390	0.23
36	8374 PASO DEL OCASO	5,242	3,925	0.75
37	8368 PASO DEL OCASO	5,162	5,007	0.97
38	8356 PASO DEL OCASO	4,969	4,897	0.99
39	8441 CAMINO DEL ORO	6,513	2,063	0.30
40	8387 PASO DEL OCASO	5,599	1,598	0.29
41	8371 PASO DEL OCASO	5,592	2,279	0.41
42	8361 PASO DEL OCASO	5,330	1,244	0.23
43	8361 PASO DEL OCASO	5,424	2,203	0.41
44	8360 LA JOLLA SHORES	5,494	3,789	0.69
45	8384 LA JOLLA SHORES	5,795	2,750	0.47
46	8392 LA JOLLA SHORES	7,683	2,277	0.30
47	8368 LA JOLLA SHORES	5,591	3,391	0.61
48	8376 LA JOLLA SHORES	5,643	4,603	0.82
49	2305 CALLE DEL ORO	11,528	4,623	0.40

INDICATED VALUES: 5,000-7,000 3,500-4,500 0.6-0.8
*ALL VALUES TAKEN FROM SCOUTRED WEBSITE ON 8/4/2020

SQUARE FOOTAGE SURVEY

Scale: NTS

PUBLIC COMMENT: August 26, 2020 Agenda

8405 Paseo Del Ocaso
La Jolla, California

August 7, 2017

Date of Notice

Project Number

560839



THE CITY OF SAN DIEGO

DATE OF NOTICE: August 7, 2017

POSTED NOTICE OF FUTURE DECISION DEVELOPMENT SERVICES DEPARTMENT

Development Services Staff will make a decision to approve, conditionally approve, modify or deny an application for a Process 2, Coastal Development Permit/Site Development Permit to demolish an existing single dwelling unit and construct a new, 4,430 square-foot, two-story single dwelling unit that will be attached to an existing garage. The 0.12-acre site is located at 8405 Paseo Del Ocaso, in the Coastal Overlay Zone (Non-Appealable) in the SF zone of the La Jolla Shores Planned District of the La Jolla Community Plan area and in Council District 1. The application was filed on 07/19/2017.

PROJECT NO: 560839
PROJECT NAME: HICKS RESIDENCE
PROJECT TYPE: Coastal Development Permit and Site Development Permit, PROCESS 2
APPLICANT: Nick Wilson
COMMUNITY PLAN AREA: La Jolla
COUNCIL DISTRICT: 1
CITY PROJECT MANAGER: Morris Dye, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 446-5201 and mdye@sanidiego.gov

The decision by City staff will be made **without** a public hearing no less than thirty (30) calendar days after the date of mailing the Notice of Future Decision. If you wish to receive a "Notice of Decision," you must submit a written request to the City Project Manager listed above no later than ten (10) business days from the date of this Notice. This project is undergoing environmental review.

The final decision by the City of San Diego is not appealable to the California Coastal Commission.

If you have any questions about the project after reviewing this information, you may contact the City Project Manager listed above. This information will be made available in alternative formats upon request.

Please note that Community Planning Groups provide citizens with an opportunity for involvement in advising the City on land use matters. Community Planning Group recommendations are integral components of the project review process. You may contact Cindy Greatrex, Chair of the La Jolla Community Planning Association at (858) 456-7900 to inquire about the community planning group meeting dates, times, and location for community review of this project.

This information will be made available in alternative formats upon request.

Internal Order Number: 24007369

Incorrect Planner
Information

New Planner
Development Services

New Planner:

Sammi Ma

Sma@sanidiego.gov

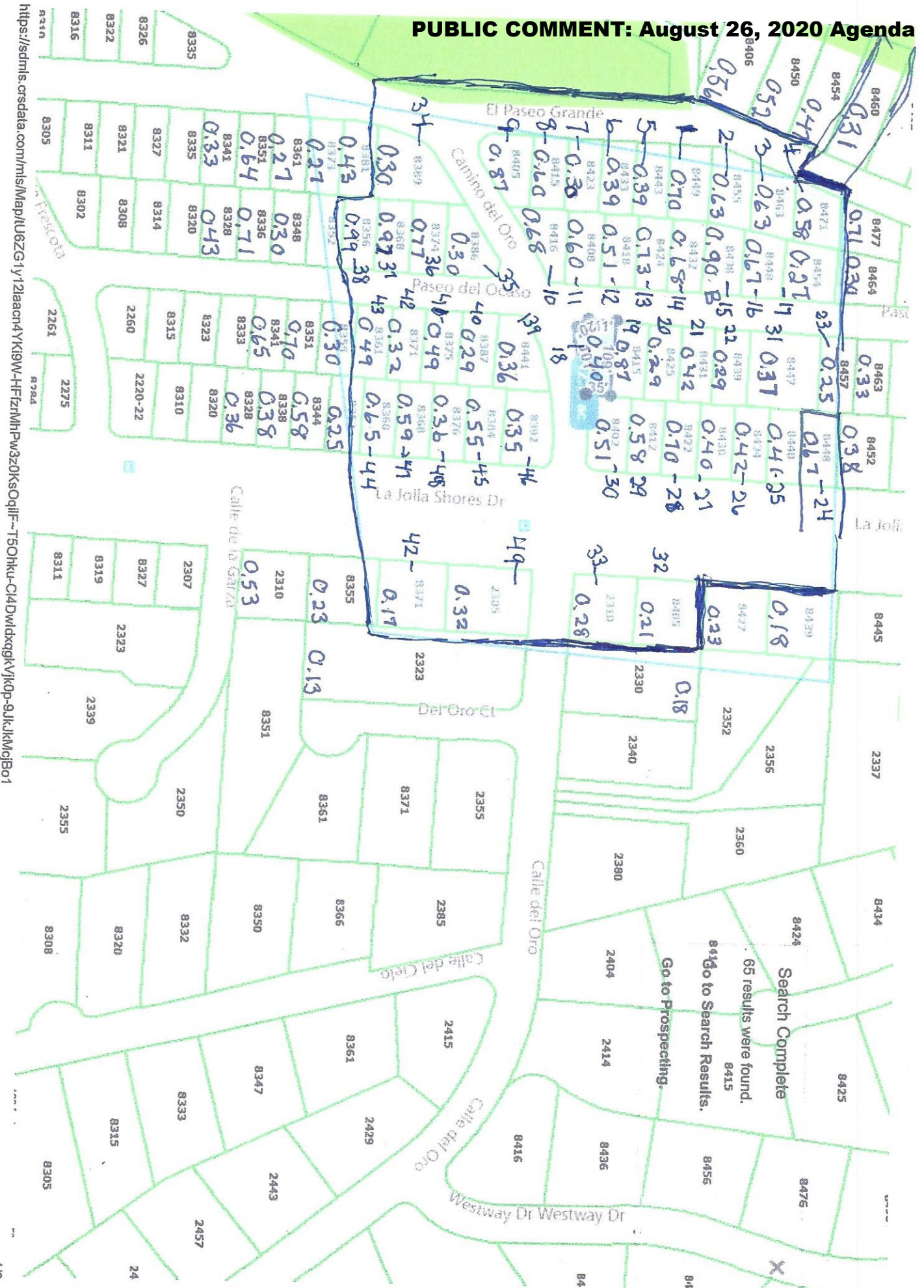
619 236-7390

To view project details
online: ?

http://www.

sanidiego.gov/development

PUBLIC COMMENT: August 26, 2020 Agenda





THE CITY OF SAN DIEGO

DATE OF NOTICE: August 25, 2017

NOTICE OF APPLICATION

DEVELOPMENT SERVICES DEPARTMENT

Revised Notice

As a property owner, tenant, or person who has requested notice, you should know that an application has been filed with the City of San Diego for a Process 3, Coastal Development Permit/Site Development Permit to demolish an existing single dwelling unit and construct a new, 4,430-square-foot, two-story single dwelling unit that will be attached to an existing garage. The 0.12-acre site is located at 8405 Paseo De Ocaso, in the Coastal Overlay Zone (Non-Appealable) in the SF zone of the La Jolla Shores Planned District of the La Jolla Community Plan area and in Council District 1. The application was filed on 07/19/2017.

PROJECT NO:	560839
PROJECT NAME:	<u>HICKS RESIDENCE</u>
PROJECT TYPE:	Coastal Development Permit/Site Development Permit, PROCESS THREE
APPLICANT:	Nick Wilson
COMMUNITY PLAN AREA:	La Jolla
COUNCIL DISTRICT:	1
CITY PROJECT MANAGER:	Glenn Gargas, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5142 and ggargas@sanidiego.gov .

The decision to approve or deny this application will be made at a public hearing. You will receive another notice informing you of the date, time, and location of the public hearing. This project is undergoing environmental review.

Please note that Community Planning Groups provide citizens with an opportunity for involvement in advising the City on land use matters. Community Planning Group recommendations are integral components of the project review process. You may contact the La Jolla Community Planning Association at info@lajollaCPA.org about the community planning group meeting dates, times, and location for community review of this project.

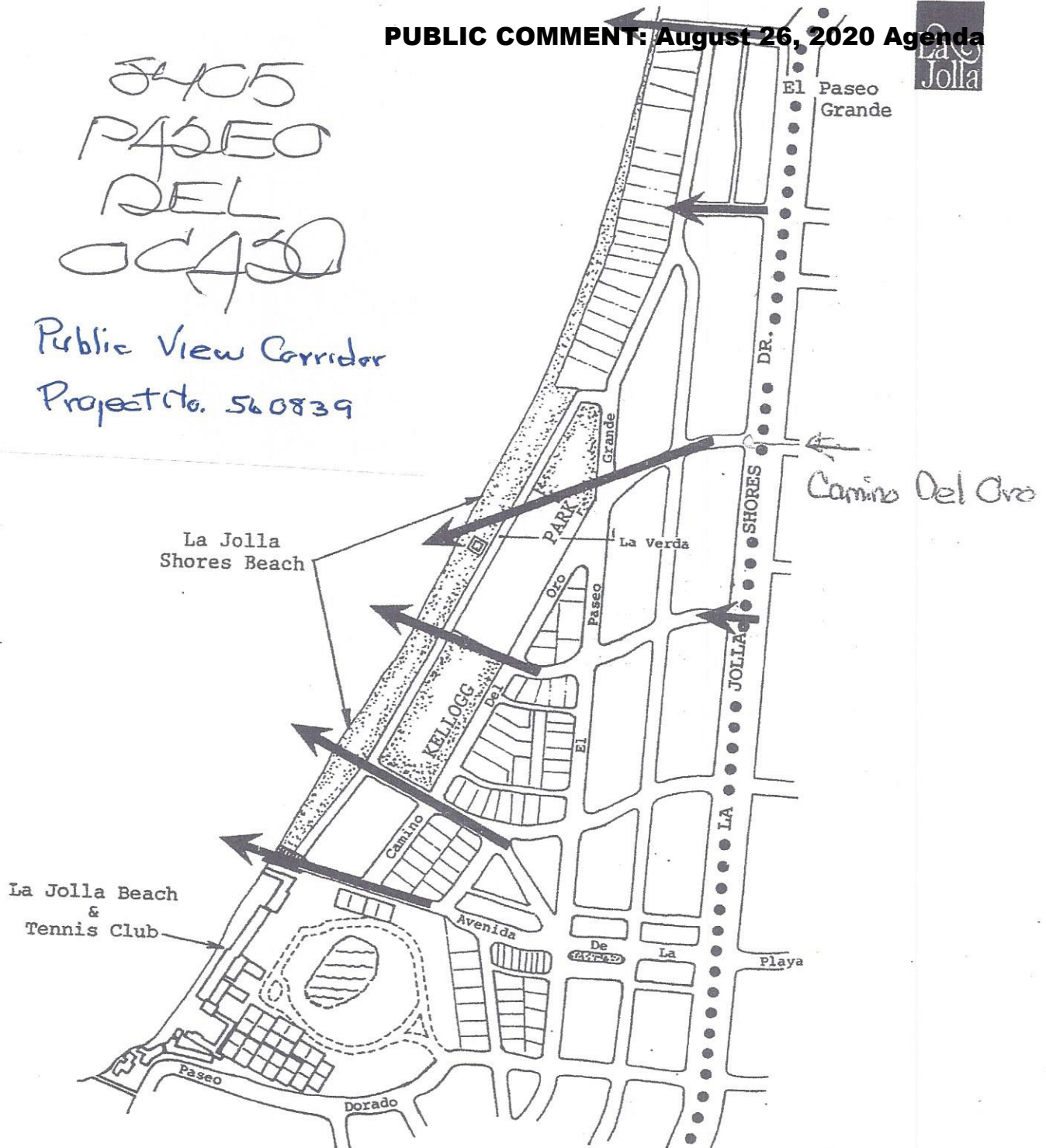
If you have any questions about the project after reviewing this information, you may contact the City Project Manager listed above. This information will be made available in alternative formats upon request.

Internal Order No.: 24007369
PJF 03-02-1



5405
PASO
DEL
OCASO

Public View Corridor
Project No. 560839



..... SCENIC ROADWAY
← ROADS FROM WHICH COASTAL BODY OF WATER CAN BE SEEN

0 400 FEET



Subarea C: La Jolla Shores



La Jolla Community Plan
City of San Diego - Planning Department

Figure C

Municipal Code Section 101.0502 requires an approved Variance (Hearing Officer) for development that proposes modification of distance or areas regulations which exceeds 20% of required yards. The requested Variance seeks to maintain off-street parking observing a zero-foot required yard/setback (100%) from Camino Del Oro.

Municipal Code regulations provide for a decision by the Hearing Officer appealable to the Planning Commission (Process 3). The decision of the Planning Commission is appealable to the City Council under an 'extraordinary appeal' provision as provided by the 'Old Code'. Because the property is located within the State of California Coastal Commission Appeal Jurisdiction, the City's decision is also appealable to the Coastal Commission.

DISCUSSION

Dated

Project Description

4/1/1997

only allow for addition on the northerly portion of existing

The Applicant has submitted revised plans in an effort to address issues identified during the course of project review. Revisions were made to reduce the corner landscaping and impacts to the view corridor, remove lattice from the top of an existing wall, modify an existing stucco wall on the second floor to include glass to meet transparency requirements, and provide additional articulation on the north elevation to reduce bulk and scale.

The proposed project would add a 1,254 sq. ft., second-story addition atop a northerly portion of the existing 3,123 sq. ft., one-story, single-family residence. A stairway will provide interior access from the existing first-floor, to the proposed second-floor. The new second-floor consists of a master bedroom, bath/shower and walk-in closet area. The project is located adjacent to a visual access corridor as identified in the 1985 La Jolla-La Jolla Shores Local Coastal Program. Staff review has determined that the siting of the proposed second-story addition on the northerly portion of the existing one-story residence will not impact the identified corridor located within the public-right-of-way adjacent to the southerly portion of the property along Camino Del Oro. Conditions have been added to the draft Permit (Attachment 7) which is intended to enhance public views from east to west along this dedicated public right-of-way. These conditions require thinning of existing trees and trimming of vegetation to a maximum of three-feet in height.

Municipal Section 101.0817 prohibits off-street parking spaces within front and street-side yards/setbacks. Municipal Code Section 101.0823 regulates parking within the Beach Impact Area of the Coastal Zone, the purpose of which is to provide supplemental parking regulations for specified coastal, and beach areas that have parking impacts. The intent of this overlay zone is to identify areas of high parking demand and increase the off-street parking requirements accordingly. Conditions have been added to the draft permit which requires that the "westerly access" curb cut be replaced with a full-height curb and gutter, and that the driveway be removed and replaced with landscaping. This effort will assist in the elimination of parking within the setback area, and will also provide one additional on-street parking space within a high on-street parking demand area, adjacent to La Jolla Shores Beach and Kellogg Park.

Community Plan Consistency

74-920-01
8405 El Paseo
Grande.

4/1/1997

Legacy BPIS Permits

PUBLIC COMMENT: August 26, 2020 Agenda

THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101-4154

8/28/20 8:24 am

Page 1 of 2

Y41-920-01

Project Information

Legacy PMT ID: 1947308

Plan File: A-102352-97

Contractor Info:

License:

Phone:

Expires:

Status: A

OTC: ☐

Worker's Comp. Ins: NOT REQUIRED

CPW

Policy:

Expires:

Submitted: 04/01/1997

Owner Builder: ☒

CLS:

BTC:

Purpose of Permit

Address: 008405 EL PASEO GRANDE

Permit Num: C-303101-97

Status: F

Address ID: 82095

APN: 346-072-0500

Comments: FOR NEW RAILING & BATHROOM ONLY; X01 = VALUATION FOR NEW RAILING

Issued: 06/06/1997

Structure: 001

Expires: 04/28/1999

BC Code: 4341

Final: 10/30/1998

BC Desc: ADD/ALT 1 OR 2 FAM, NO CHG DU

Desc. of Work: ADDITION OF BATHROOM AND ADD RAILING TO EXISTING ROOF DECK OF EXISTING SINGLE FAMILY RESIDENCE

Code	Quantity	Use/Type of Construction	Rate	Unit	Value
D40	96	DWELLING ADDITIONS WOOD FRAME	\$74.00	SF	\$7,104.00
X01	1	OTHER -RATE DETERMINED BY TECH	\$2,000.00	EA	\$2,000.00

Structure Information

Lot: 5 Model/Desc: ADDITION

Type of Constr: VN

Insp Cat: C

Soil:

Bedrooms:

Studio: 0

Stories: 2

OCC Group: R3

1: 0

Permitted: Units: 0

OCC Load:

2: 0

Fir Area:

3: 1

Total: Units: 1

Plan Check Fee: \$111.15

4: 0

Fir Area: 96

Valuation: Init: \$10,104.00

5: 0

Bldg Area:

Final: \$9,104.00

Inspection Status

Inspection Type

	Scheduled	By	Complete	Init	Status	Other	Remarks
29 ALL FOUNDATION	08/11/1997		08/11/1997	GLM	F		DS-13
55 ROOF SYSTEM	11/19/1997		11/19/1997	MDB	F	PP	NAILING
61 TUB AND SHOWER	05/08/1998		05/08/1998	MDB	P		GUEST QTRS.
66 ALL ROUGH ELECTRIC	02/10/1998		02/10/1998	MDB	F		
69 ALL FRAMING & ROUGH	03/09/1998		03/09/1998	JAF	P		
79 ALL INSULATION	04/08/1998		04/08/1998	WEB	P		
81 EXTERIOR LATH	05/07/1998		05/07/1998	MDB	P		
82 INTERIOR LATH	05/08/1998		05/08/1998	MDB	F		
82 INTERIOR LATH	05/13/1998		05/13/1998	RLH	P		
83 DRYWALL	04/20/1998		04/20/1998	TTR	P		
90 FINAL	08/13/1998			MDB			
90 FINAL	10/30/1998		10/30/1998	MDB	P		

Project Fee Calculation

Qty	Description	Fee	Fund	Account	Paid	Key
1	< APPLICATION FEE >	\$80.00	41300	73528	\$80.00	AP01
1	< ENERGY CONSV PC FEE>	\$11.12	41300	73418	\$11.12	EC02
1	PLAN CHECK FEES	\$118.95	41300	73411	\$118.95	PC01
1	PLAN CHECK ADJUSTMENT	\$-7.80	41300	73411	\$-7.80	PC02
1	PLAN DEPT SM RES/CML	\$105.00	41300	77137	\$105.00	PL02

Permit Fee Calculation

Qty	Description	Fee	Fund	Account	Paid	Key
1	< APPLICATION FEE >	\$80.00	41300	73528	\$80.00	AP01
1	BUILDING PERMIT FEE	\$171.00	41300	73412	\$171.00	B001
1	COMBINATION PERMIT FEE	\$144.29	41300	73411	\$144.29	C001
1	ENERGY CONSERVATION	\$17.10	41300	73426	\$17.10	EC01
1	< ENERGY CONSV PC FEE>	\$11.12	41300	73418	\$11.12	EC02
1	STATE FEE (RESID.)	\$0.64	63010	77940	\$0.64	ST01
1	SEISMIC FEE (RESID.)	\$0.27	63085	77940	\$0.27	ST03

PUBLIC COMMENT: August 26, 2020 Agenda

From: [Philip Merten](#)
To: [Pangilinan, Marlon](#)
Cc: [Kempton, Tony](#)
Subject: [EXTERNAL] Katz Remodel and Addition CDP/SDP
Date: Friday, August 14, 2020 4:08:24 PM
Attachments: [Measuring Structure Height.png](#)
[West Elevation.png](#)
[Katz South Elevation.png](#)
[Small LogoType.png](#)

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Hello Marlin,

Would you please forward this message to all of the LJSPDABoard members in advance of Monday's meeting.

Thank you.

Phil Merten

Re: Katz Remodel and Addition CDP/SDP
2702 Bordeaux Avenue
PTS 646977

Ladies and Gentlemen of the La Jolla Shores Planned District Advisory Board,

The project designer can be commended for attempting to protect the views from neighboring properties by proposing a relatively low roof height as viewed from the street.

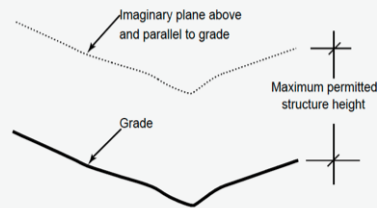
However, the south-west corner of the proposed home significantly exceeds the maximum allowed structure height. The maximum allowed *Structure Height* in the Coastal Zone is 30 feet, which according to SDMC Sec. 113.0270 (a) is measured vertically to *existing grade* or *proposed grade*, whichever is lower, directly below.

§113.0270 Measuring Structure Height

- (a) *Structure Height of Buildings and Structures* (Excluding *Fences, Retaining Walls, or Signs*)
- (1) The maximum permitted *structure height* is specified in the applicable zone and defines the upper limits of the *building envelope* for a *premises*. It is measured vertically from the *existing grade* or *proposed grade*, whichever is lower, to form an imaginary plane that is *parallel to grade*, below which all buildings and *structures* must be located, except as otherwise described in 113.0270(a)(4). This is illustrated in Diagram 113-02JJ.

Diagram 113-02JJ

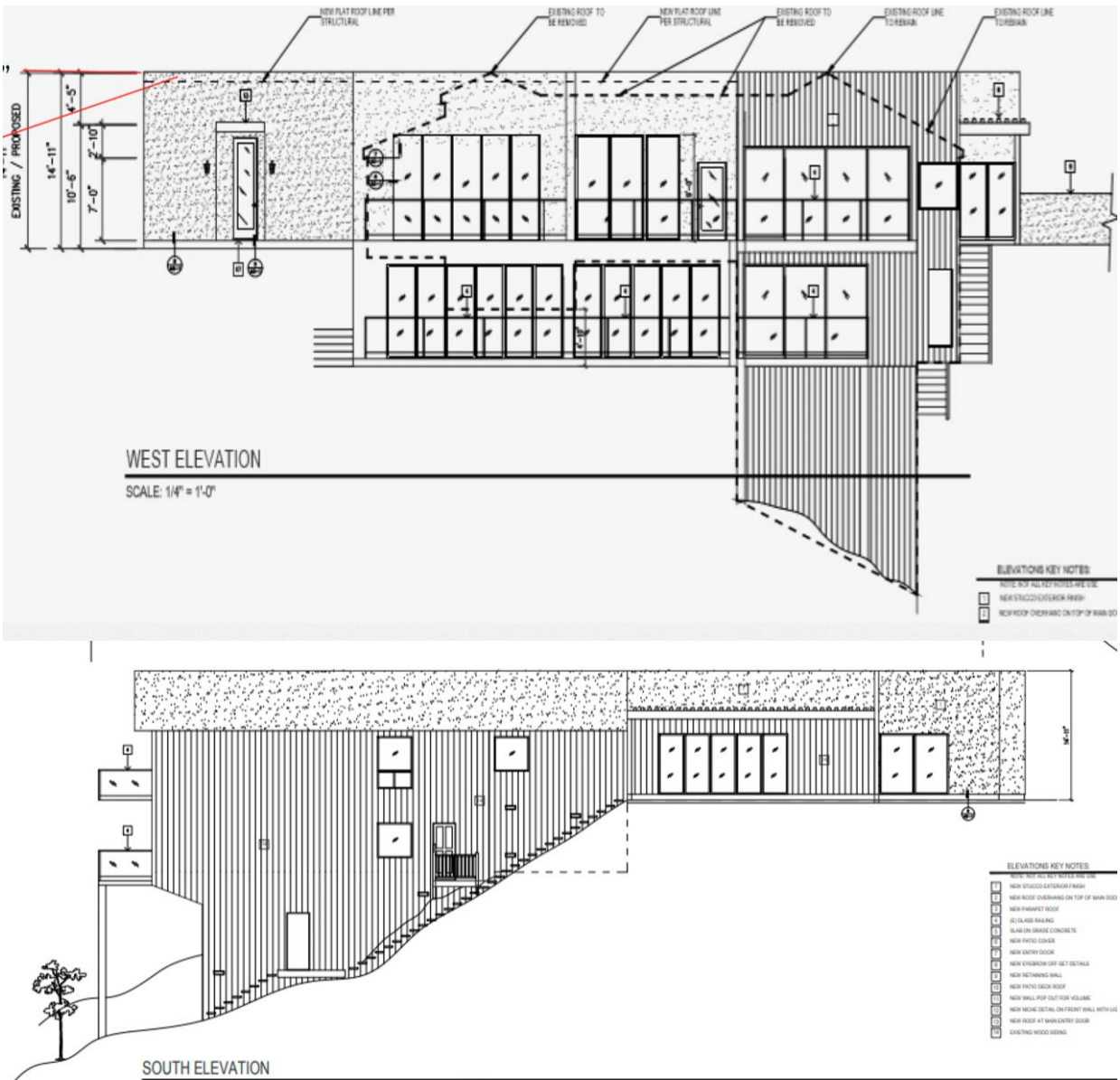
Maximum Permitted Structure Height



The purpose of the imaginary height limit plane above grade is so that structures are designed to step down and follow the contour of sloping hillside sites.

No roof elevations or floor elevations are shown on the presentation drawings. However, according the West and South Elevation drawings below, the roof at the south west corner of the home is roughly 40 feet above grade directly below; where the maximum allowed height is just 30 feet.

PUBLIC COMMENT: August 26, 2020 Agenda



Thank you for your consideration of this significant issue.

Regards,

Phil Merten



PHILIP A. MERTEN AIA ARCHITECT
TEL 858-459-4756
[E-mail: Phil@MertenArchitect.com](mailto:Phil@MertenArchitect.com)

PUBLIC COMMENT: August 26, 2020 Agenda

From: [Dr Howard Katz](#)
To: [Pangilinan, Marlon](#)
Subject: Re: PUBLIC COMMENT: Fw: [EXTERNAL] Katz Remodel and Addition CDP/SDP
Date: Monday, August 17, 2020 10:57:53 AM
Attachments: [Measuring Structure Height.png](#)
[West Elevation.png](#)
[Katz South Elevation.png](#)
[Small LogoType.png](#)
[SW roof.docx](#)

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

Hi Marlon

This is existing since built in 1960's. However 6 feet of the existing southwest corner roof overhang was removed due rot.

See attachment

From: Pangilinan, Marlon <MPangilinan@sandiego.gov>
Sent: Monday, August 17, 2020 4:32 PM
To: Dr Howard Katz <hkatz4@hotmail.com>
Subject: PUBLIC COMMENT: Fw: [EXTERNAL] Katz Remodel and Addition CDP/SDP

Hi Howard,

FYI - Here is some public comment received on your project which was forwarded to the Advisory Board. See below.

Marlon I. Pangilinan
Senior Planner
Planning Department
619.235.5293
mpangilinan@sandiego.gov

From: Philip Merten <Phil@MertenArchitect.com>
Sent: Friday, August 14, 2020 4:08 PM
To: Pangilinan, Marlon <MPangilinan@sandiego.gov>
Cc: Kempton, Tony <KemptonT@sandiego.gov>
Subject: [EXTERNAL] Katz Remodel and Addition CDP/SDP

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

Hello Marlin,

PUBLIC COMMENT: August 26, 2020 Agenda

Would you please forward this message to all of the LJSPDABoard members in advance of Monday's meeting.

Thank you.

Phil Merten

Re: **Katz Remodel and Addition CDP/SDP**

2702 Bordeaux Avenue

PTS 646977

Ladies and Gentlemen of the La Jolla Shores Planned District Advisory Board,

The project designer can be commended for attempting to protect the views from neighboring properties by proposing a relatively low roof height as viewed from the street.

However, the south-west corner of the proposed home significantly exceeds the maximum allowed structure height. The maximum allowed *Structure Height* in the Coastal Zone is 30 feet, which according to SDMC Sec. 113.0270 (a) is measured vertically to *existing grade* or *proposed grade*, whichever is lower, directly below.

San Diego Municipal Code
(2-2018)

Chapter 11: Land Development Procedures

§113.0270 Measuring Structure Height

(a) **Structure Height of Buildings and Structures** (Excluding Fences, Retaining Walls, or Signs)

(1) The maximum permitted *structure height* is specified in the applicable zone and defines the upper limits of the *building envelope* for a *premises*. It is measured vertically from the *existing grade* or *proposed grade*, whichever is lower, to form an imaginary plane that is parallel to *grade*, below which all buildings and *structures* must be located, except as otherwise described in 113.0270(a)(4). This is illustrated in Diagram 113-02JJ.

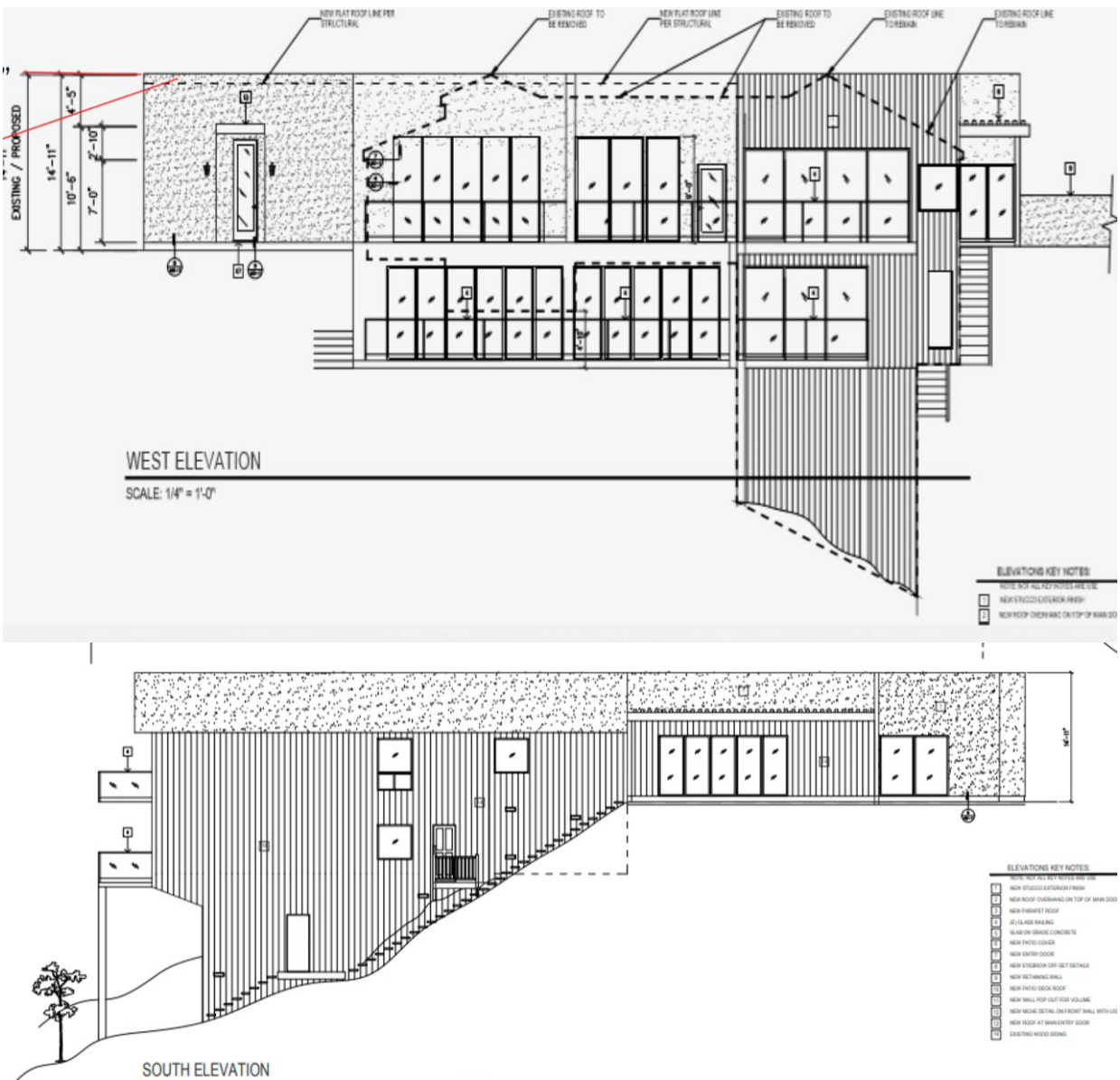
Diagram 113-02JJ
Maximum Permitted Structure Height

The diagram illustrates the measurement of maximum permitted structure height on a sloping site. It shows a cross-section of a hillside with a solid line representing the ground surface, labeled 'Grade'. A dashed line, parallel to the grade, represents an 'Imaginary plane above and parallel to grade'. A vertical line with arrows at both ends indicates the 'Maximum permitted structure height' from the grade to the imaginary plane.

The purpose of the imaginary height limit plane above grade is so that structures are designed to step down and follow the contour of sloping hillside sites.

PUBLIC COMMENT: August 26, 2020 Agenda

No roof elevations or floor elevations are shown on the presentation drawings. However, according the West and South Elevation drawings below, the roof at the south west corner of the home is roughly 40 feet above grade directly below; where the maximum allowed height is just 30 feet.



Thank you for your consideration of this significant issue.

Regards,

Phil Merten



PUBLIC COMMENT: August 26, 2020 Agenda

PHILIP A. MERTEN AIA ARCHITECT
TEL 858-459-4756
[E-mail: Phil@MertenArchitect.com](mailto:Phil@MertenArchitect.com)

