



PO Box 889, La Jolla, CA 92038

<http://www.LaJollaCPA.org>

Voicemail: 858.456.7900

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President: Tony Crisafi

Vice President: Rob Whittemore

Treasurer: Jim Fitzgerald

Secretary: Dan Allen

La Jolla Community Planning Association

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

Thursday, 5 January 2012

***D R A F T* AGENDA – REGULAR MEETING**

6:00p

1. Welcome and Call To Order: **Tony Crisafi**, President
2. Adopt the Agenda
3. **Meeting Minutes Review and Approval:** 3 Nov 2011
4. **Elected Officials Report** – Information Only
 - A. Council District 2 – Councilmember Kevin Faulconer
Rep: **Katherine Miles**, 619.236.6622, kmiles@san Diego.gov
 - B. Council District 1 – Councilmember Sherri Lightner
Rep: **Erin Demorest**, 619.236.7762, edemorest@san Diego.gov
5. Ratify Myrna Naegle as LJS PRC Committee member, nominated by LJS Association
6. **Non-Agenda Public Comment**
Issues not on the agenda and *within LJCPA jurisdiction*, two (2) minutes or less.
 - A. UCSD - Planner: **Anu Delouri**, adelouri@ucsd.edu, <http://commplan.ucsd.edu/>
7. **Non-Agenda Items for Trustee Discussion**
Issues not on the agenda and *within LJCPA jurisdiction*, two (2) minutes or less.
8. Officer's Reports
 - A. **Secretary**
 - B. **Treasurer**
9. **President's Report**
 - A. Ad Hoc Committee on Bylaws Report by Phil Merten, Chair
 - B. Whitney Lawsuit update
 - C. Trustee Elections

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 reconsideration and full discussion.***

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

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

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

PRC – LJ Shores Permit Review Committee, Chair Helen Boyden, 4th Tues, 4pm

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

A. 8440/8450 Whale Watch Way

PRC ACTION: Motion to approve the Coastal Development Permit (CDP) and the site development permit (SDP) for the project as presented to the committee. 6-0-1

8440/8450 Whale Watch Way - CDP and SDP for demolition of two existing SFRs and construction of a 10,755 sq ft, two story SFR with portions of lower level subterranean garage defined as basement on a 40,207 sq ft lot straddling the lotline.

B. Yaz Easement Vacation

DPR ACTION: Motion that findings can be made for a Sewer Easement Vacation and Coastal Development Permit at 310 (and 318) Dunemere Drive . 7-0-1

310 Dunemere Dr. - Sewer Easement Vacation and CDP to re-route a 1929 sewer lateral from under a house to under a walk way between two houses, both to be served by new lateral.

C. Miller Residence

DPR ACTION: Motion that findings can be made for a Coastal Development Permit to demolish existing residence and construct a 4,093 SF single family residence on a 0.16 acre site at 440 Belvedere Street. 3-1-1

440 Belvedere Street - Coastal Development Permit to demolish existing residence and construct a 4,093 SF single family residence on a 0.16 acre site at

D. Sea Ridge Custom Residence

DPR ACTION: Motion that findings can be made for a Coastal Development Permit and Site Development Permit to construct a two-story 7,858 SF single-family residence plus a basement (10,454 SF of habitable space). 4-3-1

427 Sea Ridge Drive - CDP and SDP to construct a two-story approximately 7,858 SF single family residence plus a basement (approximately 10,454 SF of habitable space).

E. Ariza Residence

DPR ACTION: Motion that findings can be made for a Coastal Development Permit to demolish existing residence and construct a 5,660 two-story single-family residence on a 0.61 acre site at 1654 Marisma Way. 4-0-1

1654 Marisma Way - Coastal Development Permit to demolish existing residence and construct a 5,660 two-story single family residence on a 0.61 acre site

11. REPORTS FROM OTHER ADVISORY COMMITTEES - Information only

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

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

C. COMMUNITY PLANNERS COMMITTEE – Meets 4th Tues, 7p, 9192 Topaz Way

**Time
Certain:
6:30p**

- 12. Avenida de la Playa Infrastructure Replacement Project – Action item**
Replace and realign approximately 1300 linear feet of existing storm drain and upgrade the existing outfall structure. In addition, approximately 1,200 linear feet of sewer main and 150 linear feet of water main will be replaced along Avenida De La Playa during the course of the project.
Presenting: Bill Harris, Senior Public Information Officer, BillHarris@sandiego.gov, (858) 541-4354
Rania Amen, Senior Civil Engineer, RAmen@sandiego.gov, (619) 533-5492.
- 13. Shahbaz Residence – Applicant defers to Feb. 2012**
6412 Avenida Manana - Coastal Development Permit to demolish an existing 3,869 sf residence and construct an 7,884 sf two story single family residence and an attached 3 car garage on a .57 acre site
DPR ACTION (OCT 2011): Findings can be made for a Coastal Development Permit to demolish an existing 3,869 sf residence and construct a 7,884 sf two story single-family residence and an attached 3-car garage on a 0.57-acre site. 4-1-2
- 14. Valet Parking Public review processing – Action Item**
Whether to author letter by PDO stating the shortcoming of city processing of Valet Parking – example project: 7979 Ivanhoe Valet Parking
- 15. Urban Agriculture LDC Amendments**
City-wide Land Development Code amendments supporting urban agriculture to further the goal of improving access to healthy, local & sustainable foods.
See: <http://www.sandiego.gov/development-services/industry/landdevcode.shtml#projectsOpen>
Presenting: Joe LaCava

**Time
Certain:
9:00p**

- 16. Adjourn** to next Regular Monthly Meeting, Feb. 2, 2012, 6:00 pm

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La Jolla Community Planning Association

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

Thursday, 1 December 2011

D R A F T MINUTES – REGULAR MEETING

Present: Dan Allen, Cynthia Bond, Tom Brady, Laura DuCharme-Conboy, Michael Costello, Dan Courtney, Tony Crisafi, Jim Fitzgerald, Orrin Gabsch, Joe LaCava, David Little, Tim Lucas, Nancy Manno, Phil Merten, Cynthia Thorsen, Rob Whittemore.

Absent: Devin Burstein, Ray Weiss.

1. Welcome and Call To Order: Tony Crisafi, President, at 6:02 PM

2. Adopt the Agenda

President Crisafi noted that the Pelberg Residence would be heard as Item 18 and not under the Consent Agenda (Item 9); it had been shown both places in the posted Agenda.

Approved Motion: Motion to adopt the Agenda as revised, (Manno/Fitzgerald, 14-0-1).

In favor: Allen, Bond, Brady, Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Little, Manno, Merten, Thorsen, Whittemore.

Abstain: Crisafi.

3. Meeting Minutes Review and Approval – 3 November 2011

Trustee La Cava had submitted to the Secretary edits concerning his remarks and correction to the motion on Hennessey's sidewalk café (Item 13); **Trustee Merten** asked for a clarification to be added to his comments on Hennessey's sidewalk café.

Approved Motion: Motion to approve the Minutes of 3 November 2011 as revised, (Courtney /Fitzgerald, 14-0-1).

In favor: Allen, Bond, Brady, Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Little, Manno, Merten, Thorsen, Whittemore.

Abstain: Crisafi.

4. Elected Officials Report - Information Only

A. Council District 2 - Councilmember Kevin Faulconer

Rep: Katherine Miles, 619.236.6622, kmiles@sandiego.gov

Ms. Miles was not present.

B. Council District 1 - Councilmember Sherri Lightner

Rep: Erin Demorest, 619.236.7762, edemorest@sandiego.gov

Ms. Demorest reported that the Councilmember's office continues the pothole "roundup"; a City economic development committee was being formed, and suggestions are welcome.

Trustee Costello asked about compatibility of street lighting with astronomical research. **Trustee Allen** asked if there was progress on Torrey Pines Road traffic management actions. She reported that the VCalm[®] signs should be in place in February and the timeline for Segment 4 of the TPR Plan, which includes the retaining wall work, is coming soon. She added that tree trimming and roadside weed management on La Jolla Parkway was ongoing.

5. Non-Agenda Public Comment – Issues not on the agenda and within LJCPA jurisdiction, two (2) minutes or less.

A. UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, [http:// physicalplanning.ucsd.edu](http://physicalplanning.ucsd.edu)

Ms. Delouri provided written updates on campus development projects and for further information referred to the website physicalplanning.ucsd.edu; She noted the last newsletter is mostly about development on the Scripps Institution of Oceanography campus.

General Public Comment

Phyllis Minick announced that the Coastal Commission is considering an application by the City for a year-around rope limiting access to the beach and ocean at Children's Pool. The Coastal Commission's meeting on this issue is 11-13 January. She encouraged the public to send letters objecting.

Clint Carney introduced himself as part of a project outreach team for water main replacement along Via Rialto. The project will run from February to June. He is coordinating with the Colony Hill Home Owners' Association. He asked to be on the January LJCPA agenda.

Esther Viti announced that the Nell Carpenter Beautification Committee continues to conduct a volunteer community cleanup each Saturday from 9 to 12AM; volunteers meet in front of the Athenaeum on Wall Street.

6. Non-Agenda Items for Trustee Discussion

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

Trustee Whittemore said he was asked to give an update on the issue of the application of City-wide Floor Area Ratios (FARs) in the La Jolla Shored Planned District. He had been told by Councilmember Lightner advising that her staff was working on it. **Trustee Little** asked if the City Attorney's office was involved. No formal opinion has been provided. **Trustee Whittemore** suggested a meeting with Development Services Department Director Kelly Boughton. All relevant local community organizations support the City confirming the application of the FARs in La Jolla Shores.

Trustee Courtney said he had been approached by property owners in the area to ask for an update on the safety improvements pending on Torrey Pines Road.

7. Officer's Reports

A. Secretary: Dan Allen

Trustee Allen stated that if one wants his or her attendance recorded today, he or she can sign-in at the back of the room. There are two sign-in lists: one for LJCPA members and one for non-members. LJCPA is a membership organization open to La Jolla residents, property owners and local businesspersons at least 18 years of age. This is a meeting of the Trustees, who are elected by the LJCPA members. By providing proof of attendance you maintain membership and become eligible for election as a Trustee. Eligible non-members wishing to join the LJCPA must have recorded attendance for one meeting and must submit an application, copies of which are available from **Trustee Thorsen** and on-line at our website: www.lajollacpa.org. Persons are entitled to have attendance recorded without signing-in and such case must provide the Secretary before the end of the meeting a piece of paper with printed full name, signature and a statement asking attendance be recorded.

B. Treasurer: Jim Fitzgerald

November Beginning Balance: \$190.79 + Income \$139.32 – Expenses \$116.25 = Ending Balance: \$213.86.
Expenses include Agenda printing and telephone expenses.

Trustee Fitzgerald commented on the special generosity of the Membership and Trustees 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.

8. President's Report – Action Items Where Indicated

A. Dale Naegle's passing

President Crisafi related expression gratitude from Dale's wife Myrna for this remembrance; he read testimonials from friends to Dale's dedication to his career and to the La Jolla community.

B. Community Planners Committee - No action items

C. 8490 Whale Watch Way – City Council hearing date not set until 12/6/11, tentatively 1/10/12 or 1/17/12

D. Ad Hoc Committee on Bylaws – Action Item

Ratify appointment of Ad Hoc Committee to update bylaws for adoption by membership at the March 2012 membership meeting.

Approved Motion: Motion to Ratify appointment an Ad Hoc Committee on Bylaws; members to be: Phil Merten, Chair, Mike Costello, Vice Chair, Laura DuCharme Conboy, Joe LaCava, Tim Golba, Tony Crisafi, Mark Lyon and Rob Whittemore, (Gabsch/LaCava, 14-0-2).

In favor: Allen, Bond, Brady, Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Lucas, Manno, Merten, Thorsen, Whittemore.

Abstain: Crisafi, Little

Trustee Little indicated his reason to abstain is, "Not vetted by CPA Board nor have Trustee opportunity to approve each appointed member"

E. Elections Committee

President Crisafi asked for volunteers among the Trustees to e-mail him.

9. 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 reconsideration and full discussion. Items pulled from this Consent Agenda are automatically trailed to the next CPA meeting.

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

DPR – Development Permit Review Committee, 2nd & 3rd Tues, 4pm

PRC – LJ Shores Permit Review Committee, Chair Helen Boyden, 4th Tues, 4pm

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

A. Stedman Residence

DPR ACTION: Findings can be made for a Coastal Development Permit and Site Development Permit for Environmentally Sensitive Lands to demolish existing residence and construct a 12,379 SF single family residence and guest quarters on a 1.61 acres site at 9030 La Jolla Shores Ln, 5-0-0.

9030 La Jolla Shores Lane – CDP & SDP for Environmentally Sensitive Lands to demolish existing residence and construct a 14,800 SF single family residence and guest quarters on a 1.61 acres site.

B. Weintraub LL Adjustment

DPR ACTION: Findings can be made for a Coastal Development Permit and Lot Line Adjustment Parcel map at 321 San Colla Street and 334 Ricardo Place, 7-0-1.

321 San Colla St & 334 Ricardo Pl - CDP and Lot Line Adjustment Parcel map at 321 San Colla Street and 334 Ricardo Place.

Approved Motion: Motion to accept the recommendations of the Development Permit Review Committee: (A) Stedman Residence: Findings can be made for a Coastal Development Permit and Site Development Permit for Environmentally Sensitive Lands to demolish existing residence and construct a 12,379 SF single family residence and guest quarters on a 1.61 acres site at 9030 La Jolla Shores Ln., and (B) Weintraub LL Adjustment: Findings can be made Coastal Development Permit and and Lot Line Adjustment Parcel map at 321 San Colla Street and 334 Ricardo Place, and to forward the recommendations to the City, (Merten/Fitzgerald, 15-0-1).

In favor: Allen, Bond, Brady, Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Little, Lucas, Manno, Merten, Thorsen, Whittemore.
Abstain: Crisafi.

10. Reports from Other Advisory Committees - Information only

- A. La Jolla Community Parking District Advisory Board** – Inactive
- B. Coastal Access and Parking Board** - Meets 1st Tues, 4pm, La Jolla Recreation Center
- C. Community Planners Committee** – Meets 4th Tues, 7pm, 9192 Topaz Way, San Diego
- D. La Jolla Parks & Beaches, Inc.** – Meets 4th Mon, 4pm, La Jolla Recreation Center

11. Ad Hoc Committee on Operating Procedures – Action item

Ad Hoc Action: Consideration to adopt Ad Hoc Committee's recommendations #2 & #3, listed below.
See Procedures created by the ad hoc committee attached to this agenda.

Aug 2011 Recommendations:

2. The ad hoc committee recommends that the LJ Community Planning Association eliminate the policies of January 8, 2009 and March 6, 2008, and leave it to the Community Joint Committees and Boards to develop their own policies and procedures. (Boyden/Conboy 5/0/0).

3. The ad hoc committee recommends that the LJ Community Planning Association eliminate the policy of January 4, 2009, and leave it to the Community Joint Committees and Boards to develop their own policies and procedures. (Whittemore/LaCava 4/1/0).

Trustees discussed whose bylaws must be approved by whom between the LJCPA, its committees and the City. The distinction between bylaws and operating procedures was elaborated.

Failed Motion: Motion to adopt Ad Hoc Committee on Operating Procedures' recommendations #2, (LaCava/Merten, 0-15-1).

Oppose: Allen, Bond, Brady, Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Little, Lucas, Manno, Merten, Thorsen, Whittemore.
Abstain: Crisafi.

Approved Motion: Motion to commit the Ad Hoc Committee on Operating Procedures' recommendations to the Ad Hoc Committee on Bylaws, (LaCava/Merten, 14-0-2).

In favor: Allen, Bond, Brady, Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Little, Lucas, Manno, Thorsen, Whittemore.
Abstain: Crisafi, Merten.

12. 7401 La Jolla Blvd. Mixed Use – Action item

7401 La Jolla Blvd - CDP and SDP to construct a mixed use building with 5,400 sf commercial space and a 4,600 sf single-family residence on a vacant 0.23-acre site.

PDO ACTION (OCT 2011): The project as presented conforms to the PDO. 7-0-0

DPR ACTION (OCT 2011): Findings can be made for a Coastal Development Permit and Site Development Permit to construct a mixed use building, 5,200 sf commercial and 5,080 sf residential, 7,070 sf underground garage (13 spaces) on a vacant 0.23-acre site. 5-0-2

Tony Crisafi, architect for the applicant presented, the second floor will be two residential units at 5,080 sf, not one at 4,600, as described in the agenda; Trustee Little discussed the point of using finished grade for measuring Proposition D height; **Trustee Lucas** asked about parking. No member of the public spoke.

At this point (7:12 PM) President Crisafi left the room. Treasurer Fitzgerald assumed the chairmanship of the meeting.

Approved Motion: Motion to accept the recommendations of the Development Permit Review Committee and the Planned District Ordinance Committee: 7401 La Jolla Blvd. Mixed Use: Findings can be made for a Coastal Development Permit and Site Development Permit to

construct a mixed use building with 5,400 sf commercial, 5,080 residential and 7,070 sf underground garage on a vacant 0.23-acre site, (Costello/Manno, 12-2-1).

In favor: Allen, Bond, Brady, Conboy, Costello, Courtney, Fitzgerald, Gabsch, Lucas, Manno, Merten, Thorsen,
Opposed: LaCava, Little.
Abstain: Whittemore.
Recused - out of room: Crisafi.
Trustee Whittemore

At this point (7:14 PM) President Crisafi returned to chair the meeting.

13. On Street Parking – Pulled from Consent at October meeting, Action item

Consideration of Draft of City Council Policy relating to On-Street Parking
T&T ACTION (Sept 2011): See attached draft minutes for approved motions.

This item was presented by **Trustee Brady** representing the Traffic & Transportation Board. **Trustees LaCava** and **Gabsch** spoke in favor of the proposed motion.

Approved Motion: Motion to support adoption of a draft City Council policy establishing a consistent practice throughout the City soliciting community input on Installation, Modification or Removal of On-Street Parking Zones. Specifically, that such policy include the following language: "It is the policy of the Council that any request for the installation, modification or removal of an On-Street Parking zone shall be presented to the appropriate community planning group(s) for approval. If those community planning group(s) make a recommendation concerning a request,, that recommendation shall be included in the final recommendation presented by the Traffic Engineer and considered by the appropriate decision manager as an additional factor in granting, denying or modifying the request", (LaCava/Thorsen, 15-0-1).

In favor: Allen, Bond, Brady, Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Little, Lucas, Manno, Merten, Thorsen, Whittemore.
Abstain: Crisafi.

14. Shahbaz Residence – Deferred to January by Applicant

6412 Avenida Manana - Coastal Development Permit to demolish an existing 3,869 sf residence and construct an 7,884 sf two story single family residence and an attached 3 car garage on a 0.57 acre site,
DPR ACTION (OCT 2011): Findings can be made for a Coastal Development Permit to demolish an existing 3,869 sf residence and construct a 7,884 sf two story single-family residence and an attached 3-car garage on a 0.57-acre site, 4-1-2.

15. La Jolla Concours d'Elegance – Action Item

Scripps Park / Street Closure March 31st – April 1st

T&T ACTION (OCT 2011): Motion to approve street closure only as per the previous year, 8-1-0.

Michael Dorvillier, chair of the event, presented the plans for the eight annual auto show, formerly the La Jolla Motor Car Classic, to be held at Scripps Park, Sunday 01 April 2012. The event is organized by the La Jolla Historical Society for the benefit of the Society and for the Monarch School, which is a charity for homeless children located in San Diego. This year there will be a physical extension of the show southward on Girard as an effort to involve more local retail merchants and hotels. Also, a portion of the show will be free to the public.

Rosmary Murrieta of the La Jolla Village Merchants Association expressed their active support of the event.

John Bolthouse, the Historical Society's executive director, discussed costs and revenues from last year.

President Crisafi noted that he and certain other Trustees had met with the proponents of the La Jolla Concours d'Elegance prior to this meeting. **Trustee Gabsch** said that closing the 7800 block of Girard was the objection that prevented T&T Board for approval of the 2012 street closures as presented. **Mr. Dorvillier** assured they are not now proposing that closure. Concerning affected merchants, they contacted them, and he provided a handout with 63 signatures indicating support. Trustees discussed the increase entry fee, parking issues, advisability of shuttle service and priority for local businesses (particularly food services) over competitors from outside the community to participate at the event. **Trustee Little** was concerned about the global problem of private use of public spaces. **Sally Miller** commented on handicap access and parking.

Approved Motion: Motion to approve the street closures, as presented, on 31 March and 01 April 2012, (Conboy/Courtney, 14-1-1).

In favor: Allen, Bond, Brady, Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Lucas, Manno, Merten, Thorsen, Whittemore.

Opposed: Little.

Abstain: Crisafi.

At this point the sequence of the agenda was modified to hear Item 18

18. Pelberg Residence SCR – Action Item

8335 Camino del Oro - SCR to CDP #175251 and SDP #525867. Modifications to the project reduce the overall square footage from 4,600 sf to 4,100 sf while staying in the footprint of the originally approved design. FAR reduced from 0.75 to 0.65 and lot coverage reduced from 45% to 34%.

PRC ACTION (NOV 2011): Project presented to the committee is in substantial conformance with the previously approved Coastal Development Permit #175251 and Site Development Permit #525867. 4-1-1

Paul Benton, architect for the applicant presented; **Peggy Davis**, said she understood that the applicant had met with those who had raised an objections earlier and resolved their issues; neighbor **Mrs. Patridge** stated she had not received notice, but **Mr. Benton** showed that she had been sent the mailing.

Approved Motion: Motion to accept the recommendation of the LJ Shores Permit Review Committee: Pelberg Residence SCR: The project presented to the committee is in substantial conformance with the current approved Coastal Development Permit #175251 and Site Development Permit #525867, and with the Municipal Code and the Community Plan in force at the times the original permits were issued, and to forward the recommendation to the City. (Costello/Fitzgerald, 15-0-1).

In favor: Allen, Bond, Brady, Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Little, Lucas, Manno, Merten, Thorsen, Whittemore.

Abstain: Crisafi.

At this point the sequence of the agenda was restored to hearing Item 16

16. Valet Parking Public review processing – Action Item

Whether to author letter by PDO stating the shortcoming of city processing of Valet Parking – example project: 7979 Ivanhoe

Approved Motion: Motion to table for consideration at the next meeting, (Costello/Fitzgerald, 15-0-1).

In favor: Allen, Bond, Brady, Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Little, Lucas, Manno, Merten, Thorsen, Whittemore.

Abstain: Crisafi.

17. Urban Agriculture LDC Amendments

City-wide Land Development Code amendments supporting urban agriculture to further the goal of improving access to healthy, local & sustainable foods.

See: <http://www.sandiego.gov/development-services/industry/landdevcode.shtml#projectsOpen>

Trustee LaCava presented referring to material in the Trustees' package; **Trustee Costello** provided a handout in which he enumerated concerns about animal oversight, need for continuous attention, accumulation of manure and slaughtering. **Laura Hershey** and **Diane Bush**, a beekeeper, spoke in favor of urban agriculture. A discussion ensued with a surprising number of Trustees reminiscing about life on the farm.

This item is continued to next month.

19. Adjourn at 8:56 PM. Next Regular Monthly Meeting, 5 January 2012, 6:00 pm.

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

COMMITTEE REPORT
FOR
DECEMBER 2011

12/13/2011 Present: Benton (Chairman), Collins, Ducharme-Conboy, Costello, Hayes, Kane, Liera, Merten
12/20/2011 Present: Benton (Chairman), Collins, Costello, Liera, Thorsen

1. NON-AGENDA PUBLIC COMMENT 12/20/11 (12/13/11 NONE)

Thorsen: Looked up the 417 Sea Ridge project on the web. It is listed as a short-term rental, daily, weekly, monthly. Currently there is no Municipal Code Ordinance that covers this, although many coastal cities now have one. Would like to have this on the Agenda for the DPR to discuss.

Angeles: The LJ CPA should address this, and send a letter to the City Attorney. In the past, the City did not allow rentals less than 30 days.

Costello: The Hennessey railing project has been appealed by LJCPA. The City issued a permit to remove two trees, conditioned on replacing them with two Magnolias. The trees were removed but only one replaced (with a small tree). This created space for the proposed outdoor rail enclosed sidewalk dining. LJ Merchant's Association may want to join in appeal.

2. PRELIMINARY REVIEW 12/13/11

Project Name:	YAZ EASEMENT VACATION	Permits:	CDP & Sewer Easement Vacation
	310 Dunemere Drive	DPM:	Glenn Gargas 619-446-5142
Project #:	PO#256349		ggargas@sandiego.gov
Zone:	RS-1-7	Applicant:	Joy Christensen
Scope of Work:			858-271-9901

(Process 5) Sewer Easement Vacation and Coastal Development Permit at 310 Dunemere Drive in the RS-1-7 Zone within the La Jolla Community Plan, Coastal Overlay (appealable), Coastal Height Limit.

APPLICANT PRESENTATION 12/13/11 (Tony Christensen):

The City asks that sewer be abandoned and that the easement be vacated. Private agreement between owners of 310 & 318 Dunemere. The project is to re-route a 1929 sewer lateral from under a house to under a walk way between two houses, both to be served by new lateral.

SUBCOMMITTEE MOTION 12/13/11:

(Hayes/Merten 8-0-0) Motion to combine preliminary and final reviews.

In Favor: Benton, Collins, Ducharme, Costello, Hayes, Kane, Liera, Merten
Oppose: 0
Abstain: 0
MOTION PASSES

SUBCOMMITTEE MOTION 12/13/11:

(Hayes/Ducharme 7-0-1) Motion that findings can be made for a Sewer Easement Vacation and Coastal Development Permit at 310 (and 318) Dunemere Drive .

In Favor: Collins, Ducharme, Costello, Hayes, Kane, Liera, Merten
Oppose: 0
Abstain: Benton, as Chair
MOTION PASSES

3. PRELIMINARY REVIEW 12/13/11, FINAL REVIEW 12/20/11

Project Name: **MILLER RESIDENCE**
 440 Belvedere Street
 Project #: PO#253451
 Zone: RS-1-7
 Scope of Work:

Permits: CDP
 DPM: Jeanette Temple
 jtemple@sandiego.gov
 Applicant: Bill Metz 619-276-1885

(Process 2) Coastal Development Permit to demolish existing residence and construct a 4,093 SF single family residence on a 0.16 acre site at 440 Belvedere Street in the RS-1-7 Zone within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Parking Impact, Residential Tandem Parking, Transit Area.

APPLICANT PRESENTATION 12/13/11 (Bill Metz):

Currently, there are two residences on the lot access from Belvedere and Fern Glenn, no rear yard, two “fronts”. Proposed single-family residence, one and two level, with basement. Single access. FAR = .569, .57 allowed.

Please provide for FINAL REVIEW:*Applicant Response in italics.*

- a. Provide an overlay showing current and proposed footprints. *Done*
- b. Provide better quality drawings, larger scale, color, definitely darker lines. *Not done*
- c. Show how proposed house relates to street scape, the side yard setbacks from neighbors, how overall heights relate to neighbors, how it relates to the property on either side. *Two story houses on each side*
- d. Elevation & sections to provide the setback and height limit envelope. *Done*
- e. Provide sections that extend to both streets, show driveway, and correct visibility triangles. *Done*
- f. Verify heights by showing the envelopes on sections *Done*
- g. Provide a drawing with the parking plan, spaces. *One space in the carport, four spaces in underground garage. Will remove curb cut on Belvedere.*
- h. Send updated drawings to the Chairman’s Office (email?) for DPR Members *Not Done*
- i. Consider roof pitch increase? *Answer unclear*

DISCUSSION 12/20/11:

Charles Trossman: 1) there is no chimney? 2) concerned about sump pump into street from basement – there is no storm drain until Neptune St. Has water seepage been studied? 3) Slope of roof. Showed photographs of street damage from equipment of house construction down the street and water pooling from sump pumps.

Metz: *Produced a water quality report. Roof runoff retained on site. Water from driveway will go to sump pump, and to street.*

Liera: This is what happens with larger developments, a lot of impermeable surface, but the water has to go somewhere. We often find out after what the problems are.

Benton: Will the basement garage be waterproofed or have a drainage system? *Waterproof*

Dee Brown: Homeowner to West. House built 1928 1) there is an underground stream along Fern Glen, water seepage has caused a wood decay fungus, *Poria cocos*, infestation in her house. 2) will require constant sump pumping.

Maureen Buckley: There is flooding on Olivetas from sump pumping. Disruption of underground flow is a critical issue in neighborhood. Sump pumps keeps the new construction dry, but it affects the rest of us! French drains have been done by neighbors but don’t help, don’t work.

Liera, Collins, Costello: all commented on drainage.

Benton: noted house is 18 inches below limit, recommended house be raised 6 inches.

Liera: We need street scape photos with a photo-simulation of the new house. In Arch. School we learned that form follows function, ie don’t resort to mechanical means instead of natural ones (with reference to drainage).

Benton: there was a question about a chimney, chimneys are not required. There was a question about the roof pitch last time, we did talk about roof could it be steeper? Mr & Mrs Miller, neighbors are telling you there is a ground water problem.

SUBCOMMITTEE MOTION 12/20/11:

(Benton / Costello 3-1-1) Motion that findings can be made for a Coastal Development Permit to demolish existing residence and construct a 4,093 SF single family residence on a 0.16 acre site at 440 Belvedere Street.

In Favor: Benton, Costello, Liera

Oppose: Thorsen

Abstain: Collins

MOTION PASSES

4. PRELIMINARY REVIEW 12/13/11

Project Name:	SEA RIDGE CUSTOM RESIDENCE	Permits:	CDP & SDP
	427 Sea Ridge Drive	DPM:	Jeanette Temple 619-446-5245
Project #:	PO#253451		jtemple@sandiego.gov
Zone:	RS-1-7	Applicant:	Chris deGregorio 858-459-3769

Scope of Work:

Coastal Development Permit and Site Development Permit to construct a two-story approximately 7,858 SF single-family residence plus a basement (approximately 10,454 SF of habitable space). The 16,890 SF site is located at 427 Sea Ridge Drive, in the RS-1-7 Zone, Coastal Overlay (appealable), Coastal Height Limit, Parking Impact.

APPLICANT PRESENTATION 12/13/11 (CA Marengo):

Same project as approved in 2004. Not constructed during that time, permit expired, so we have to re-file. We have our Hearing Officer Hearing (HOH) tomorrow morning 8:30. FAR = .48

There is a wide View Corridor, 22 ft, to the East side, CA Coastal Com. wants trees trimmed, neighbors don't; will trim to suit as good as possible. Process two. Setback on East is wide, West is only 4 ft. Two story house with basement. Two driveway cuts separated by 150 ft with two, two car garages. Four parking spaces. 7,948 sq ft. Fence is 75% open in front, 3 ft solid, 3 ft open.

DISCUSSION 12/13/11:

DuCharme: your roof eave extends into the side yard sloping envelope on the West side. **Marengo:** *changed and signed drawing to correct.*

Dr. Mark Recknic: This project goes to the HOH tomorrow. 1) Permit expired. It should go to the full LJCPA first! It needs a full Committee Review 2) The process is short-circuited. 3) This property is being used as a hotel now. 4) Looks like a vacation rental and a) needs to pay Transient Occupancy Tax, b) needs a hotel license. 5) This is changing our neighborhood from residential.

Liera: This can also be internally divided and made into a multi-family residence. This is something is has happened recently, this is changing our neighborhoods.

Kane: This is spot zoning change to allow daily/weekly vacation rentals in residential zones. Com. Plan should address this issue. It is a change of Community Character.

DuCharme: neighborhoods change and morph, we have to accept neighborhoods change. We shouldn't be concerned about what happens to property later. If there is a problem, call Code enforcement.

Costello: This street has four short term vacation rentals, or corporate retreat rentals. Four to six or eight cars will pull up and people stay for a week or weekend. Then we have two party houses that are rented for one night to one-weekend parties. They have non-permitted valet parking that takes up all the on street parking. These retreats and parties are noisy and don't belong in RS-1, they are businesses. These houses are otherwise unoccupied. The problem is not simply theoretical, but actually occurring.

Dr. Annelese Kapteina: Why when they live on the ocean, why take away all the view of their neighbors and everyone else?

Marylynn Hyde: Concerned about Bulk & Scale. Concerned about large lots and basements on unstable filled lots.

Ducharme: why does this only go to the HOH tomorrow? *Timing with permit issues and extension of time.*

Benton: Should we have a straw vote? You are going to the HOH tomorrow? *Right.* Mr. Marengo's and my recollection about events and timing are different.

DuCharme: Will you come back next week? *If you ask me to.*

Kane: what good is that? *Don't know.*

Marengo: The Structural Permit is about to expire. The Coastal Permit expired.

Merten: If we make this a Final, whatever our decision is the CPA President has it within his power to appeal the HOH decision tomorrow. The CPA would have to approve the appeal at the next CPA meeting. If we don't make a decision, the President can't appeal.

SUBCOMMITTEE MOTION 12/13/11:

(Benton /Hayes 8-0-0) Motion to combine preliminary and final reviews.

In Favor: Benton, Collins, Ducharme, Costello, Hayes, Kane, Liera, Merten

Oppose: 0

Abstain: 0

MOTION PASSES

Merten: I'm conflicted here, Com. Plan asks that there be more setting back of the second floor.

Costello: This is an important corner, it is on the Bike Route, LJ Scenic Route, both tourists and locals drive along here for the ocean view. You can lessen the B&S and open up the West side yard to a VC by moving some of sq ft into the vertex of the lot. You could give more VC and not lose any sq ft.

SUBCOMMITTEE MOTION 12/13/11:

(Collins/ Ducharme 4-3-1) Motion that findings can be made for a Coastal Development Permit and Site Development Permit to construct a two-story 7,858 SF single-family residence plus a basement (10,454 SF of habitable space)

In Favor: Collins, Ducharme, Hayes, Merten

Oppose: Costello, Kane, Liera

Abstain: Benton (as Chair)

MOTION PASSES

5. PRELIMINARY REVIEW 12/13/11, FINAL REVIEW 12/20/11

Project Name: **ARIZA RESIDENCE**

1654 Marisma Way

Permits: CDP

Project #: PO#28561

DPM: Jeanette Temple 619-446-5245

Zone: RS-1-2

Applicant: Carlos Perez

Scope of Work:

858-486-5345
(Process 2) Coastal Development Permit to demolish existing residence and construct a 5,660 two-story single-family residence on a 0.61 acre site at 1654 Marisma Way in the RS-1-2 Zone within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit.

APPLICANT PRESENTATION 12/13/11 (Dan Sehlborst + Carlos Perez):

An information only type courtesy review was done on Feb. 15, 2011. Applicant has solved issues of ESL with the City. Proposed new residence on the same pad. Coverage same, Configured differently, pulled back from neighbors some. Opens up a lot better from one neighbor. Two story. Just touch setback at two points. Roof material red rolled clay tile.

Chair: Very good scale. I like the way you have set it back from the street. Good that you have introduced articulated elements on the roof.

SUBCOMMITTEE MOTION 12/13/11:

(Collins/Merten 4-1-0) Motion to combine preliminary and final reviews.

In Favor: Benton, Collins, Liera, Merten

Oppose: Costello (to allow neighbors a last potential to attend a review).

Abstain: 0

MOTION FAILS

Please provide for FINAL REVIEW:

No issues are outstanding. Applicant not asked to provide any additional information. Applicant was asked to return to provide neighbors with the opportunity to attend a Review.

SUBCOMMITTEE MOTION 12/20/11:

(Collins/Chair 4-0-0) Motion to take an impaired vote and suspend rules to continue to hear Project.

In Favor: Benton, Collins, Costello, Thorsen

Oppose: 0

Abstain: 0

MOTION PASSES

SUBCOMMITTEE MOTION 12/20/11:

(Thorsen/Collins 4-0-1) Motion that findings can be made for a Coastal Development Permit to demolish existing residence and construct a 5,660 two-story single-family residence on a 0.61 acre site at 1654 Marisma Way.

In Favor: Benton, Collins, Costello, Thorsen

Oppose: 0

Abstain: Liera

MOTION PASSES

6. PRELIMINARY REVIEW 12/13/11

Project Name: **ALTMAN GARAGE SCR**

9696 La Jolla Farms Road

Permits: SCR to CDP

Project #: PO#261261

DPM: Glenn Gargas 619-446-5142

Zone: RS-1-2

Applicant: Jon Dominy
619-692-9393

Scope of Work:

Substantial Conformance Review to Coastal Development Permit for adjustment of previously entitled floor area along the eastern side of the existing residence. The project site is located at 9696 La Jolla Farms Road, Zone RS-1-2, Coastal Overlay (appealable), Coastal Height Limit Overlay.

APPLICANT PRESENTATION 12/13/11 (Jon Dominy):

Applicant purchased house, 2004, and remodeled, reduced house sq ft considerably. Changed the look of house, are going to increase garage space. The street curbs are all red, parking issues. Now, wants to add a guesthouse and parking garage, maybe 9 cars. Previously approved sq ft. Parking garage will be buried in the hillside, the guesthouse on top. There is a caretaker's house that fits, nonconforming, against the property line that will be demoed. Basically, that sq ft, along with the previously remaining comes up to the amount to be used now. There is a U shaped driveway that will be reopened, 160 ft apart. Talked to neighbor, story poles. Elevations well below limits, intensity is way away from street and is meant to out of view project. Glenn Gargas said cleared landscape, planning. Environmental, potentially, because of Chancellors House, Archeology, City is pushing them to do a full CDP. Single-family residence, they live there full time. Four acres, two lots. This is informational only. We need an additional section here. Some additional photos from street. Call Alexis when it is clear what permits the City decides you need.

La Jolla Shores Permit Review Committee Minutes

Special Meeting: Monday, December 19, 2011

1. **Non-Agenda Public Comment – 2 minutes each**

Angela Reinecke of 8279 La Jolla Scenic Drive North addressed the LJSPRC to ask what a resident could/should do when erroneous information concerning existing setbacks was supplied to reviewers by the applicant. Ms. Reinecke stated that the neighborhood setbacks within a radius of 300 feet of the Chao residence were understated by at least 4 feet. She asked whether the City respected the rules on setbacks. Phil Merten replied that the City was inconsistent and that she should file an appeal with the City of its action on the Chao residence setbacks and be prepared to supply as much authenticated information on setbacks as possible.

2. **Chair Comments**

- To date we have no information on when the Torrey Pines Road Slope Repair between Little and Roseland, southeast side of road and Avenida de la Playa/Beach Storm drain project
- Cto Bello has deferred until they make another submission to the City.
- Gaxiola has resubmitted – no contact
- LJCPA appeal of 8490 Whale Watch to the City Council will likely be held January 10 or 17, 2012
- The LJCPA approved the Pelberg SCR at its December 1 meeting. It was a full hearing.
- LJCPA Ad Hoc Committee on Bylaws Revisions was to meet on Wednesday, December 14 at 4 PM to identify and discuss potential modifications and additions to current bylaws, including incorporation of current association policies, including appeals and other procedures.
- La Jolla Shores PDO Advisory Board is to meet Tuesday, December 20 at 9:15 AM to discuss concept of single story addition to 2715 Inverness Drive; Process One, second story addition to 7835 [sic] Via Capri; and Sinclair residence at 2075 Soledad Road described below.
- Approval of minutes of 11/22/2011 subject to a correction made by Helen Boyden regarding the portion of the minutes dealing with the Hillel project. The original minutes incorrectly stated that if Phase II was approved, the temporary Hillel office now in a single-family residence at 8976 Cliffridge would revert back to an office. The correct statement is that if Phase II is approved, the temporary office contained in the house at 8976 Cliffridge will revert back to being a single family residence.

3A. **8440/8450 Whale Watch Way – 3rd hearing**

- Project No. 254765
- Type of Structure: Single Family Residence
- Location: 8440 and 8450 Whale Watch Way
- Project Manager: Glenn Gargas; 619-446-5142; ggargas@sanidiego.gov
- Owner's rep: Mark House, House & Dodge; 619-557-0575; markhouse@houseanddodge.com

Project Description: Demolition of single family residences at 8440 and 8450 Whale Watch Way; construction of new two story SFR with portions of lower level subterranean garage defined as basement; site work to include 2 driveways & curb cuts, site walls, hardscape, landscaping, site grading, fences, pool & spa. [Applicant] (demolish existing residence and construct a 10,755 square foot, two-story, single family residence on a 0.92 acre site. . . . , Coastal Overlay (non-appealable), Coastal Height Limit, [Campus]Parking Impact Overlay Zones. [City])

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

Previous Action PRC October 25; please see minutes for full discussion

Motion: Morton Second: Emerson

Project to be continued to the next committee meeting with the following additional info provided:

- Landscape plan that addresses the concerns of the public vistas – allows more views
- More street elevations renderings
- Elevations/renderings from down below including the retaining walls.

- Address the impact of this house from the public right of way.
- Request a complete materials board
- Verify project information and descriptions (height, sq footage, bedrooms)
- Delineate the height limits and datum points in the sections.
- Render in the elevations to make them more visible

Motion carries: 6-0-1; Approve: Donovan, Emerson, Lucas, Morton, Naegle, Schenck; Oppose: none; Abstain: Boyden

Previous Action November 22, Please see minutes for full discussion

Motion: Donovan **Second:** Emerson: **Continue item. Motion carries 3-2-1;** Approve: Donovan, Emerson, Lucas; Oppose: Schenck, Morton; Abstain: Boyden

Presented by Mark House:

The architects met with neighbors on the north side (Colarusso) at their home regarding the deck and landscaping that potentially hindered the view. There will be landscaping changes, including changing a camphor tree to a dwarf magnolia. The hedge along the property line will be maintained at a level of 1 foot height above the proposed deck. A rendering of the proposed structure as seen from the Colarusso house shows that the new house has a lower roof line that will not impact view.

Merten: Question regarding the wall on south property line? *Response: The wall is on the adjacent property. They will be maintaining the planting as shown in the landscaping plan on their side. The neighbors will need to maintain their side.*

Morton: Is there an elevation looking up at the property from the west (down slope)? *The elevation was shown.*

Public comment:

Tom Colarusso: Neighbor on the north: He will remove the juniper trees on their property at the front corner near the street to improve the view corridor. Their concerns about the view and on landscaping have been addressed.

Tony Crisafi representing Dr. Woolf: They are concerned about the den on the south corner of the house and whether there will be privacy issues with Dr. Woolf's house. *Response: No changes have been made to the structure since the previous presentation. From side yard, the setback on the south property line is 35' at main level, 28' at lower. There is a planter to protect privacy on lower level. The adjacent property is lower and the proposed plantings should maintain the privacy.* Crisafi: questions about the landscaping on the lower southwest corner. *Response: the plantings were described. Due to the lower topography, does not anticipate any view blockages.*

Motion: Donovan **Second:** Merten

Motion to approve the Coastal Development Permit (SDP) and the site development permit (SDP) for the project as presented to the committee. Project #254765.

Motion carries 6-0-1

Approve: Donovan, Emerson, Lucas, Merten, Morton, Schenck

Oppose: None

Abstain: Boyden (chair)

B. Salami Residence - 2712 Costebelle

- Project No. 255583
- Type of Structure: Single Family Residence
- Location: 2712 Costebelle Drive
- Project Manager: John S. Fisher; 619-446-5231; jfisher@sandiego.gov
- Owner's rep: Pablo Paredes; Pablo@paredes.com

Project Description: 3,984 square foot addition to an existing single family residence on a 0.49 acre site located at 2712 Costebelle Dr. in the Single Family Zone of La Jolla Shores Planned District [City]

Additional applicant provided text: Neighborhood containing several single family residences range from 3,000 sf to 8,000 sf. Lot sizes range from 20,000 sf to 40,000 sf. Views to the ocean are possible from most locations. See San Diego City comments for full set of issues. Major issues include possible impacts to sensitive vegetation and steep hillsides with existing rear yard improvements that may not have been properly permitted.

Seeking: Site Development Permit (SDP), possibly for Environmentally Sensitive Lands (ESL)

The plans to be reviewed are dated 12/19/11, and were submitted to the City today. The Committee discussed whether a review for the property was appropriate with the new plans and the project appearing to still be in development. It was decided that this would be a first review of the project with no final recommendation to be made.

Presented by Pablo Paredes and Tony Crisafi:

Existing house is single story. They are proposing to expand to 2 stories. The original garage will be converted into kitchen. The 3-car garage will be added on the north side. Elevations were shown along with a rendering that was not current with the latest plans. The first design will be modified to remove the central tower, have a flat gravel roof and the garage will now be the first unit in from the street and there will be no guest house to the street side of the garage, but just a guest bedroom next to the interior wall of the garage.

Morton: You show a front setback of 10'. Is that current with the neighborhood? *Response: There were neighborhood CCR's which they are researching. The setbacks vary in the neighborhood. The side setback is 6.5' (with a pinch point of 4').* **Morton:** Do you have a 300' setback survey? *R: No.*

Boyden: There are 6 rooms that qualify as bedrooms + office (may qualify as a bedroom). They are not in the Campus Impact Zone or any other parking impact zone.

Donovan: The present house is very close to the house on Costebelle Way. This design is even closer now. Have they met with the neighbor? *Response: They sent out certified letters to the owners on record per the city requirements. The house next door is rented and there are trees on the neighbor's side to help with privacy. Upstairs is the master bedroom, but the view from there is designed to look towards the ocean not the neighbor's house.*

Boyden: Area designated in community plan as a scenic overlook. Side yards should be kept clear to allow vistas. She confirmed that a proper notice had been posted on the garage.

Merten: The property owner who resides at the southeast corner of the intersection of Costebelle Drive and Esterel Drive filed a suit against the owner of a project directly across the street on Costebelle Drive, which resulted in portion of the second story being removed from the house. I would advise you to contact the property owner who filed the suit and review your plans with him. *Response: They are aware that there are sensitive building issues in the neighborhood.*

Crisafi: *They have tried to keep the 2 story segment on the north next to the 2-story house on that side.*

Morton: The existing sidewall on north side is 3' from property line and 6' high? Does the retaining wall on corner date back to the original subdivision. *Response: House is 5' below street level at that corner so it doesn't extend much beyond the street level at that point. Walls were from original house, they don't know about the original subdivision.*

Public comment:

Steve Barno 2717 Costebelle, neighbor across the street: The trees block the views, who controls them? Is this a code issue or are there no regulations? *Response: The owner, Dr. Shirazi, says that they can be removed or maintained.*

Motion: Lucas **Second:** Donovan

To continue the project and return with responses to these issues the committee would like addressed:

- Landscaping and vista issue – landscape plan
- 300' neighborhood setback survey
- Plan showing the adjacent neighboring properties to show context of house and setbacks

- Show view triangle on plans for new garage
- Determine actual number of rooms that qualify as bedrooms
- Prop D line indicated on elevations
- Do the two driveways meet the city codes?. Are they spaced far enough apart?
- Provide street elevations
- Provide a materials board
- Provide an artist's rendering
- Address concerns on the setback on northeast property line and closeness to neighbors. What is the neighbor's setback on that side?
- How does this project comply with the community plan with regards to transitions between new construction and existing construction.
- Address concerns about parking in neighborhood, especially with so many bedrooms. Show parking spaces on plans.

Motion carries: 6-0-1

Approve: Donovan, Emerson, Lucas, Merten, Morton, Schenck

Oppose:

Abstain: Boyden (chair)

C. Sinclair Residence – 2075 Soledad Road

- Project No. 259074
- Type of Structure: Single Family Residence
- Location: 2075 Soledad Avenue
- Project Manager: Jeff Peterson; 619-446-5237; japeterson@sanidiego.gov
- Owner's rep: Michael Rollins/Rollins Construction Consulting; 619-993-6003; Michael@rollinssc.com

Project Description: Demolish the existing and construct a new single family residence. The existing guest quarters will remain. [applicant]

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

Presented by Michael Rollins:

12/19/11 plans resubmission to City today.

Project overview: The entryway and gates will remain as they are. They are installing a dedicated water line (separate water meter) at the front for irrigation. There is a 60' elevation change from street to the pads below. There is existing 3-car carriage house with storage above. A recent survey shows that a corner of the carriage house was built over neighbor's property line. This will require a lot line change to be worked out with the property owners on that side. The carriage house is permitted for cars and storage only. There is a guest house that was permitted through a Coastal permit in 1975 (as the city did not have jurisdiction at the time). There are permits for all structures on the property – there are no issues of un-permitted additions. Entire site was built in 1975 and there were no environmentally sensitive lands (ESL) or slope restrictions in effect at the time. They are proposing to demolish the guest house, the main house, and the tennis court and construct a new house.

Main structure. From upslope the structure appears to be single story, but on the downslope side it is two stories. They will not disturb any of the slope areas. A 7977 sq ft main house is proposed. Current buildings: 3118 sq ft main house, 1300 sq ft guest house, 2098 sq ft carriage house.

The FAR is .19, the neighborhood average is .36.

Setbacks:

Front: 20', neighborhood average: 17'

Side: 7', neighborhood average: 7'

Rear: 76', neighborhood average 27'

- Elevation points: 154.6' lowest, 177.9' highest.
- Elevation difference from lowest to highest structure: 28.2'

- Materials shown: Flat tiles of natural stone will be used for exterior walls. Gravel roof and solar panels on the single story side of the house. This project will qualify for the sustainable expedite program. 44 panels will meet the 50% electricity generation requirement.
- There is roof area to expand to 88 panels and 100% electricity generation at a later date.
- Tennis court being demolished and new house will be part of that footprint.
- Pathway from street with stairs has been approved by planners for fire access.
- 5 rooms that qualify as bedrooms (includes dens)
- 58% landscaping

Morton: Can you describe the drainage for the property? *Response: There is an existing drainage pipe that runs under the property; that will not be changed by the new construction.*

Public comment:

Mike Furby, neighbor, Lookout Drive:

51 year resident. This site is on a blind curve. They are doubling the size of the house. Five houses have been constructed in last 3 years and there is no street parking. There is no enforcement of the firelane which is a safety issue. The blind curves and additional driveway egresses are a public safety issue. Whitman house has 3 + 3 10,000 sq ft. *Response: This is a parking impacted area. The project will have a 3 car garage, with 3 tandem in driveway, and 2 outside additional spaces.*

Committee discussion: The committee has concerns about the resolution of the carriage house and property line issues. If the carriage house needs to be removed, there will not be sufficient parking. The owner's representative has stated that there will need to be re-design if the carriage house is removed. This issue needs to be resolved before the project can be given a proper community review.

Motion: Merten **Second:** Schenck

Project be continued until such time as the carriage house and property line issue is resolved. Address concerns about site drainage and provide landscape plan.

Motion carries 6-0-0

Approve: Donovan, Emerson, Lucas, Merten, Morton, Schenck

Oppose: None

Abstain: Boyden (chair)

D. Sugarman Drive Tentative Map and Zone Change – Courtesy Review Only

- Project No. 236370
- Type of Structure: n/a
- Location: 8519 and 8527 Sugarman Drive
- Project Manager: Connie Diaz; 619-446-5130; cdiaz@saniego.gov
- Owner's rep: Alcorn & Benton Architects; 858-495-0805; lindsayclayton@sbcglobal.net

Project Description: (Courtesy Review) We are proposing subdividing two SFR lots at 8519 & 8527 Sugarman Drive by dividing each of the lots along a roughly north/south line, centered on the existing electrical easement. The lower, eastern halves of the lots would then be recombined into one lot, accessible from Gilman Drive. We are then proposing that this lot be rezoned to match that of Tract G of the La Jolla Shores PDO. The current proposal includes the development of 8 single-family housing units. No work is being done to the existing single family residences located at 8519 & 8527 Sugarman Drive. [applicant]

Seeking: Tentative Map and Zoning Change

Presented by: Lindsay Clayton, Paul Benton

The project is a lot split that will divide 2 lots into 4 then combine the lower 2 lots into single lot for development.

- These lots are bigger than existing parcels within a 300' neighborhood survey.

- 60' elevation difference between high and low part of lot.
- The Gilman Drive portion has a 5' elevation change, so is relatively flat.
- 4 units on each side of the lower lot after the split – 8 for combined lot. (10.9 is max per code).
- Preliminary study shows that this is not environmentally sensitive lands as there is fill from the grading of the Sugarman Drive portion of the lot above that was pushed off during construction.
- Part of lower lot is less than 25% grade, where most of the units will be built.
- For the portion that is greater than 25% grade near the proposed development, there is fill behind, which doesn't count as steep hillside.
- Portions of the proposed houses will be on the steeper grade, but will be below the percentage required for steep development regulations.
- 8 guest parking spots.
- Parking for houses: 2 each, some guest parking
- Limited street parking
- 900 sq ft open space required for each unit. The open space is currently designed behind the houses at ground level, although balconies could be added to meet the requirements.

Public comment:

An unidentified neighbor from Sugarman Drive was in attendance that wants to do a similar lot split and is here for information. Has no specific comments or questions, but stated that several other Sugarman Drive property owners are looking to do a similar split.

Feedback from the committee:

- The lot size and density of units are consistent with the neighborhood.
- Concern that the whole street might be developed this way
- They will need to look at the traffic safety issue with the driveway entrance and parking.
- Look at visitor parking issues, given the lack of street parking.
- Look at the steep hillside issues and land stability.
- They will need to look at the drainage issues and have a drainage plan.