



# La Jolla Community Planning Association

Regular Meetings: 1<sup>st</sup> Thursday of the Month | La Jolla Recreation Center, 615 Prospect Street

Contact Us

Mail: PO Box 889, La Jolla, CA 92038

Web: <http://www.LaJollaCPA.org>

Voicemail: 858.456.7900

Email: [info@LaJollaCPA.org](mailto:info@LaJollaCPA.org)

President: Cindy Greatrex

Vice President: Bob Steck

2<sup>nd</sup> Vice President: Joe LaCava

Secretary: Helen Boyden

Treasurer: Jim Fitzgerald

## D R A F T AGENDA

Regular Meeting | Thursday, 7 January 2016 , 6:00 pm

6:00pm

### 1.0 Welcome and Call To Order: Cindy Greatrex, President

→ Please turn off or silence mobile devices

→ Meeting is being recorded

### 2.0 Adopt the Agenda

### 3.0 Meeting Minutes Review and Approval: 3 December 2015

### 4.0 Elected Officials – Information Only

#### 4.1 Council District 1 – Council President Sherri Lightner

Rep: **Justin Garver**, 619-236-6611, [JGarver@sandiego.gov](mailto:JGarver@sandiego.gov)

#### 4.2 Mayor's Office – Mayor Kevin Faulconer

Rep: **Francis Barraza**, 619-533-6397, [FBarraza@sandiego.gov](mailto:FBarraza@sandiego.gov)

#### 4.3 39<sup>th</sup> Senate District – State Senator Marty Block

Rep: **Sarah Fields**, 619-645-3133, [Sarah.Fields@sen.ca.gov](mailto:Sarah.Fields@sen.ca.gov)

#### 4.4 78th Assembly District – Speaker of the Assembly Toni Atkins

Rep: **TBD**

### 5.0 President's Report – Information only unless otherwise noted.

#### 5.1 Bylaw Amendment: Review at Smart Growth & Land Use Committee, Jan 20. City Council Review Date, TBD

#### 5.2 Maintenance Assessment District Presentation, Julie Bronstein Executive Director of La Jolla Community Foundation-San Diego Foundation; Phyllis Pfeiffer, President & GM of Union-Tribune Community Press

#### 5.3 **Recommendation to City of San Diego on Item # 9 in Tenth Update to the LDC. ACTION ITEM**

#### 5.4 Update on Children's Pool: Monica Munoz, Senior Public Information Officer (President to proxy)

#### 5.5 Sewer Groups Update: Rex Narvaez & Sheila Gamueda, City of SD Public Works and Right-of-Way Design Division

### 6.0 Non-Agenda Comment

Opportunity for public to speak on matters not on the agenda, 2 minutes or less.

#### 6.1 City of San Diego – Community Planner: TBD

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

### 7.0 Trustee Comment

Opportunity for trustees to comment on matters not on the agenda, 2 minutes or less.

## 8.0 Officers' Reports

- 8.1 Treasurer
- 8.2 Secretary

## 9.0 Reports from Ad Hoc and non-LJCPA Committees - Information only unless noted.

- 9.1 Community Planners Committee <http://www.sandiego.gov/planning/community/cpc/index.shtml>
- 9.2 Coastal Access & Parking Board <http://www.lajollacpa.org/cap.html>
- 9.3 Ad Hoc Committee on Residential Single-Family (RS) Zoning

## 10.0 Consent Agenda- Action Items

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**The public is encouraged to attend and participate in Community Joint Committee & Board meetings before the item/project is considered by the LJCPA.**

PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2nd Monday, 4:00 pm

DPR – Development Permit Review Committee, Chair Paul Benton, 2nd & 3rd Tuesday, 4:00 pm

PRC – La Jolla Shores Permit Review Committee, Chair Phil Merten, 4th Tuesday, 4:00 pm

T&T – Traffic & Transportation Board, Chair David Abrams, 3rd Wednesday, 4:00 pm

The Consent Agenda allows the LJCPA to ratify recommendations of the community joint committees and boards in a single vote with no presentation or debate. It is not a decision regarding the item but a decision whether to accept the recommendation of the committee/board as the recommendation of the LJCPA. The public may comment on consent items.

→ **See Committee minutes and/or agenda for description of projects, deliberations, and vote.**

→ **Anyone may request a consent item be pulled for full discussion by the LJCPA.**

→ **Items “pulled” from Consent Agenda are automatically trailed to the next LJCPA meeting.**

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### 10.1

#### **VISTA DEL MAR** 6651-6653 Vista Del Mar Avenue CDP

(Process 3) Coastal Development Permit to demolish two existing residential units currently of 1124 SF and construction of two new units totaling 3,933 square feet: a 2770 SF front unit and 1160 SF rear unit, and 5 parking spaces. The 0.12-acre (5,325 sf) site is located at 6651 and 6653 Vista Del Mar Avenue in the RM-1-1 zone, Coastal Overlay Zone (Appealable), Parking Impact overlay zone, Geologic Hazard Area 52, within the La Jolla Community Plan area.

DPR Recommendation: Findings **CAN** be made for a CDP, SDP and demolition permit for two existing residential units and construction of two new units totaling 3,933 square feet: a 2770 sf front unit and 1160 sf rear unit, and 5 parking spaces 4-0-1.

### 10.2

#### **EADS DUPLEX CONDO** 7363 Eads Avenue CDP

(Process 3) Coastal Development Permit and Map Waiver to demolish an existing 576 SF residence and construct two detached residential condominium units totaling 5,250 SF located at 7363 Eads Ave. The 0.160 acre site is in the RM-1-1 zone, Coastal (non-appealable) overlay zone within the La Jolla Community Plan area.

DPR Recommendation: Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit to demolish an existing residence and construct two detached residential condominium units totaling 5,250 SF

located at 7363 Eads Ave (3-2-1).

### 10.3

#### **1250 PROSPECT** 1250 Prospect Street Façade Improvement

There is no change in use and the existing building will not be increased in floor area or glass area. All setbacks and coverage will remain as existing.

The building exterior will remain primarily stucco, but be re-painted from the current pink color to a light beige – this conforms to the PDO 150.C

The building trim will be the same green color that is existing with occasional dark warm grey used with the handrails and other minor trim.

Rooftop equipment screens will be installed as requested by the LJCPA during the George's Ocean View Terrace permit review: PDO 159.0408 Mechanical Screening.

The awnings that currently extend across the sidewalk will be removed and permanent entrance covers and trellises will be installed but not over the sidewalk.

The sidewalk will be returned to City standard and the non-conforming tile will be removed: PDO 159.0405 Streetscape Development Regulations/Encroachment Permits

PDO Recommendation: Findings **CAN** be made that façade improvement conforms with PDO (10-0-0).

### 10.4

#### **HUENNEKENS RESIDENCE** 8476 Westway Drive SDP and CDP

Site Development Permit and Coastal Development Permit for a 1,692 square-foot addition and associated interior remodel to an existing single family dwelling unit. The 0.50-acre site is located within the Coastal Overlay Zone (Non-Appealable) at 8476 Westway Drive in the LJSPD-SF zone(s) of the La Jolla Shores Planned District within the La Jolla Community Plan area, Council District 1. Original SF 3952.

PRC Recommendation: Findings **CAN** be made for project 443644 for a Site Development Permit and a Coastal Development Permit 5-0-0.

### 10.5

#### **LA JOLLA HALF MARATHON- KIWANIS**

Request for Temporary Road Closures and No Parking areas for the La Jolla Half Marathon on April 24, 2016. No Parking Signs have April 8 -10 dates but it is only Friday night April 8 and all day Sunday April 10 when it is really needed directly in front of the Park to set up their production. Staff will remove the No Parking signs at the top of Coast Blvd on Saturday April 9 to avoid disruption to nearby businesses as they have done in the past. Street Closures from the top of Coast Boulevard to Girard and Prospect Streets are mainly needed for Sunday April 10, the day of the Event.

T&T Recommendation: Findings **CAN** be made 8-0-0.

### 10.6

#### **LA JOLLA CONCOURS D' ELEGANCE**

Request for Temporary Road Closures and No Parking Areas related to 12th annual event on April 8, 9,10 2016. Saturday April 23 AM: No Parking begins at Cove set up; 8 am finish line set up begins at Ellen Browning Scripps Park. Sunday April 24 3:30 am: Event Staff and Security arrive at Finish Line to close Streets adjacent to Cove. 7:30 am Half Marathon and 5K Start in Del Mar. 11 AM: Course opens to vehicles and remaining participants become pedestrians

T&T Recommendation: Findings **CAN** be made 8-0-0.

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The following agenda items, when marked "Action Item," can be a *de novo* consideration of the Item.  
Prior actions by committees/boards are listed for information only.

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### 11.0

**NGALA RESIDENCE** 5612-5646 Rutgers Road CDP and SDP

**ACTION ITEM** (Process 2) Coastal Development Permit for proposed Lot Line Adjustments of approximately 6327 sq ft from 5612 - 5646 Rutgers Rd and 1511 Copa de Oro to 1550 Via Corona. The 26,082 sq ft site is located in the La Jolla Community Plan area and the Coastal Non-Appealable Overlay zone.

DPR Recommendation: Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit for proposed Lot Line Adjustments of approximately 6327 SF from 5612 - 5646 Rutgers Rd and 1511 Copa de Oro to 1550 Via Corona 5-3-1.

### 12.0

**FAN RESIDENCE** 8295 Prestwick Drive CDP and SDP

**ACTION ITEM** CDP and SDP to demolish an existing residence and construct a new 5,757 SF 2-story residence over a 1,381 SF basement on a 0.132 acre lot located at 8295 Prestwick Drive in the Single Family (SF) zone of the La Jolla Shores Planned District, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area. Council District 1. Original SF 3,366.

PRC Recommendation: Findings **CAN** be made for a CDP and SDP to demolish an existing residence and construct a new 5,757 SF 2-story residence over a 1,381 SF basement on a 0.132 acre lot 3-2-0.

### 13.0

**EDDIE V's RESTAURANT** 1298 Prospect Street Request for Additional Valet Parking Spaces

**ACTION ITEM** Requesting four more valet spaces in addition to the four existing valet spaces at 1298 Prospect Street.

T&T Recommendation: Findings **CAN** be made to approve Two Additional Valet Parking Spaces with Modifications to Signage to clearly indicate a 2-hour parking zone during non-valet hours for all the valet spaces; staffing at a level of 1 per 10 cars; institution of a free Parking Validation Program for the benefit of area merchants; and an annual review from LJT&T. The two new valet spaces are to be only for the hours 6pm to 11pm seven days each week 7-1-0.

### 14.0

**SU CASA** 6738 La Jolla Boulevard Public ROW Vacation, SDP and CDP

**ACTION ITEM** (Process 5) Public Right of Way Vacation, Site Development & Coastal Development Permits to demolish an existing restaurant & apartment building, construct a 2-story 7,875 SF mixed use building, a 3,820 SF 2-story residential building and a 3,086 SF 3-story residential building with a 15,312 SF underground parking garage at 6738 La Jolla Blvd and 350 Playa Del Sur. The 0.51 acre site is in Zone 4 of the La Jolla Planned District & RM-3-7 zone, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan area.

DPR Recommendation: Findings **CAN** be made for a Public Right of Way Vacation, Site Development & Coastal Development Permits to demolish an existing restaurant & apartment building, construct a 2-story 7,875 SF mixed use building, a 3,820 SF, 2-story residential building and a 3,086 SF 3-story residential building with a 15,312 SF underground parking garage at 6738 La Jolla Blvd and 350 Playa Del Sur. It is further recommended that the Applicant present this project to Traffic & Transportation Committee, and that the applicant continue the negotiations with the City Engineering Department for the design of the traffic direction / calming elements on La Jolla

Boulevard 4-2-0.

**15.0**

**KLEIN RESIDENCE** 2585 Calle de Oro CDP and SDP

**ACTION ITEM** (Process 3) Coastal Development Permit/Site Development Permit to demolish an existing single dwelling unit and construct a new 10,938 square foot two story single dwelling unit with garage attached. The 0.46-acre site is located within the Coastal Overlay Zone (Non-Appealable) at 2585 Calle Del Oro in the LJSPD-SF zone(s) of the La Jolla Shores Planned District within the La Jolla Community Plan area and Council District 1. Original SF 2867.

PRC Recommendation: Findings **CANNOT** be made to approve a Coastal Development Permit/Site Development Permit to demolish an existing single dwelling unit and construct a new 10,938 square foot two story single dwelling unit with garage attached 5-0-1.

**16.0 Adjourn to next LJCPA Meeting: February 4, 2016, 6:00 PM**



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## DRAFT MINUTES

### Regular Meeting | Thursday 3 December 2015, 6:00 pm

**Trustees present:** Helen Boyden, Bob Collins, Dolores Donovan, Janie Emerson, Jim Fitzgerald, Cindy Greatrex, Joe LaCava, David Little, Alex Outwater, Jim Ragsdale, Bob Steck, Ray Weiss, Brian Will, Fran Zimmerman

**Trustees absent:** Patrick Ahern, Tom Brady

**Vacant:** One seat, term ending 2018

**10.0 Welcome and Call To Order at 6:01 PM by Cindy Greatrex, President**, who asked those present to silence their mobile devices and advised that the meeting was being recorded—in audio by the LCPA and in video by another party.

#### **11.0 Adopt the Agenda**

**Approved Motion: To adopt the agenda as posted. (Emerson, Fitzgerald: 13-0-1)**

In favor: Boyden, Collins, Costello, Donovan, Emerson, Fitzgerald, LaCava, Little, Outwater, Ragsdale, Steck, Weiss, Will

Abstain: Greatrex (Chair)

#### **12.0 Meeting Minutes Review and Approval: 5 November 2015**

**Approved Motion: To approve the minutes as distributed (Outwater, Ragsdale: 12-0-2)**

In favor: Boyden, Collins, Costello, Emerson, Fitzgerald, LaCava, Little, Outwater, Ragsdale, Steck, Weiss, Will  
Abstain: Donovan (absent) Greatrex (Chair)

#### **13.0 Elected Officials – Information Only**

##### **13.1 Council District 1 – Council President Sherri Lightner**

Rep: **Justin Garver**, 619-236-6611, [JGarver@sandiego.gov](mailto:JGarver@sandiego.gov) reported that the City's Climate Action Plan will be heard at the City Council on Tuesday, December 15; the Planning Commission requested that staff make changes to the Short Term Vacation Rental Ordinance based on commissioner comments and return to the PC on January 28<sup>th</sup>. The City Planning Department has prepared a draft PEIR for a Single-Use Carryout Bag Reduction Ordinance with comments accepted until January 19<sup>th</sup>. For more information see the City of San Diego Planning Department website "programs and projects" tab, then CEQA Policy and Review. For more information about El Nino preparedness visit: [www.sandiego.gov/el-nino](http://www.sandiego.gov/el-nino)

##### **13.2 Mayor's Office – Mayor Kevin Faulconer**

Rep: **Francis Barraza**, 619-533-6397, [FBarraza@sandiego.gov](mailto:FBarraza@sandiego.gov) was not present.

##### **13.3 39<sup>th</sup> Senate District – State Senator Marty Block**

Rep: **Sarah Fields**, 619-645-3133, [Sarah.Fields@sen.ca.gov](mailto:Sarah.Fields@sen.ca.gov) was not present.

##### **13.4 78<sup>th</sup> Assembly District – Speaker of the Assembly Toni Atkins**

Rep: **Toni Duran**, 619-645-3090, [Toni.Duran@asm.ca.gov](mailto:Toni.Duran@asm.ca.gov) was not present.

**14.0 President's Report** – Information only unless otherwise noted.

- 14.1** Bylaw Amendment: Slotted for January 19<sup>th</sup> 2016 City Council Review
- 14.2** Short-Term Vacation Rentals Update – see item 4.1
- 14.3** Midway Street Bluff Repair Project Update-**Project Manager Monica Munoz** has advised that the work which started on November 16 should take 77 working days. It will repair erosion to the bluff and make other improvements. It will result in adherence to current ADA standards. There will be no night work or disruption to residents' access.
- 14.4** Status: 10<sup>th</sup> Update to the LDC [see <http://www.sandiego.gov/development-services/industry/landdevcode/workprogram/pendingamendments.shtml#Open%20Public> ] will be discussed at the January 7, LJCPA meeting. Attention is called to item 9 which concerns the Categorical Exemption for Coastal Development Permits. The 10<sup>th</sup> Update will be discussed at the Planning Commission in mid to late January.
- 14.5** Sewer Group Job 743 Update, Cliffridge Avenue: **Paula Roberts MA, Humanability**. This work will be accessed through a manhole cover. It is scheduled to begin on December 21 and be finished by the end of the year. It includes sewer rehab from about 8650 Cliffridge Avenue to Torrey Pines Road and replace in place in the Torrey Pines Road ROW.
- 14.6** Notification of Trustee vacancy- Glen Rasmussen lost his seat due to lack of attendance. The remaining two years of the term will be filled at the March election.

**15.0 Non-Agenda Comment**

Opportunity for public to speak on matters not on the agenda, 2 minutes or less.

- 15.1 City of San Diego – Community Planner:** Karen Bucey has been promoted to a position in the Development Services Department. Brian Schoenfisch will serve as contact until a new appointment is made in January.
- 15.2 UCSD - Planner: Anu Delouri,** [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu), <http://commplan.ucsd.edu/> Current information available at the website.

**15.3 Others**

**Phil Merten** expressed concern about two items in the proposed 10<sup>th</sup> Update to the Land Development Code (see 5.4 above). Changes to Measuring Visibility Area section (Issue 23) clarify that visibility area is required of all development and would allow the City Engineer to modify the area as necessary (up or down) via a Process One permit review. Also Issue 25 (Floor Area Calculation for Mixed Use Projects) clarifies that the GFA for an unenclosed space below an enclosed space would not apply to the commercial portion of a mixed use development. He gave as an example, first level parking area behind the commercial use and below residential use would add to bulk and scale but would not be included in the GFA. The 10<sup>th</sup> update will be discussed at the January LJCPA meeting.

**John Horst, Chair of the Mira Mesa CPG** announced his candidacy for the 52<sup>nd</sup> Congressional District seat.

**16.0 Trustee Comment**

Opportunity for trustees to comment on matters not on the agenda, 2 minutes or less.

**Trustee Little** commented with respect to the 10<sup>th</sup> Update.

**Trustee Costello** stated there was a survey about city services and priorities that one could answer at the front page of sandiego.gov.

**Trustee LaCava** referred to the Planning Commission hearing on STVRs which lasted 5 1/2 hours. The PC supports both home sharing and whole house rentals and asked staff to make changes to the proposal[see item 4.1]

## 17.0 Officers' Reports

### 17.1 Treasurer

<b>Beginning Balance</b> as of 11/1/15	\$ 321.20
<b>Income</b>	
• Collections	\$ 73.00
• CD Sales	<u>0</u>
<b>Total Income</b>	\$ 73.00
<b>Expenses</b>	
• CA Annual Statement of Information filing	\$ 20.00
• AT&T telephone	\$ <u>71.24</u>
<b>Total Expenses</b>	\$ <u>91.24</u>
<b>Net Income/(Loss)</b>	\$ (18.24)
<b>Ending Balance</b> of 11/30/15	\$ 302.96.

### 17.2 Secretary

**Trustee Boyden** stated that if you want your attendance recorded today, you should sign in at the back of the room. There are three sign-in lists: white ones for LJCPA members and government representatives and a yellow one for guests.

LJCPA is a membership organization open to La Jolla residents, property owners and local business owners at least 18 years of age. Eligible visitors wishing to join the LJCPA need to submit an application, copies of which are available at the sign-in table or on-line at the LJCPA website: [www.lajollacpa.org/](http://www.lajollacpa.org/). We encourage you to join so that you can vote in the Trustee elections and at the Annual Meeting in March.

You are entitled to attend without signing in, but only by providing proof of attendance can you maintain membership or become eligible for election as a trustee. You may document your attendance by signing in at the back, providing the Secretary before the end of the meeting a piece of paper with your printed full name, signature and a statement that you want your attendance recorded, or providing independently verifiable proof of attendance.

You can become a Member after attending one meeting and must maintain your membership by attending one meeting per year. To qualify as a candidate in an election to become a Trustee, a Member must have documented attendance at three LJCPA meetings in the preceding 12-month period.

For complete membership information you should refer to the current LJCPA bylaws which can be found on the website. Refer to Article III, Section 1.



**18.0 Reports from Ad Hoc and non-LJCPA Committees** - Information only unless noted.

**9.3 Community Planners Committee** <http://www.sandiego.gov/planning/community/cpc/index.shtml>

Trustee **LaCava** reported that the CPC had approved the issues objected to by Phil Merten. With respect to Issue 9—it was pulled from their approval of the 10<sup>th</sup> Update so that individual CPGs could weigh in on it.

**9.4 Coastal Access & Parking Board** <http://www.lajollacpa.org/cap.html> No report.

**9.5 Ad Hoc Committee on Residential Single-Family (RS) Zoning- Diane Kane and Eric Lindebak** noted that the SDMC is radically different from the La Jolla Community Plan, not supporting its provisions. Current problems cited by the committee include: FAR is too generous as uninhabitable space is not included; City is defining wall for the 50% exemption as the framing resulting in projects that are essentially new construction without community review; Code Compliance is slow, particularly to evaluate setbacks and heights; building may be changed during construction. With respect to Issue #9, the proposed revision for 90% of maximum allowable height and 80% maximum allowable FAR for a categorical exemption can result in large boxy buildings as it does not consider second story setbacks, allowable size of second stories, phantom areas, and pitched vs. flat roofs. The committee reviewed provisions in other cities, including Los Angeles and Pasadena. Tim Golba had cited provisions in Coronado which feature a floating FAR (between .4 and .6 with bonus points awarded for a list of desirable features).

**Bob Whitney** and **John Horst** commented. **Trustees Outwater, Donovan, Little, Costello and Weiss** commented. It was noted that failing CE requirements did not fail a project; it could come for community review. The City is interested in having something measurable. Several suggested that CE be limited to small projects like adding a bedroom or bath, not allowing maxing out CE provisions. The Committee will bring recommendations for the trustees to consider. It was suggested that renderings be made of projects resulting from the different recommendations.

**10.0 Consent Agenda- Action Item**

**The public is encouraged to attend and participate in Community Joint Committee & Board meetings before the item/project is considered by the LJCPA.**

PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2nd Monday, 4:00 pm

DPR – Development Permit Review Committee, Chair Paul Benton, 2nd & 3rd Tuesday, 4:00 pm

PRC – La Jolla Shores Permit Review Committee, Chair Phil Merten, 4th Tuesday, 4:00 pm

T&T – Traffic & Transportation Board, Chair David Abrams, 3rd Wednesday, 4:00 pm

The Consent Agenda allows the LJCPA to ratify recommendations of the community joint committees and boards in a single vote with no presentation or debate. It is not a decision regarding the item but a decision whether to accept the recommendation of the committee/board as the recommendation of the LJCPA. The public may comment on consent items.

→ **See Committee minutes and/or agenda for description of projects, deliberations, and vote.**

→ **Anyone may request a consent item be pulled for full discussion by the LJCPA.**

→ **Items “pulled” from Consent Agenda are automatically trailed to the next LJCPA meeting.**

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**10.1**

**ESLAMIAN RESIDENCE** 7350-7354 Fay Avenue CDP

(Process 2) Property is developed with three dwelling units (one unit at the front facing Fay Ave and two units at the rear next to the alley). Project would demolish both units at rear of the property (7350 & 7352) and build one, 2-story unit with underground parking. 7350 was 702 sq ft and 7352 was 614 sq.ft The single-family residence at 7354 Fay Avenue would remain. The project would also legalize the unpermitted addition at the rear of the unit which is currently an open Code Enforcement Case No. 202689, in the RM-1-1, Non-Appealable Zone 2, Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone-Coastal impact, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, Geologic Hazard Zone 52.

DPR Recommendation: Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit to demolish both units at rear of the property (7350 &

7352 Fay) and build one, 3-story unit. The front units 7354 Fay will remain. 7-0-1.

## 10.2

### **AT&T MOUNT SOLEDAD CHURCH** 6605 La Jolla Scenic Drive SCR of NUP

Neighborhood Development Permit Process 2 or 3 for the removal of 3 existing light poles presently provided with 6-foot panel antennas and 18" square radomes, and replacing these with 3 new light poles with 10-foot panel antennas and 24" square radomes, with related support equipment in the existing equipment enclosure.

DPR Recommendation: Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit for the removal of 3 existing light poles presently provided with 6-foot panel antennas and 18" square radomes, and replacing these with 3 new light poles with 10-foot panel antennas and 24" square radomes, with related support equipment in the existing equipment enclosure at 6605 La Jolla Scenic Drive. 7-0-1.

## 10.3

### **CARLEY RESIDENCE** 7010 Fairway Road CDP

(Process 2) Coastal Development Permit to demolish existing single-family residence and construct new 4,342 sf single-family residence with 642 sf 2-car garage. Original sf was 2,634. The 0.48-acre site is located at 7010 Fairway Road in the RS-1-2 zone, Coastal Overlay Zone (Non-appealable), Parking Impact overlay zone, Geologic Hazard Area 22, within the La Jolla Community Plan area.

DPR Recommendation: Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit to demolish existing single-family residence and construct new 4,342 sf single-family residence with 642 sf 2-car garage at 7010 Fairway Road. 8-0-1.

## 10.4

### **SWINDLE RESIDENCE** 2488 Hidden Valley Road CDP and SDP

CDP and SDP to demolish an existing 3718 SF single family residence and construct a new 7430 SF single family residence with attached garage, pool & spa, retaining walls and landscaping on a 41,467 SF lot located at 2488 Hidden Valley Road in the LJSPD-SF zone of the La Jolla Shores Planned District in the La Jolla Community Plan Area and the Coastal Overlay Zone (Non-Appealable) in Council District 1.

PRC Recommendation: Findings **CAN** be made for a CDP and SDP to demolish an existing 3718 SF single family residence and construct a new 7430 SF single family residence with attached garage, pool & spa, retaining walls and landscaping on a 41,467 SF lot. 5-0-1

## 10.5

### **FAN RESIDENCE** 8295 Prestwick Drive CDP and SDP Pulled by a resident

CDP and SDP to demolish an existing residence and construct a new 5,757 SF 2-story residence over a 1,381 SF basement on a 0.61 acre lot located at 8295 Prestwick Drive in the Single Family (SF) zone of the La Jolla Shores Planned District, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area. Council District 1. Original sf was 3,366.

PRC Recommendation: Findings **CAN** be made for a CDP and SDP to demolish an existing residence and construct a new 5,757 SF 2-story residence over a 1,381 SF basement on a 0.132 acre lot. 3-2-0.

## 10.6

### **BIRD ROCK MIXED USE** 5702 La Jolla Blvd Building Permits, Paint Scheme

The current developer purchased the subject entitled property with the approved plans and permits, including a color palette. The originally-approved colors were Arctic White and White White. The current developer has decided to change the color palette to one more compatible with the surrounding area. Porcelain tile would not be installed in public right of ways, it would be in compliance of the PDO.

PDO Recommendation: Findings **CAN** be made for Building Permit and Paint Scheme. 9-0-0.

**Item 10.5 was pulled by a resident and will be heard as a de novo hearing at the January LJCPA meeting**

**Approved Motion: To accept the recommendations of the DPR Committee that for 10.1**

**ESLAMIAN RESIDENCE 7350-7354 Fay Avenue CDP that the findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit to demolish**

both units at rear of the property (7350 & 7352 Fay) and build one, 3-story unit. The front units 7354 Fay will remain; that for 10.2 AT&T MOUNT SOLEDAD CHURCH 6605 La Jolla Scenic Drive SCR of NUP the findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit for the removal of 3 existing light poles presently provided with 6-foot panel antennas and 18" square radomes, and replacing these with 3 new light poles with 10-foot panel antennas and 24" square radomes, with related support equipment in the existing equipment enclosure at 6605 La Jolla Scenic Drive; that for 10.3 CARLEY RESIDENCE 7010 Fairway Road CDP the Findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit to demolish existing single-family residence and construct new 4,342 sf single-family residence with 642 sf 2-car garage at 7010 Fairway Road; and to accept the recommendation of the PRC that for 10.4 SWINDLE RESIDENCE 2488 Hidden Valley Road CDP and SDP the findings CAN be made for a CDP and SDP to demolish an existing 3718 SF single family residence and construct a new 7430 SF single family residence with attached garage, pool & spa, retaining walls and landscaping on a 41,467 SF lot; and to accept the recommendation of the PDO Committee that for 10.6 BIRD ROCK MIXED USE 5702 La Jolla Blvd Building Permits, Paint Scheme findings CAN be made for Building Permit and Paint Scheme and forward the recommendations to the City.(Fitzgerald, Weiss: 12-1-1)

In favor: Boyden, Collins, Costello, Donovan, Emerson, Fitzgerald, Little, Outwater, Ragsdale, Steck, Weiss, Will

Opposed: Zimmerman

Abstain: Greatrex (Chair)

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The following agenda items, when marked "Action Item," can be a *de novo* consideration of the Item.  
Prior actions by committees/boards are listed for information only.

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#### 11.0

##### **NGALA RESIDENCE 5612-5646 Rutgers Road CDP/SDP- applicant not present**

**ACTION ITEM** (Process 2) Coastal Development Permit for proposed Lot Line Adjustments of approximately 6327 sq ft from 5612 - 5646 Rutgers Rd and 1511 Copa de Oro to 1550 Via Corona. The 26,082 sq ft site is located in the La Jolla Community Plan area and the Coastal Non-Appealable Overlay zone.

DPR Recommendation: Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit for proposed Lot Line Adjustments of approximately 6327 sq ft from 5612 - 5646 Rutgers Rd and 1511 Copa de Oro to 1550 Via Corona. Motion passes 5-3-1.

There was no hearing as the applicant was not present. The chair will follow up.

#### 12.0

##### **SERROS RESIDENCE ADDITION 335 Dunemere Drive CDP**

**ACTION ITEM** (Process 3) Coastal Development Permit to add a second-story Master Bedroom, bathroom and decks, and add area to an existing first story bedroom and bath to an existing single story single dwelling unit on a 4,152 sq ft lot located at 335 Dunemere Dr. in the RS-1-7 Zone (Appealable), Parking Impact overlay zone, Residential Tandem parking overlay zone of the La Jolla Community Plan. Original sf was 1,287.

DPR Recommendation: Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit & Site Development Permit to add a second story Master Bedroom, bathroom and decks, and add area to an existing first story bedroom and bath to an existing single story single dwelling unit on a 4,152 sq ft lot located at 335 Dunemere Drive. The second onsite parking space is NOT recommended. Motion passes 7-1-1.

The project was brought to the LJCPA for a hearing as there still was neighborhood opposition. None of those opposed were

present.

**Sue Skala** presented the project. She noted that in response to community concerns they had reduced the addition from two bedrooms and baths to one bedroom and bath and reduced the FAR. They are adding a total of 510 sf with 359 sf for the second story addition with the remainder on the first floor. The FAR will be .47 where .6 is allowed. They are not proposing an onsite parking space.

**Marc Torasick and Sally Miller** commented. **Trustees Zimmerman, Boyden, Costello, Emerson, Little, Donovan, and Weiss** commented resulting in info in paragraph above.

**Approved Motion: That findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit & Site Development Permit to add a second story Master Bedroom, bathroom and decks, and add area to an existing first story bedroom and bath for a total addition of 510 sq ft to an existing single story 1287 sf single dwelling unit on a 4,152 sq ft lot located at 335 Dunemere Drive. (Costello, Little: 11-2-1)**

In favor: Boyden, Costello, Donovan, Emerson, Fitzgerald, Little, Outwater, Ragsdale, Steck, Weiss, Will

Opposed: Collins, Zimmerman

Abstain: Greatrex (Chair)

**13.0 Adjourn at 7:15 pm to next LJCPA Meeting: January 7, 2016, 6:00 PM**

**LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE  
LA JOLLA COMMUNITY PLANNING ASSOCIATION  
DECEMBER 2015 MINUTES**

**December 8, 2015 Present:** Benton (Chair), Collins, Costello, Kane, Leira, Mapes, Ragsdale, Welsh, Will  
**December 15, 2015 Present:** Benton (Chair), Collins, Costello, Kane, Mapes, Ragsdale

**1. NON-AGENDA PUBLIC COMMENT**

Issues not on agenda and within LJ DPR jurisdiction. Two minutes maximum per person.

12/8/15 – Diane Kane reported on recent developments in the Single-Family zone committee – updated to CPA at their Dec 3 meeting. The action needed is that the City is going forward with the LDC update, which will allow for automatic approval if you are less than 80% of FAR and 90% of allowable height. Input is needed by next Wednesday Dec 16. The next meeting of the Single family zoning committee is Monday December 14. The 50% rule for substantial conformance is retained, and the above standard will be implemented. This could be applied to completely new construction.

12/8/15 – James Ragsdale – After the December meeting of the CPA, it became apparent that some action would be taken on Scenario. There appear to be some alternatives to the interpretation to the 80%/90% rules.

12/15/15 – Diane Kane – the Single-Family Zone committee assembled but the meeting was cancelled because it did not have a quorum. The goal was to have a recommendation to the CPA for its January meeting so they can make a recommendation to the Planning Commission. The next meeting is not yet scheduled. This could be reduced to a checklist for the City staff, which is what the DPR and CPA provide for each project.

12/15/15 – Mike Costello – Completed the research on the 600-24 guidelines that a quorum is the majority of the seated members: if some seats are not filled, the quorum is based upon the number actually seated.

12/15/15 – James Ragsdale – the guidelines appear to rely on calculations that are subject to murky interpretation. The goal is that the staff will be more involved in the design review process with the technical reviews that are presently implemented.

**2. APPROVAL OF MEETING MINUTES 12/8/15**

**SUBCOMMITTEE MOTION:** To approve the Meeting Minutes of November 17, 2015.

(Will / Collins – 6-0-1)

In Favor: Collins, Costello, Kane, Ragsdale, Welsh, Will

Opposed: 0

Abstain: Benton, as Chair

**Motion Passes**

**3. APPROVAL OF MEETING MINUTES 12/15/15**

**SUBCOMMITTEE MOTION:** To approve the Meeting Minutes of December 8, 2015.

(Kane / Collins – 3-0-2)

In Favor: Collins, Kane, Ragsdale

Opposed: 0

Abstain: Costello, Mapes

**Motion Passes**

**4. SUBCOMMITTEE MOTION 12/15/15:**

As Chairman Benton could not attend the December 15, 2015, a Chair Pro Tem is to be elected. Michael Costello was nominated.

(Collins / Mapes 5-0-0)

In Favor: Collins, Costello, Kane, Mapes, Ragsdale

Oppose: None

Abstain: None

**Motion Passes**

**5. FINAL REVIEW 12/15/15 (Previously reviewed 11/10/15 and 12/8/15)**

Project Name:	<b>VISTA DEL MAR</b>	Permits:	CDP, SDP
	6651-53 Vista del Mar	DPM:	Edith Gutierrez, (619) 446-5147
Project #:	435996		<a href="mailto:egutierrez@sandiego.gov">egutierrez@sandiego.gov</a>
Zone:	RM-1-1	Applicant:	Scott Spencer 858-459-8898

(Process 3) Coastal Development Permit to demolish two existing residential units and construction of two new units totaling 3,933 square feet: a 2770 sf front unit and 1160 sf rear unit, and 5 parking spaces. The 0.12-acre (5,325 sf) site is located at 6651 and 6653 Vista Del Mar Avenue in the RM-1-1 zone, Coastal Overlay Zone (Appealable), Parking Impact overlay zone, Geologic Hazard Area 52, within the La Jolla Community Plan area.

**PRESENTATION 11/10/15 (Scott Spencer)**

*The design was presented. A total of 5 parking spaces in garages are planned, plus one outdoor space. The front residence is in two stories above the garage, with a roof deck. The rear residence is two stories above a garage and outdoor parking bay. The existing garage will be partially demolished and retained: portions of the garage are constructed within the side and rear yard setbacks.*

*Photograph compositions were presented that showed the character of the neighborhood and the pattern of existing development.*

*The presenter reviewed a landscape plan, existing driveways, a materials sample board, and the elevations of the building.*

**DISCUSSION 11/10/15**

*A discussion ensued about the scale of the proposed development. The project proposes retaining the rear portion of the existing garage to provide for a larger structure in the side yard and rear yard setbacks. The carport and garage at the rear residence allow for 2 parking spaces, where only one space would be provided if the ground level conformed to the current required setbacks.*

*The parking spaces in the front house approach Vista del Mar from a 12-foot wide driveway. Fronting Vista del Mar is a total of 3 garage doors, with paved drive area across the entire frontage.*

*The project proposes a Deviation for two curb cuts: one fronting Kolmar Avenue, and the other fronting Vista del Mar.*

*Suzanne Figi, the neighbor to the east on Kolmar Avenue described the bulk and scale of the proposed project, and the pattern of development has retained houses that are a smaller scale. The presence of the garages on both streets will present a stark appearance to the street.*

*Brian Sciraca expressed concern about the scale and bulk of the proposed residences, the extent of pavement on the Vista del Mar frontage, and the scale of the garages and the 3-story buildings.*

**Please provide the following at the next Presentation:**

- Photograph of this project in relation to the adjacent projects. This should extend in both directions and across the street, and across the intersection.
- Scale elevation drawings showing the proposed building in scale to the adjacent buildings at each side of Kolmar and Vista del Mar, as well as the buildings across the street intersection.

- c. Provide colored Landscape Plan with calculations
- d. The community plan requires that the building is at a corner, and the building will step back at the upper floors.
- e. Indicate the property lines, overall height limit, and setback lines on the elevations.
- f. Provide a table indicating the FAR, height, number of stories, and setbacks of other buildings in the immediate neighborhood within 100-foot radius

On November 10 this matter is continued to a later meeting. Placed on the agenda for November 17 but postponed to a later meeting.

**APPLICANT PRESENTATION 12/8/15:** (Scott Spencer)

*The proposed project was presented, with exhibits that show the additional information requested. The FAR has been reduced to 73%. The FAR of adjacent properties was reviewed: these range from 26% to 75%. The other properties are developed with areas of landscaping less than that provided in this project. The landscaping ratio in this proposed project is 33%. The setback at Vista del Mar is 20 feet; the setback at Kolmar Street is 10 feet.*

*Kolmar Street is identified as a View Corridor in Figure 9. The elevation of the proposed building was reviewed: the exterior wall planes and balconies step back at most of the upper floors: each step back is approximately 1.5 to 2 feet horizontally.*

*Portions of the building were reconfigured to respond to comments by a neighbor to the east, and to add variation to the exterior of the building.*

**DISCUSSION 12/8/15**

*A discussion ensued about the character of the neighborhood.*

*A neighbor across the street asked about the landscaping, including the amount of hardscaping and green landscaping.*

*The paved drive area fronting Vista del Mar was discussed: it is desirable to screen that area or to provide landscaping or a gate to screen the view into that drive area. It is therefore recommended that these be considered to screen the drive area. A different pavement pattern could be provided to make the area appear more attractive.*

**Please provide the following at the next Presentation:**

- a. Study of enhanced pavement at the drive areas.
- b. Study of the view from the streets, incorporating the proposed landscape and gate elements as screening in the foreground.

On December 8, this matter is continued to a later meeting.

**APPLICANT PRESENTATION 12/15/15:** (Scott Spencer)

The project was presented with the additional materials and information requested. The presenter reviewed the following:

- a. *Driveway pavement will have an 8 inch pattern of grass, forming squares of pavement.*
- b. *Street view upgraded. A drawing was shown with an iron gate across the driveway entrance and raised landscaped planters on each side.*
- c. *Did meet with neighbors. Design considerably changed. The three level house will be reduced to a two level house (reduced 6 ft). A roof deck will be added. Structure height, 23 ft. now, was 29.6 ft Reduced height another smaller area too, allowing more view for neighbors.*

**DISCUSSION 12/15/15**

*Committee Members commended the Architect and owner for their design alterations. All agreed the design was more attractive as well as accommodating of the neighbors.*

**SUBCOMMITTEE MOTION:** Findings can be made for a CDP, SDP and demolition permit for two existing residential units and construction of two new units totaling 3,933 square feet: a 2770 sf front unit and 1160 sf rear unit, and 5 parking spaces. The 0.12-acre (5,325 sf) site is located at 6651 and 6653 Vista Del Mar Avenue.

(Collins / Ragsdale 4-0-1 )

In Favor: Collins, Kane, Maples, Ragsdale

Oppose: 0

Abstain: Costello

Motion Passes

**6. FINAL REVIEW** 12/15/15 (*Previously reviewed 11/17/15*)

Project Name:	Su Casa	Permits:	Vacation Site & CDP
	6738 La Jolla Blvd	DPM:	Morris Dye
Project #:	420956	Applicant:	Claude-Anthony Marengo
Zone:	PDO 4 & RM-3-7		858-459-3769

LA JOLLA (Process 5) Public Right of Way Vacation, Site Development & Coastal Development Permits to demolish an existing restaurant & apartment building, construct a 2-story 7,875 sq ft mixed use building, a 3,820 sq ft, 2-story residential building and a 3,086 sq ft 3-story residential building with a 15,312 sq ft underground parking garage at 6738 La Jolla Blvd and 350 Playa Del Sur. The 0.51 acre site is in Zone 4 of the La Jolla Planned District & RM-3-7 zone, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan area.

**PRESENTATION** 11/17/15 (Claude-Anthony Marengo)

*The project was presented. The existing restaurant will be demolished. The project site is adjacent to serpentine streets at the north and south sides. This applicant requests encroachment into the rights-of-way of Playa del Norte and Playa del Sur. This will be a below-grade transfer of the right-of-way below the streets for the purpose of the garage, with streets and sidewalks above the transferred area on the current alignment.*

*The retail spaces are approached from La Jolla Boulevard, and the residential units are approached from Playa del Sur and Playa del Norte. The residential units occupy the second floor in all areas, and are a 3-story portion at the westerly portion of the site that is in RM-3-7 Zone. At the westerly end of the project, the 3-story portion is adjacent to an existing 3-story apartment building. The maximum height of the 2-story portion is 25 feet; the 3-story portion is up to 30 feet in height.*

*Sixteen units are proposed: a total of 12 two-bedroom units and 4 one-bedroom units are provided which account for 30 parking spaces, and the retail spaces total 3,440 sf, for which 4 parking spaces are provided. Including the 2 spaces for disabled access, the garage has a total of 38 parking spaces.*

*The design of the improvements will accept drainage and runoff water that has historically crossed the site, and will be treated onsite per current standards for stormwater management.*

*Landscaping is planned with clustering of the trees. This is proposed to be jacarandas fronting La Jolla Boulevard, with palms at the north and south sides. The landscaped area is 12% of the site.*

**DISCUSSION** 11/17/15

*A discussion ensued about the character of the neighborhood, the views of the property and the proposed approach to the project by car. There is a center turn lane in this portion of La Jolla Boulevard.*

*A neighbor stated that she is concerned that the building appears to be a commercial or uniform building that does not reflect the character of the neighborhood. The number and scale of the units leads to more expensive units.*



*A discussion of the views down the streets ensued, as it relates to the composition of the buildings in relation to the neighborhood. The proposed building does not have breezeways or other passages that lend a sense of openness and transparency to the project.*

**Please provide the following at the next Presentation:**

- a. Show the transition of the garage area to the sidewalk and street in section.*
- b. Show the transition of the proposed 3-story portion to the adjacent apartment building to the west.*
- c. Provide a section across Playa del Norte and Playa del Sur, indicating the slope of the streets and the existing structures on the opposite sides of these streets.*
- d. Materials samples.*
- e. Provide the floor areas of the existing buildings.*
- f. Provide a study of the relationship of the building to the traffic patterns on La Jolla Boulevard, and to the vehicular access traffic to the building.*
- g. Study the elevation to reflect the nature of the site, plus use design elements to provide interest by the use of colors and materials to increase the interest in the building.*

**PRESENTATION 12/15/15 (Claude-Anthony Marengo)**

*The project was presented with the requested materials and information requested. The Committee reviewed the current design and the configuration of the buildings was reviewed with more detailed elevations, showing circulation elements, balconies, and the roof heights. The Project was presented to the PDO Committee the day before, approval recommended.*

*All three buildings are now a little different.*

- a. and f. Shown drawing of garage and entrance and exit driving paths. Applicant wants two medians (with landscaping) with safety deceleration and acceleration lanes. Could have a pedestrian cross-walk. Not yet presented or cleared with the City Traffic Engineer (Traffic comments not yet completed).*
- b. Presented a drawing showing the transitions requested and differing styles of the new buildings and current buildings.*
- c. and g. Section presented as requested. More articulation than before. Column planters in front. Has signage and planting. Balconies.*
- d. and g. Materials samples shown, many different colors and textures. Elevations and design elements reviewed.*

*Note: this project was on the agenda for 12/8/15 but was postponed.*

**DISCUSSION 12/15/15**

*Committee Members seemed to feel the Architecture and design were appropriate and could be approved, the issue remaining was the feeling the driveway interaction with La Jolla Blvd traffic was incomplete.*

*Some committee member indicated City Traffic engineers should contribute to the design improvements around the La Blvd entrance. Consider a roundabout or other Traffic Calming measures. The Project should be submitted to the T&T Committee.*

The traffic issues were discussed: the exits from the garage would be made safer by acceleration and deceleration lanes in L Jolla Blvd. This might conflict with the entrances from Playa del Sur. The island will not be a part of the application, and is subject to the review and acceptance by the City. Another traffic alternative would be a rotary in LJ Blvd and/or other traffic calming solutions: traffic calming appears to be a key element of this solution.

The Traffic Engineering issues were discussed. Although it appears that the two-way drive entrance from La Jolla Boulevard is preferred over drives from either Playa del Norte or Playa del Sur, it is also apparent that

the location of the drive entrance is in a busy and curved portion of La Jolla Boulevard. It was noted that a deceleration/acceleration lane is desired for southbound traffic, and left-turn pockets are desired for the north bound traffic. The presenter described the discussions he has had with the City Engineering Department, but that no resolution has yet been achieved.

**SUBCOMMITTEE MOTION:** Findings can be made for a Public Right of Way Vacation, Site Development & Coastal Development Permits to demolish an existing restaurant & apartment building, construct a 2-story 7,875 sq ft mixed use building, a 3,820 sq ft, 2-story residential building and a 3,086 sq ft 3-story residential building with a 15,312 sq ft underground parking garage at 6738 La Jolla Blvd and 350 Playa Del Sur. It is further recommended that the Applicant present this project to Traffic & Transportation Committee, and that the applicant continue the negotiations with the City Engineering Department for the design of the traffic direction / calming elements on La Jolla Boulevard.  
(Benton / Kane – 4-2-0)

In Favor: Benton, Kane, Mapes, Ragsdale

Opposed: Collins, Costello

Abstain: None

**Motion Passes**

#### 7. FINAL REVIEW 12/8/15 (Previously reviewed 11/17/15)

Project Name: **EADS DUPLEX CONDO**

7363 Eads Avenue

Permits: CDP, SDP

Project #: 414391  
5325

DPM: Firouzeh Tirandazi, (619) 446-

Zone: RM-1-1

[ftirandazi@sandiego.gov](mailto:ftirandazi@sandiego.gov)

Applicant: Chuck Orr 619-990-1943

(Process 3) Coastal Development Permit and Map Waiver to demolish an existing residence and construct two detached residential condominium units totaling 5,250 sq ft located at 7363 Eads Ave. The 0.160 acre site is in the RM-1-1 zone, Coastal (non-appealable) overlay zone within the La Jolla Community Plan area.

#### **PRESENTATION 11/17/15 (Chuck Orr)**

*The project was presented. The site configuration of the site and the proposed design were presented. The project consists of two units, front and back. There is a distinction in the design fronting Eads and the alley. The rear unit is at a slightly higher elevation compared to the front unit. The front unit is 2678 sf, including the garage, excluding the basement.*

*The rear unit is 2572, including the garage, excluding the basement. The lot is 7,000 sf, resulting in an FAR of 0.75 which is the maximum allowed. The maximum height of the structure is 30 feet above grade.*

*The proposed map was presented and reviewed.*

*The project has a separate drive aisle for access from the alley to the garage of the front unit. The project proposes an automobile turntable for the front unit. Both units have 2-car garages.*

*The rear unit has a full basement for a living room, which has an exterior courtyard. The remainder of the basement is indicated as storage.*

*The exterior materials are stucco and siding at the exterior walls, asphalt shingles, and metal windows.*

#### **DISCUSSION 11/17/15**

*Connie Branscom addressed the committee regarding the approach to the proposed subdivision. She is concerned that the project scale is not compatible with the character of the neighborhood.*

*The dark colors of the front unit were discussed, which would be more consistent with the Community Plan.*

*A discussion ensued about the character of the neighborhood, the views of the property and the proposed house both from the street and from below. The scale of the proposed residence was compared to other existing houses in the neighborhood, and concrete block.*

**Please provide the following at the next Presentation:**

- a. *Section through the lightwell at the rear unit.*
- b. *Provide a floor area summary for the project.*
- c. *Provide a copy of the historical study of the existing house*
- d. *Study the frontage of Bishop's Lane and Eads Avenue, with a drawing of the building shown in the composition, showing the relative scale of the proposed development.*

*On November 17, this matter is continued to a later meeting.*

**APPLICANT PRESENTATION 12/8/15: (Kip McBane, Richard Johnson)**

*The proposed project was presented, with exhibits that show the additional information requested. The lightwell retaining walls are separated from other walls by landscaped areas.*

**DISCUSSION 12/8/15**

*A discussion ensued about the character of the neighborhood, using the scale of the proposed development and the pattern of current development in the neighborhood. The overall height of the front unit was compared to others in the neighborhood, and the ridge line is approximately 25 feet above grade. The elevator is at 30 feet above grade.*

*It was noted that the difference in the styles of the two houses reflects the nature of the neighborhood: .*

**SUBCOMMITTEE MOTION 12/8/15:** Findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit to demolish an existing residence and construct two detached residential condominium units totaling 5,250 sq ft located at 7363 Eads Ave.

(Will / Collins 3-2-1)

In Favor: Collins, Costello, Will

Oppose: Kane, Ragsdale

Abstain: Benton (Chair)

**Motion Passes**

**8. COURTESY REVIEW 12/15/15**

Project Name:	La Jolla Scenic Residence 6083 La Jolla Scenic Drive South	Permits:	SDP
Project #:	446152	DPM:	Gaetano Martedi gmartedi@sandiego.gov
Zone:	RS-1-1	Applicant:	Joshua Wood

(Process 3) Site Development Permit for environmentally-sensitive lands for the construction of a new residence with a garage for 4 parking spaces totaling 10,380 square feet. The 1.37-acre (59,853 sf) site is located at 6083 La Jolla Scenic Drive South in the RS-1-1 zone, Coastal Overlay Zone (Nonappealable), Geologic Hazard Area 53, within the La Jolla Community Plan area.

**PRESENTATION 12/15/15 (Joshua Wood)**

This application is only for a Site Development Permit, for development near steep slopes

There is a steep slope area at the southeasterly portion of the site. The site is somewhat lower in elevation than LJ Scenic South, although it is approached by a 300-foot long driveway. The applicant has provided story poles for the benefit of the neighbors. The proposed residence has the main floor that extends across the entire frontage, and a second story at the west wing next to the motor court and a “walk-out” basement at the east wing. The site steps down from the northwest to the southeast.

The driveway will be paved with concrete, with landscaping at both sides.

The roofing is built-up roof at the highest area and other areas; the deck is ipe; and there are some areas with solar collectors.

There will be approximately 600 cy export.

The highest point is 23.5’ at the west wing; 15’ at the central roof deck.

The project has a 0.17 FAR where 0.45 is permitted.

### **DISCUSSION 12/15/15**

A discussion ensued about the nature of the site and the relationship of the proposed development to the adjacent properties, as well as the steep slope. The length of the driveway was discussed, as well as the treatment of the entrance.

Please bring to the next presentation:

- a. Materials sample board
- b. Grading and drainage plan
- c. An exterior lighting plan
- d. Show the solar collectors on the roof plan
- e. Indicate the locations of the heat pump compressors

This matter is continued on December 15 to a later meeting.

**LA JOLLA SHORES PERMIT REVIEW COMMITTEE  
DECEMBER 2015 MINUTES**

Wednesday, December 23 @ 4:00 p.m., La Jolla Recreation Center, ROOM 2

**Committee members present:** Tony Crisafi (chair), Laura DuCharme-Conboy (not present for items 8b and 8d), Janie Emerson, Dave Gordon, Tim Lucas, Bob Steck. **Absent:** Dede Donovan (secretary), Joe Walkush.

Minutes taken by Lucas

- 1. 4:05 pm Welcome and Call to Order:** Tony Crisafi, Chair
- 2. Adopt the Agenda.** Motion to adopt the agenda (after correction of next meeting date to reflect 4<sup>th</sup> Tuesday of January 2016). Motion: Emerson, Steck Motion carries: 6-0-0
- 3. Adopt November Minutes:** Minutes not distributed to all committee members. Table to January.
- 4. Non-Agenda Public Comment:** (2 minutes each for items not on the agenda)

**Phil Merten:** Feels that the public notice for this meeting was insufficient. The La Jolla Community Planning Association website says that this meeting meets on the 4<sup>th</sup> Tuesday of the monthly. This meeting was changed to a different day, making this a special meeting. The CPA bylaws say a special meeting requires a 2 week notice. The PRC bylaws require a 72 hour notice provided to the public and the CPA. The CPA did not send out the email notification or post it on their website until yesterday (Dec 22). Merten therefore feels that the notice to the public was insufficient.

**Crisafi:** This committee has been in contact with the CPA and considered the issue. We believe that we are following all the regulations in the guidelines for joint-committees. We are continuing on with this meeting.

**Lucas:** Spoke with Crisafi's assistant Andy, who confirmed that the notice was posted at the Rec Center bulletin board on Dec 16 and forwarded to the CPA at that time, thus meeting the committee's 72 hour notice requirement in the PRC bylaws.

**5. Non-Agenda Committee Member Comments**

**Lucas** – Rather than holding a PRC meeting two or three days before the Christmas/winter holiday time, the meeting should be re-scheduled earlier in the month. If a suitable time or meeting room are not available, the committee should go dark in December. Neighbors and interested parties need to be able to attend these meetings and provide input, however, many people are traveling at this time and can not attend. Community input is extremely important.

**Emerson** - Agrees with Lucas. The Carmel Valley planning board goes dark in December for the same reasons.

**6. Discussion of Committee By-Laws**

**Crisafi:** There have been some concerns expressed about not having the City Cycles available for project review. Several emails concerning this and changing our bylaws to require them were received. This item is meant as the first discussion by the committee as to whether we should make changes in our bylaws to require the City Cycles. The City does not require Planning groups to use them. Some committees require them such as the DPR. Under council policy 600-24 which applies to community land use groups, only the submittal package is required for review. The other items are listed after “such as a cover letter, cycle issues report, a site plan...” Requiring cycles would push back projects back time-wise, and is a concern with Development Services being so far behind in performing Cycle reviews. Since the LJS PDO has some subjective parts, such as size and setbacks, having a late review by the committee could make it difficult for applicants. **Emerson:** Ideally this should be a two part process. First would be a preliminary review early in the process to identify issues, then an approval meeting after cycles. **Crisafi:** There are a lot of things that go into bylaws reviews, including being approved by the CPA at the annual member meeting in March, and a review by Development Services and the City Attorney's office. The timing for this is rushed at this point. **Emerson:** The City Cycles are suggested in CP 600-24, so we can still

require them of applicants. She does not feel that the bylaws need to be modified at this time. The applicants should be given a form as to what information would be helpful to the committee for project review. **Conboy:** The City Cycles are helpful. It is important to see the City responses in the cycles. As a committee we are pretty knowledgeable about the LJS PDO, the LJS Design Manual, etc., but there may be things that the city is picking up on that we might have missed, and vice-versa. In a sense, we act as a safety net for the city, and they act as one for us. **Lucas:** Cycle Issues are critical to have. Although 600-24 says “such as...” the words right before that say “a comprehensive set of information”. To me that means we need the cycles. Of greater concern is that we received the Cycles for the projects we are reviewing today, and they are all basically blank forms, with almost none of the issues cleared and no reviewer comments. These are useless for project review. **Conboy:** The onus is on Development Services to provide the “comprehensive set of information” not the applicant. The city is doing a disservice to the applicant by not providing this.

End of discussion – no action taken.

#### 7. Chair Comments

**Crisafi:** Whale Watch Way project retaining wall issue: The project is in landscape review. There are built retaining walls 10' higher and 7' closer than what was approved, which is being reviewed for compliance. The approved landscape plans with trees between the walls can not be implemented due to the closeness of the retaining walls. Two sets of changes were approved, then a final planning change. These were over the counter approvals. There were engineering changes made, that were approved without checking on substantial conformance to the approved plans. He is not sure the city knows how this happened. The City has not provided the requested documents regarding these approvals to the public or neighbors. **Emerson:** This happens a lot, over the counter piecemeal approvals, and is an ongoing problem. We could talk with other planning groups about this problem and get together... **Crisafi:** We could try to request that subsequent changes move up another level in the planning review. **Conboy:** A city planner says that the retaining wall section is silent in the PDO, so therefore the underlying municipal code doesn't apply. **Crisafi:** In the PDO: 15-10-0107, the city retaining wall regulations are not called out specifically as applying.

#### 8. Project Review:

##### a. KLEIN RESIDENCE CDP/SDP – 3<sup>RD</sup> REVIEW

- Project #: 441535
- Type of Structure: Single Family Residence
- Location: 2585 Calle Del Oro
- Applicant: Nathalie Aragno 323-931-1365  
nathalie@williamhefner.com
- Project Manager: Morris Dye 619-446-5201 MDye@sandiego.gov
- Project Description: LA JOLLA

**Presented by:** Paul Benton, William Hefner architect

An overview was given of the project for committee members that missed previous meeting, and information requested by the committee was provided.

- The retaining wall plans were provided. The highest portion of the retaining wall is 11' 5" on NW corner and is not in the setback. Could be stepped back if required.
- The hydrology study has been distributed. Do not need flow through planters. The reserve is on the North side. There are two ejection pumps on the north side that pump to the street.
- Draft Cycle issues were distributed.
- Building is stepped back from the street. In beach impact zone, but want to retain circular driveway with two entrances for safety as it is a very fast street.
- Hill slope does exceed 25% at points.

- Basement is mechanical room and storage.
- North setback is 9', South setback 9'4". Landscape is 32%
- Previously approved project for this site, the Tassuiri residence, was larger and taller. It had a maximum height of 25'6"
- Lowered project height to 21'6" north side, 22' on south side. 16' high relative to street level.
- Garage level was sunk down so that house appears as a similar height to other single-story ones in the neighborhood.
- This project only 2.5' higher than existing house roofline for most of it, and 3' 4" higher at the parapit. Proposed southern wing extends 12' more to west than existing. On north wing, it extends about 3' further to west. North wing moved back 4' (towards the street) and removed trellis, to give Northern neighbor view to the Cove. This is a net gain of 9' of view from last months presentation.
- The house height was lowered slightly from last months presentation after consulting with neighbors.
- Much of the slope is being removed for the lower level and the pool. Pools is below existing hillside grade for most of it except for North corner, which is 5' above grade.
- Rendering with the house photo-shopped in were shown to the committee to illustrate the views from various public locations downslope. Neighborhood context pictures were also shown.

#### **Committee questions:**

**Emerson:** City probably won't allow circular driveway, what will be the arrangement if only allowed a single curb cut? **Heffner:** They would keep the north curb cut and have a turn around area. Both garages would still be accessible. **Emerson:** Why is the retaining wall 11' high? **Benton:** The hill slope is such that this works. They will back-fill retaining wall to create a play area. **Emerson:** the height is a problem. **Benton:** They could split it up into two walls.

**Conboy:** What is the width of curb cuts? **Benton:** currently 16' and 18'. Will eliminate south and make north 12' if city requires. **Conboy:** Corner of pool is 5' above existing grade. Double stair step vanishing edge and retaining wall possible? **Benton/Heffner:** Need to have basing below infinity edge to collect water. It is possible. Want to be able to provide a rolling pool cover. **Conboy:** Pool safety fence? **Benton:** yes, chain link within retaining wall.

**Crisafi:** Length of south building wall: **Benton:** 64' wall has a recess in middle.

#### **Public Comment**

**Merten:** Comments mostly his. But may reflect Donovan concerns as well.

- Existing houses next door do not extend west. The existing house is also along the same plane.
- Does not believe that the rear building setback (west setback) is in conformity with those in the area.
- 
- No topographic survey with houses north and south. City submittal guidelines say survey should extend 50' off the site showing adjacent properties on all sides. This is important because the LJS PDO says that a projects relationship to those in the vicinity should not disrupt the architectural unity of the area. You can not make an informed decision without this information.
- Question from **Gordon:** what is the impact to the neighborhood with this project projecting west. The section of LJS PDO you referred to seems to be about not affecting neighbors? **Merten:** The houses in this section all maintain the same rear setback. If you were to use a stringline at the west edge of the buildings, you would see that the existing houses are all in the same line. When a house projects to the west it interferes with privacy of neighbors adjacent and below.
- The Building massing and rear setback extending to the west are out of character with the neighborhood.
- From the street this will look like a 2-story facade.
- The La Jolla Community plan says that when a two story building is introduced to a single story neighborhood, the second floor should be stepped back.
- The purpose of the LJS PDO is to preserve the value of real property in the Ls Jolla Shores.

**Michelle Winter Nolte** (neighbor on south side): Ocean views contribute significantly to value of property. This will partially block view and affect property values.

**Myrna Naegle:** There are homes in the area that should never have been approved. These were mistakes that are destroying the character and architectural unity of the area. These projects are destroying our community and lowering our values.

**Peggy Davis:** How many cubic yards are being excavated from the hill? Matt foundation being used? Will this affect soil and hill stability? A house in the area had to go down 70 feet to reach bedrock. Since the 1980's there have been problems in the area with hill stability and this information has been provided to the committee. There are serious geological concerns. **Benton:** They are working on the engineering now. The civil engineer has not completed the design. They have the hydrology report. Estimates they will remove 2000 to 3000 cubic yards. This will balance with the weight of the building. This is not the largest home in the area. There is another that is similar design two doors down. Will probably use a Matt foundation.

**Bernie Segal:** The LJS PDO says that no home should be substantially different from those in the neighborhood. They are putting in a two-story structure where there are single stories, so by definition this is substantially different and doesn't comply with the LJS PDO.. Nibbling away at the PDO. Elevations, excavations and driveways, don't alter that. **Gordon:** aren't there are 2-story houses in the area? **Benton:** Showed the street scape with the other houses. This project is lower above street level than other projects. **Segal:** The LJS PDO is concerned about adjacent properties.

**Myla Vujovich-La Barre:** Calle del Oro is the entry way into the LJ Shores. This project is massive. Once you allow adjacent views to be impacted this will establish a pattern of development. The plans say 30% in ground planting, but doesn't seem like it. The second story is not stepped back.

**Committee comments:**

**Gordon:** Is concerned about the project massing, but also think it is not fair to disregard the 2-story houses in the neighborhood just because they are not adjacent.

**Crisafi:** He is presenting a prepared motion. He did inform that the project attorney Matt Petterson that he had prepared a motion, but did not discuss the contents. The idea is to help the project to move forward. It had been requested that this item be placed on the full agenda of the LJ CPA January meeting. The motion is that findings can not be made based on certain issues. It is hoped that this will help the applicant know what to do to meet the findings for a SDP and CDP. Does not have an issue with the building height, and feels that it is consistent with the heights of existing projects in the neighborhood. The motion was read to the committee.

**Lucas:** Needed to have a North-South site section which included parts of the adjacent houses to determine how project will affect the privacy issues. The Community Plan says that 2-story houses should be stepped back in single story neighborhoods. With the slope of the street it is difficult to tell if this is an issue. He thought that the committee requested this information last time. A biggest concern is the encroachment of this project down the slope and affecting the neighbor's privacy and also creating noise concerns. Having lived in the area for many years, he is well aware of how far noise carries down the hills.

**Conboy:** Questions about the basement level. The grass play area is 8' below the pool level. From the street she does not see big differences in the form of this project and other houses in the area. Its a little different, but still good from the street. North South section would have been helpful in determining the monolithic character of the north and south building sides per the Crisafi motion. Can not make determination on this and the impact to the adjacent houses without this information. First time she had heard of a "stringline" concept as presented by Merten. Thinks that rear setback numbers are more conventional to use.

**Gordon:** Street view is good. Concerned with boxiness from north and south. Maybe noise, but downslope neighbors will not be able to see this project looking up.

**Motion:** Crisafi **Second:** Emerson

Findings cannot be made for a CDP and SDP for project #441535 for the following reasons:

- 1 The proposed main (upper) level massing creates a monolithic appearance on the south elevation, which as a design principal is in opposition to the La Jolla Shores Design Manual and the La Jolla Shores PDO regulations.
- 2 The proposed extension of the house westward beyond the existing conforming western building line increases possibility of a cumulative impact of more and future development extending beyond the edge of the top of the "Calle del Oro" slope. The current public view toward this slope is one of low slung, one and two story homes setting on pads or set into the slope, evident on some of the redeveloped properties.



The massing effect of the proposed west elevation appears to be in conflict with the community regulation and guidelines, due to the effect on public views. In this case, the committee again finds that the proposed massing of 3 stories projecting up to and possibly over the current top of slope will produce an effect that is adverse to community policy and guidelines. Public views from La Jolla Shores beach, Torrey Pines Road, and identified public viewpoints in the community should be considered important to determining findings for the proposed development.

(NOTE: While private views were part of the public concern and testimony, private view consideration is specifically omitted by regulation from this committee's determinations.)

- 3 The proposed dual curb cuts do not comply with the Coastal Parking Impact Overlay zone, regulations since the existing garage is proposed to be demolished. The removal and reduction of the curb cuts are necessary to improve the visual unity of greenway and front yard landscape street scene along Calle del Oro.
- 4 A proposed development more in keeping with the footprint forms of the adjacent homes may achieve a compatible option.

NOTE: In keeping with the LJCPA bylaws, the committee would like to assist the applicant toward a modified design that meets their program requirements and the objective of the community plan, the La Jolla Shores Design Manual, and the La Jolla Shores Planned District Ordinance.)

**Motion carries: 5-0-1. Approve:** Crisafi, Emerson, Gordon, Lucas, Steck, **Abstain:** Conboy (didn't have enough information as noted in her earlier comments, and doesn't agree with every point in the motion)

**b. COPPEL PRESTWICK CDP SDP - 2<sup>ND</sup> REVIEW**

- Project #: 449597
- Type of Structure: Single Family Residence
- Location: 8194 Prestwick Dr.
- Applicant: Cori del Castillo 858-869-2852  
ccastillo@islandarch.com
- Project Manager: Tirandazi Firouzeh 619 446-5325 FTirandazi@sandiego.gov
- **Project Description:** LA JOLLA (Process 3) Site Development Permit and Coastal Demolish of an existing 465 sq. ft. garage and 2593 sq. ft. single family residence in order to develop a new 4220 sq.ft. one story single family residence consisting of a 1790 sq.ft. walk-out basement and a 899 sq.ft 3 car garage and 925 sq.ft. underground mechanical and storage room.

(Crisafi is recusing in order to present the project. Bob Steck is acting chair.)

**Presented by:** Tony Crisafi

**Information only.** Waiting for first round of Cycles from the city. Seeking comments from the committee.

- met with neighbors and made changes/improvements based on comments
- garage pad height remaining the same
- elevator added
- 6' setback per review panel
- excavating original poor fill. Will eliminate some caissons, but may need others.

**Public Comment:** None

**Committee Comment:** **Lucas:** Very concerned with side setbacks. Only 1 houses on west side of street has similar side setbacks and another has one setback similar, so only 1.5 houses out of about 20 on that side of the street are similar. This will set a bad precedent and is out of character. **Crisafi:** will talk with client. Could increase south setback from 5' to 6'. **Lucas:** Larger than 6' is needed to be compatible.

**No Action taken**

**c. HUNNEKENS CDP SDP – 2nd REVIEW**

- Project #: 443644
- Type of Structure: Single Family Residence

- **Location:** 8476 Westway Drive
- **Applicant:** Michelle Meade 858-869-2852 mmeade@islandarch.com
- **Project Manager:** Gaetano Martedi 619-446-5329 gmartedi@sandiego.gov
- **Project Description:** LA JOLLA (Process 3) Site Development Permit and Coastal Development Permit for a 1,692 square-foot addition and associated interior remodel to an existing single family dwelling unit. The 0.50-acre site is located within the Coastal Overlay Zone (Non-Appealable) at 8476 Westway Drive in the LJSPD-SF zone(s) of the La Jolla Shores Planned District within the La Jolla Community Plan area, Council District 1.

(Crisafi is recusing in order to present the project. Bob Steck is acting chair)

**Presented by:** Tony Crisafi and Michelle Meade

Presentation focused on changes to project and information requested by the committee,

- Cleaned up the roof lines
- The garage is relocating to north end of property
- Removing pool. Installing a small spa
- Removing existing 6' high retaining wall and replacing with 2 lower retaining walls, 3.5' and 2.5' in same location.
- The swale easement on property below is being kept. The swale is part concrete and part permeable swale. The roadway easement below was abandoned by the City but the drainage easement remains. (When the PRC and CPA approved the project below, the swale was to be retained).
- Not modifying the slope. Improving drainage and runoff by having more permeable area on the west side.
- Complies with 30' height limit. The covered outdoor terrace is only part of structure close to 30'. The rest of the house is well lower including the existing ridgeline.
- They have talked and shown plans to the neighbors.
- Elevations shown looking up the hill. Large trees downslope will hide a lot of the house.
- Side setbacks: North setback: 6', South setback 6'2"
- This house set back further from street than existing. Front setback: 12', rear setback 37'10"
- FAR: .33. Landscape: .59. Lot coverage: .23
- Neighborhood house compatibility photos were presented.

**Committee questions:**

**Lucas:** City Cycles had concerns that exercise and office space could be considered bedrooms, thus creating parking issues in the coastal impact parking zones? **Crisafi:** They are removing the doors from both rooms. The exercise room can only be accessed from inside through the master bedroom and bathroom, so would never be converted. There will be four bedrooms total. They do have 3 garage and 3 driveway parking spaces so would comply with parking regulations either way. **Lucas:** Can you increase the side setback? **Crisafi:** They are trying to allow room for a side door opening and also to landscape certain areas in the front, and can not increase the setbacks further.

**Public comment:**

**Peggy Davis:** Rear setback? **Crisafi:** 37'10". **Davis:** Concerned about water running down hill. She has seen water run down across the Gaxiola property. **Crisafi:** They are redoing the irrigation and have increased the permeable area which will decrease runoff. They notified the neighbors and none expressed any drainage concerns. The swale should handle runoff.

**Committee Discussion:** Further discussion about drainage.

**Motion:** Conboy **Second:** Gordon

Findings can be made for project 443644 for a Site Development Permit and a Coastal Development Permit.

**Motion carries 5-0-0** Approve: Conboy, Emerson, Gordon, Lucas, Steck. Recuse: Crisafi

**d. VELTMEYER ADDITION SDP– 1st REVIEW**

- Project #: 437378
- Type of Structure: Single Family Residence
- Location: 7632 Via Capri
- Applicant's Rep: Tim P Jones, TPJ Architecture 619-259-2150 [TpjArchitect@cox.net](mailto:TpjArchitect@cox.net)
- Project Manager: Derrick Johnson 619-446-5477 [DNJohnson@sandiego.gov](mailto:DNJohnson@sandiego.gov)
- Project Description:** LA JOLLA (Process 3) Site Development Permit for an addition to existing residence at 7632 Via Capri. The existing residence is currently 1,362 SF Main Level and 1,140 SF Lower Level. The proposed addition is 780 SF at the Main Level (Family Room) with new 324 SF deck extension and 1,312 SF Upper Level (bedrooms & bathrooms) with 517 deck area. Total finished residence living area will be 4,594 SF. The 0.51 acre site is in the Single Family (SF) zone of the La Jolla Shores Planned District, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area. Council District 1.

**Presented by Tim Jones, architect**

- Uses similar footprint to existing house. Setbacks very similar.
- Lower level remaining the same, except for removal of a sliding door that leads to a steep drop and is unsafe.
- Extending main level balcony/deck from 3' to 10'
- second story addition over front entrance to east. Still within same footprint of the house.
- Front entrance will have a height of 12' over existing, as second floor will have a flat roof.
- They had been showing the plans to Development Services and until recently thought that it would be approved as a simple remodel. They did not know a SDP was required until recently. They will have a more complete presentation next meeting.

**Committee questions:**

**Crisafi:** They should redo the diagram showing the Prop D height limit, as it is confusing.

**Emerson:** Balcony 10' is a wraparound. What is there setback relative to this in regards to privacy. 7 bedrooms. Biggest concerns are on the massing of it, since the lot slopes quickly. Balcony with large pillars makes it look like a 3-story house. Around the corner. No articulation and straight walls. **Steck:** Disagrees, Not really going to see the house due to topography. **Gordon:** Lots of property and open space. Setbacks large. 80' low to high grade differential.

**Lucas:** If removing sliding door to nowhere, will the lower level have a fire exit? **Jones:** Yes. Lucas: is concerned about 7 total bedrooms and meeting the parking requirements. Looks like only 2 to 4 parking spaces (assuming Via Capri driveway conforms to parking codes). **Jones:** They can convert the bedrooms in the lower level to be office, family rooms. They are not trying to create a dormitory.

**Public Comment:** None

**Committee Comments:** Need better presentation materials. Need site sections. Articulation. Show grade at the street on the elevation.

**No action taken. Meeting adjourned at 7:27pm**

**LA JOLLA SHORES PLANNED DISTRICT ORDINANCE  
DECEMBER 2015 MINUTES**

**Present:** Stiegler, Ovanessoff, Van Galder, Fitzgerald, Pitrofsky, Dershowitz, Marengo, Underwood, Parker, Zimmerman.

**Visitors:** Sheila Fortune (LJVMA), Mark Steele, Francesca Bestetti, C.A. Marengo.

1. **Public Comment** – Issues not on today’s agenda (2 minutes maximum.)

NONE

2. **Chair Report / Board Discussion**

- a. Review and Approve November Minutes

Underwood motion to approve/seconded by Fitzgerald.

Vote: 8-0-2. (Only those who attended last meeting were eligible to vote)

- b. Issues regarding PDO compliance and means to promote enforcement.

Discussion was made in regards to the sidewalk in front of the Wine Store on La Jolla Blvd., in Bird Rock. Further discussions about the colors of the LOT not being in conformance with the PDO.

3. **Recommendations to CPA Committee**

- a. **Project Name:** 1250 Prospect

**Address:** 1250 Prospect, La Jolla

**Project Number:** 435307

**PDO Zone:** 1A

**Applicant:** 1250 Prospect LC

**Agent:** Mark Steele

**City Project Manager:** none

**Date of App Notice:** deemed complete 07/22/2015

Scope of Work:

- There is no change in use and the existing building will not be increased in floor area or glass area.
- All setbacks and coverage will remain as existing.
- The building exterior will remain primarily stucco, but be re-painted from the current pink color to a light beige – this conforms to the PDO 150.C
- The building trim will be the same green color that is existing with occasional dark warm grey used with the handrails and other minor trim.
- Rooftop equipment screens will be installed as requested by the LJCPA during the George’s Ocean View Terrace permit review: PDO 159.0408 Mechanical Screening
- The awnings that currently extend across the sidewalk will be removed and permanent entrance covers and trellises will be installed but not over the sidewalk.
- The sidewalk will be returned to City standard and the non-conforming tile will be removed: PDO 159.0405 Streetscape Development Regulations/Encroachment Permits

This project was presented by Mark Steele and Francesca Bestetti, architects for the project. Steele expressed to the Committee that he had attempted to be placed on the PDO agenda as an information item and not as an action item. This was due to the fact that this project does not entail any major changes to the subject building. There is no increase in square footage, or use of the building. Steel made the following points in regards to this project:

- Building was originally built in 1962, as a ‘modern building’ at that time, and during the years the façade and character has changed to a mixture of characters.
- The awnings will be removed.
- The sidewalk will be replaced.
- Some of the guard rails will be replaced with glass railings
- The copula will be removed.
- All mechanical equipment will be shielded with metal louver type fencing.
- One of the reasons for the renovation is to visually create three distinctive structures, with courtyards in between.
- A second ADA lift will be added to reduce the effort to get to the second floor.
- The building will be repainted with a beige color.
- A large color rendering of ‘before’ and ‘after’ was presented to the Committee. A smaller version of these rendering are attached to these minutes.

Stiegler pointed out that the City cycle comments indicated that this project is subject to the PDO regulations but that the City believes that no action is required by the PDO Committee on this project. Stiegler indicated that the City’s position regarding which projects shall be reviewed is an issue between the City staff and the PDO Committee. Steele then indicated that the City staff had checked all elements of this project against with the PDO regulations and found them to comply with the PDO.

Stiegler also expressed concern about the bulk and scale of the metal louver fencing that is going to be used to shield the mechanical equipment on the roof. Steele indicated that the applicant would consider painting them a ‘battleship’ gray color to soften/mitigate their visual impact.

Marengo motion/seconded by Fitzgerald: “The project, as presented, does comply with the PDO.” Vote: 10-0-0. Passed unanimously.

b. **Project Name:** Ashen Salon  
**Address:** 6903 La Jolla Blvd  
**Project Number:** no project number will be over the counter sign permit  
**PDO Zone:** 4  
**Applicant:** Courtney Resch  
**Agent:** Deborah Marengo  
**City Project Manager:** N/A  
**Date of App Notice:** N/A

Scope of Work: The project is located in zone 4/sub district B of the PDO – the applicant wishes to affix exterior wall signage. The property is located on the corner of La Jolla Blvd. and Nautilus Street with store frontage on both streets. The store frontage on La Jolla Blvd. is 25 feet and the frontage on Nautilus Street is 64 feet. Each sign consists of 18.5 square feet which is under the allowable square footage. The proposed signage conforms to the LJPDO section 142.1290 (2) wall signs.

Committee member Deborah Marengo recused herself from the meeting for this item.

Deborah Marengo presented this project. Color rendering of the signage was presented to the Committee. Discussion about size, location, color and lighting followed.

Motion by Underwood/seconded by Pitrofsky: “Project complies with PDO regulations as presented.” Vote: 9-0-0. Passed. (Marengo recused for this item)

4. **Recommendations to DPR Committee**

a. **Project Name** - Su Casa

**Address** - 6738 La Jolla Boulevard and 350 Playa Del Sur

**APN** - 351-382-16-00 and 351-382-11-00

**PDO Zone** - Zone 4 of the La Jolla Planned District

**Applicant** - Claude-Anthony Marengo

**Agent** - Claude-Anthony Marengo

**City PM** - Morris Dye

**SCOPE:** A Process 5 Public Right-of-Way (PROW) Vacation, Planned Development Permit (PDP) and Coastal Development Permit (CDP) to demolish a restaurant and a multiple dwelling unit building and construct a two-story, mixed use building, a two-story, multiple dwelling unit building and a three-story, multiple dwelling unit building with an underground parking garage on a 0.51-acre lot located at 6738 La Jolla Boulevard in the Zone 4 of the La Jolla Planned District and the RM-3-7 zone, within the Coastal (Non-appealable) overlay zone and within the La Jolla Community Plan Area and within Council District 1.

Committee member Deborah Marengo recused herself from the meeting for this item.

Project presented by C.A Marengo and Deborah Marengo.

Currently, a restaurant (Su Casa), an apartment building and a parking lot occupy the project site. The project is located on La Jolla Blvd. between Playa del Norte and Playa del Sur streets. It was noted that only the front portion of this project, which consists of the retail area and one of the two condominium buildings (a two-story building) fall within the PDO. The applicant is proposing to demolish existing structures and build a 16-unit condominium project (two buildings) plus retail space fronting La Jolla Blvd. There will also be an underground parking with 37 parking spaces, two of which will be van accessible handicap parking. The parking garage will be accessed from La Jolla Blvd. Applicant is proposing to build an island with a deceleration and an acceleration lane on La Jolla Blvd. in order to facilitate the ingress and egress to and from the garage onto La Jolla Blvd. The proposed length of the garage driveway is not going to be materially different from the length of the current driveway to the existing parking lot. There is a net gain of one parking spot on the street. Per City's request, applicant has dedicated portions of the property to the City, which, resulted in the underground parking encroaching into City property in several areas. Stiegler pointed out section 159.04.05 item D of the PDO regulations states that underground parking is allowed to encroach onto public property in order to enhance the parking facility. The project will have approximately 3,500 sq. ft. of retail space fronting La Jolla Blvd. This area is split with the larger portion to the North of the driveway and the smaller portion to the South. There will be four one-bedroom condominium units above the retail spaces and the remaining 12 condominiums will be two-bedroom units. Presenter also indicated where the trash area for the project will be located and how it will be serviced. It was noted that the building would be set back 16 feet away from the back of the curb, while the width of the sidewalks will be 10 feet from the curb. It was further noted that the buildings were also vertically stepped back by increments of 3 feet. Applicant has chosen landscape option "B" of the PDO regulations for this project. Presenter provided all the proposed color samples for the buildings, as well as highlighted the landscaping throughout the project. Stiegler requested applicant provide PDF copies of all the plans, as presented, to be attached to these minutes. Motion by Fitzgerald/seconded by Pitrofsky "Project, as presented, complies with the PDO requirements." Vote: 9-0-0. (Marengo recused from this item)

5. **Information Items**

a. None

Meeting adjourned at 5:35

**LA JOLLA TRAFFIC AND TRANSPORTATION BOARD  
DECEMBER 2015 MINUTES**

**Members Present:** Dave Abrams (Chairperson) LJCPA, Tom Brady LJCPA, Donna Aprea LJTC, Michelle Fulks BRCC, Patrick Ryan BRCC, Corey Bailey LJVMA, John Kassar LJSA, Brian Earley LJSA.

**Members Absent:** Earl Van Inwegen LJTC, Nancy Warwick LJVMA.

**Approve Minutes** of Wednesday November 18, 2015. **Motion to Approve Minutes: Kassar, Second: Brady 8-0-0**

**Public Comments on Non-Agenda Items:** Dave announced that this is Michelle's last Meeting on LJT&T. The Board thanked Michelle for her 5 years of service to the Community and to this Board in particular.

**Agenda Item 1: Village Parking Time-Limit Review:** Patrick Ryan

No Report; subcommittee did not meet. Members of this Ad Hoc Subcommittee: Patrick, Tom Brady, Nancy Warwick, and Deborah Marengo, are finding it difficult to coordinate meeting times when the group can all get together to discuss parking time limits in the Village. It is an important issue and Dave suggested setting up a meeting between now and LJT&T's next meeting in January to discuss other options for the subcommittee.

**Agenda Item 2: Pedestrian Crossing and Loading Zone Parking Space on La Jolla Scenic Drive North:**

Michelle Kanan, Montessori Institute of San Diego. Cont'd. from October 21, November 18.

City Staff Update: RE: Evaluations for Montessori School on LJ Scenic Drive N.

*I would like to notify you about your request to maintain the existing 60 feet of white zone fronting 8745 La Jolla Scenic Dr (N). After a field investigation, we determined to maintain the existing 60 feet of white zone with 3-minute passenger loading stencils. We are also going to re-install the missing white zone sign.*

City Staff are still working on Montessori Institute's request for a Pedestrian Crossing to get their students safely across the street.

**Agenda Item 3: Four-Way Stop Sign on La Jolla Scenic Drive North at Moonridge Drive:** John Kassar.

Cont'd. from October 21, November 18

City Staff Update: Traffic Request 343969 All-Way Stop

*I received the 4-hour intersection count study and evaluated for All Way Stop at the intersection of La Jolla Scenic Drive (N) & Woodford Dr. Based on the study results, the evaluation totaled to 10 points. Per council policy in order to qualify for All Way Stop, the evaluation needs to meet the basic criteria of a minimum 20 points. Therefore, we do not recommend installing an All Way Stop at this intersection.*

John noted that the City had documented Woodford Dr. on their Traffic Study when the Study took place on Moonridge Dr. He requested a copy of the Study and its evaluation criteria for determining how the Intersection scored 10 points. City Staff sent him a Public Request for Information Form which he has completed and submitted. He received the traffic count study documenting that 428 cars travelled North on La Jolla Scenic Drive between 7:30 am and 9 am on the day of the Study. LJT&T will follow up after John receives the material he requested from the City.

**Agenda Item 4: La Jolla Half Marathon - Request for Temporary Road Closures and No Parking areas related to 35<sup>th</sup> annual event hosted by the Kiwanis on Sunday April 24, 2016: Leisha Battles  
Action Item**

The half marathon will start at the Del Mar Fairgrounds, continue through the streets of Del Mar, down the Coast through Torrey Pines State Park, along La Jolla Shores, up Torrey Pines Road and down to the finish line at Ellen Browning Scripps Park at La Jolla Cove. The 5K starts on La Jolla Shores Drive, 3.1 miles from the finish line.

A Neighborhood Notification Postcard with Road Closure Information will go out to everyone along the Route. Flyers will be posted for residents at the end of the Route on Coast Boulevard explaining any delays they may experience at the end of the race.

Event Planners also coordinate with La Jolla Restaurants Delivery Service Trucks in the affected areas.

*Timeline for No Parking and Street Closures*

*Saturday April 23 4 am: No Parking begins at Cove set up; 8 am finish line set up begins at Ellen Browning Scripps Park. Sunday April 24 3:30 am: Event Staff and Security arrive at Finish Line to close Streets adjacent to Cove. 7:30 am Half Marathon and 5K Start in Del Mar. 11 am: Course opens to vehicles and remaining participants become pedestrians.*

- *Torrey Pines Park Road (entire road inside Torrey Pines State Park) - 7:15 to 9:30 a.m.*
- *N Torrey Pines Road from National University System Driveway to La Jolla Shores Drive - 7:15 to 10 a.m.*
- *La Jolla Shores Drive from N Torrey Pines Road to El Paseo Grande - 7:15 to 10:30 a.m.*
- *El Paseo Grande from La Jolla Shores to La Vereda (La Jolla Shores boardwalk) - 7:15 to 10:30 a.m.*
- *La Vereda (La Jolla Shores boardwalk) from El Paseo Grande to Avenida De La Playa - 7:15 to 10:30 a.m.*
- *Avenida De La Playa from La Vereda (La Jolla Shores boardwalk) to Calle De La Plata - 7:15 to 10:45 a.m.*
- *Calle De La Plata from Avenida De La Playa to Paseo Dorado - 7:15 to 10:45 a.m.*
- *Paseo Dorado from Calle De La Plata to Spindrift Drive - 7:15 to 10:45 a.m.*
- *Spindrift Drive from Paseo Dorado to Torrey Pines Road - 7:15 to 10:45 a.m.*
- *Torrey Pines Road from Spindrift Drive to Prospect Place - 7:15 to 10:45 a.m.*
- *Prospect Place from Torrey Pines Road to Coast Blvd - 7:15 to 11 a.m.*
- *Coast Blvd from Prospect Place to La Jolla Cove - 7:15 to 11 a.m.*

Michelle asked if there have been any changes made to the Route and Ms. Battles answered there are no changes to the Race Route. John asked her if there have been any complaints and Ms. Battles answered none that she is aware of.

**Motion to Approve Temporary Road Closures and No Parking areas for the La Jolla Half Marathon on April 24, 2016: Fulks, Second: Ryan 8-0-0**

**Agenda Item 5: La Jolla Concours d' Elegance: Request for Temporary Road Closures and No Parking areas related to 12<sup>th</sup> annual event on April 8, 9,10 2016 at the Ellen Browning Scripps Park: Michael Dorvillier Action Item**

This will be the 12<sup>th</sup> year for the La Jolla Concours d' Elegance (Classic Car Show) in La Jolla with no prior complaints from the Residents or Merchants in the affected areas. Due to city policy they must put



out warning signs for Street Closures and No Parking areas 72 hours in advance of the actual date needed, but they try to remove them on a day when it is not needed to minimize the inconvenience to nearby residents and merchants. Their No Parking Signs have April 8 -10 dates but it is just Friday night April 8 and all day Sunday April 10 when it is really needed directly in front of the Park to set up their production. Staff will remove the No Parking signs at the top of Coast Blvd on Saturday April 9 to avoid disruption to nearby businesses as they have done in the past. Street Closures from the top of Coast Boulevard to Girard and Prospect Streets are mainly needed for Sunday April 10, the day of the Event.

Bill Robbins sitting in the audience commented that he does a lot of work at the Cove and he personally removed the no parking signs last year when he could not find event staff to do it on the Saturday before the actual event. He suggested using dates for the No Parking Signs to match the date on the Permits. Last year Friday, Saturday, and Sunday dates were used for the No Parking signs when that was not necessarily the case. John followed up on that asking if Mr. Dorvillier will match the No Parking Dates on its signs to the Dates on the Permits and Mr. Dorvillier agreed to the request.

### **Street Closure/No Park Timeline**

#### **No Park**

**Date: Friday, April 8, 2016**

- *Coast Blvd. from the Cove to Girard Avenue for production set up*

#### **Street Closures**

**Date: Sunday, April 10, 2016**

- *Coast Blvd. will be closed between Prospect Street and Girard Avenue*
- *Girard Avenue will be closed between Coast Blvd. and Prospect Street*
- *Prospect Street will be closed between Girard Avenue and Herschel Street*
- *Street Closures will be from 3:00 AM to 8:00 PM on April 10, 2016*

#### **No Parks**

**Date: Sunday, April 10, 2016**

- *No park Coast Blvd. from Prospect Street to Ocean Lane*
  - *No park Prospect Street from Girard Avenue to Herschel Street*
  - *No park Herschel Street on the South Side between Prospect and Wall Street*
- No parks will be from 3:00 AM to 8:00 PM April 10, 2016*

**Motion to Approve Temporary Road Closures and No Parking for the Concours d' Elegance on April 8, 9, 10, 2016: Fulks, Second: Kassar 8-0-0**

#### **Agenda Item 6: Traffic Safety Issue-Muirlands Vista Way at Nautilus: Luka Stojic**

Resident concern regarding traffic entering Nautilus Street from Muirlands Vista Way. Mr. Stojic had prepared a slide presentation but did not have a slide projector and was unaware the Rec Center does not have one to make available. He went ahead with his presentation using photos and was able to describe the hazardous conditions for drivers on Muirlands Vista Way merging westward onto Nautilus Street. There is very little visibility because views are obstructed by a series

of palm trees and drivers are driving at a high rate of speed. Posted Speed Limits are not being followed. Mr. Stojic described the traffic conditions as collisions waiting to happen. The speed limit at the top of Nautilus Street is 40 mph but traffic is going 45-50 mph down the hill where the speed limit drops down to 25 mph at the traffic lights by West Muirlands Vista. Mr. Stojic is suggesting that 2 speed monitors within 200' of each other be installed like the ones on Via Capri. Mr. Stojic noted the area is a very desirable place to live but the traffic conditions, especially making that left turn onto Nautilus, is very hazardous. Newly planted palm trees cut visibility and posted speed limits are not being followed.

Michelle asked him if bringing this to our attention is benefiting his Troop. Mr. Stojic clarified that he is a Member of Troop 506 and to earn his Citizenship in the Community Merit Badge he has to bring a potentially hazardous problem or concern to LJT&T.

Brian pointed out that the speed limit decreases at the end of the Hill with no warning to Drivers that the speed limit is changing from 40 to 25. City Staff usually puts up a Reduced Speed Ahead traffic sign, and he asked Mr. Stojic if there was a sign before the speed limit decreases. Mr. Stojic said there were no signs. Board discussions centered on a reduced speed limit ahead traffic sign, and one single palm tree that is a major factor in obstructing views. Dave will follow up with City Traffic Engineers about the signage, speed monitor, and the palm tree and ask for any recommendations that would make the Intersection safer.