

La Jolla Community Planning Association

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

Contact Us:

Mail: PO Box 889, La Jolla, CA 92038

Web: www.lajollacpa.org

Voicemail: 858.456.7900

Email: info@lajollacpa.org

President: xxxxxxxx

Vice President: Helen Boyden

2nd Vice President: Bob Steck

Secretary: Dede Donovan

DRAFT AGENDA –

Regular Meeting | Thursday, 5 October 2017, 6:00 pm

6:00pm

1.0 Welcome and Call to Order:

Please turn off or silence mobile devices

Meeting is being recorded

2.0 Adopt the Agenda

3.0 Meeting Minutes Review and Approval

4.0 Officer Reports

4.1 Treasurer

4.2 Secretary to include report of the October 5th meeting of the Membership Committee

Scheduled Minutes takers: October: Brady; November: Merten; December: Donovan

5.0 Elected Officials – Information Only

5.1 Council District 1: Councilmember Barbara Bry –

Rep: **Mauricio Medina**, 619-236-6611, mauriciom@sandiego.gov

5.2 78th Assembly District: Assemblymember Todd Gloria

Rep: **Javier Gomez** 619-236-6633 javier.gomez2@asm.ca.gov

5.3 39th Senate District: State Senator Toni Atkins

Rep: **Chevell Newell Tate**, 619-645-3133, Chevelle.Tate@sen.ca.gov

6.0 President's Report – Information only unless otherwise noted

6.1 Election Results –No challenges received

6.2 Oath of Office: Trustee elected in September Special Election

6.3 Election of LJCPA President for term ending in March 2018

6.4. Project Updates

a. Blue Heron Appeal filed June 13, 2017—because LJCPA filed an Environmental Appeal, the appeal will be heard by the City Council. It is scheduled for 2:00 PM on Tuesday, October 10.

b. Results of Hillel City Council Hearing which was rescheduled for Tuesday, October 3 at 2 PM due to additional noticing problems.

6.5 If newly elected president cannot attend 4th Tuesday meetings of the Community Planners Committee, appoint John Shannon

6.6 Companion Unit Ordinance was passed by the City Council 8-1 with no additional changes

6.7 With regard to request by Mark Pretorius for City Presentation on possible solutions to traffic

noise from TPR affecting residents in the Hidden Valley Road area, the City has suggested having a private meeting with Mr. Pretorius and other interested parties.

6.8 Election Hours -- With regard to suggestion that poll opening hours be changed. The hours of 3 to 7 are prescribed in Article V, Section 5 D.

7.0 Non-Agenda Public Comment

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

7.1 City of San Diego – Community Planner: Marlon Pangilinan, mpangilinan@sandiego.gov

7.2 UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://commplan.ucsd.edu/>

7.3 General Public

8.0 Non-Agenda Trustee Comment

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

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 UC San Diego Long Range Development Plan CAG <http://lrdp.ucsd.edu>

10.0 Consent Agenda- Action Items

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 TBD, 2nd & 3rd Tuesday, 4:00 pm PRC –

La Jolla Shores Permit Review Committee, Chair Dave Gordon 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 trailed to the next LJCPA meeting.**

Note: The T& T Board did not have a quorum in September and the PRC had no projects to present.

10.1 Hardiman Residence: 5626 Dolphin Place Project No: 550448 (Process 3) Coastal Development Permit for the demolition of existing Single Dwelling Unit and construction of a new SDU of two stories over basement with a total of 4,110 square feet of new construction. The 0.11 acre site is located at 5626 Dolphin Place in the coastal (Appealable) overlay zone of the RS-1-7 base zone in the La Jolla community plan area.

DPR Motion 9/19/2017 Findings **CAN** be made to approve the project as presented for a Coastal Development Permit for the demolition of existing Single Dwelling Unit and construction of a new SDU of two stories over basement. The 0.11 acre site is located at 5626 Dolphin Place. 5-0-1

10.2 Zadeh Residence 6170 Inspiration Way Coastal Development Permit for the demolition of an existing dwelling unit and the construction of a new 4,732 square-foot single story residence over a 2,866 square-foot basement located at 6170 Inspiration Way. The 0.30-acre site is in the RS-1-4 zone, Coastal (No-appealable) overlay zone within the La Jolla Community Plan Area.

DPR Motion: Findings **CAN** be made for a CDP for the demolition of an existing dwelling unit and the construction of a new 4,732 square-foot single story residence over a 2,866 square-foot basement located at 6170 Inspiration Way.
5-0-1

10.3 Henley Retaining Walls 615 Wrelton Drive. Coastal Development Permit for Site retaining walls located at 615 Wrelton Drive. The 0.33-acre site is located in the Coastal Overlay Zone (Appealable) and RS-1-7 zones of the La Jolla Community Plan Area. The CDP is to grant a permit in response to a Code Enforcement Citation.

DPR Motion (9/19/2017) Findings **CAN** be made for the CDP as proposed 4-1-0)

10.4 5785 La Jolla Boulevard Mixed-Use--Mixed-Use Development improvement to include demolition of existing improvements and construction of 4 retail units and 4 multi-family units over an open parking garage. Work conforms with LJPDO sections 159.0101, 159.0102, 159.0103, 159.111, 159.0201, 159.0202, 159.0204, 159.0207, 159.0301, 159.0302, 159.0306, 159.0307, 159.0308, 159.0402, 159.0403, 159.0404, 159.0405, 159.0406, 159.0407, and 159.0408.

PDO Motion: Fortune motion/seconded by Van Galder: "The project **DOES NOT** comply with the PDO due to the lack of a required commercial loading/unloading area for the project. However, the project does comply with all other PDO requirements." Vote: 6-0-0 Recommendation to DPR.

The following agenda items, are "Action Items," unless otherwise noted and may be *de novo* considerations. Prior actions by committees/boards are listed for information only.

11.0 San Diego Triathlon Challenge - Request by Challenged Athletes Foundation for temporary street closure, lane closure and No Parking related to 24th annual athletic competition event at Scripps Park on Sunday October 22rd 2017 (Kristine Entwistle) – (Omitted from T&T agenda in August; Lack of T&T quorum in September, needs timely decision.)

12.0 Vocational English School: 7979 Ivanhoe Avenue; Project No.:555943 (PROCESS 3) Conditional Use Permit to convert an existing second floor office space to a 5,957 square foot Vocational English School. The 0.60 acre site located within the Coastal Overlay zone (Non-Appealable) at 7979 Ivanhoe Avenue in Zone 1 of the La Jolla Planned District within the La Jolla Community Plan area.

DPR MOTION: 8/15/2017: Findings can be made for a Conditional Use Permit to convert an existing second floor office space to a 5,957 square foot Vocational English School. The 0.60 acre site located within the Coastal Overlay zone (Non-Appealable) at 7979 Ivanhoe Avenue in Zone 1. **(6-0-1) pulled from the August Consent agenda.**

13.0 EC English School: 7979 Ivanhoe Avenue, La Jolla, Ca 92037 -- Conditional Use Permit to convert an existing second Floor office space to a 5,597 square foot Vocational School. Use conforms with LJPDO section 159.0210 And 159.0211

PDO Motion: Pitrofsky motion/seconded by Van Galder: "Accept the project as presented as it conforms with the PDO requirements." Vote: 5-0-1.

14.0 La Jolla Blvd CDP/MW – 7209 & 7211 La Jolla Blvd (PROCESS 3) FLAT FEE - Coastal Development Permit and Map Waiver for a condominium conversion of two dwelling units. The 0.16 acre site is located within the Coastal Overlay zone (Non-Appealable), at 7209 & 7211 La Jolla Boulevard in the RM-1-1 of the La Jolla Community Plan area within Council District 1. **DPR Motion:** Findings CAN be made for a Coastal Development Permit and Map Waiver for a condominium conversion of two dwelling units. The 0.16 acre site is located within the Coastal Overlay zone (Non-Appealable), at 7209 & 7211 La Jolla Boulevard in the RM-1-1 of the La Jolla Community Plan area within Council District 1. (Will / Collins, 6-1-1) **Pulled from August consent/calendar.**

15.0 Consider whether the LJCPA should send a letter asking the City to investigate and arrange to have the 6-foot wall blocking the view of Black’s Beach removed as requested by Melinda Merryweather.

16.0 INFORMATION ONLY: Shift San Diego – Presentation by organization formed by SANDAG to provide traffic infrastructure construction information and traffic solutions (Sarah Czarnecki or alternates.)

17.0 Announcement of the November LJCPA Minutes-Taker – Phil Merten

18.0 Adjourn to next LJCPA Meeting: November 2, 2017, 6:00 PM

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2nd Vice President: Bob Steck

Secretary: Dede Donovan

Treasurer: Janie Emerson

DRAFT MINUTES–

Regular Meeting | Thursday, 7 September 2017, 6:00 pm

Trustees Present: Ahern, Boyden, Brady, Collins, Costello, Courtney, Donovan, Emerson, Gordon, Merten, Palmer, Rasmussen, Shannon, Steck, Weiss

Trustees Absent:

Trustee Courtney arrived at 6:45 p.m.

6:00p **1.0 Welcome and Call to Order:** 2ND Vice President Bob Steck at 6:00 p.m.

Please turn off or silence mobile devices. Meeting is being recorded

2.0 Adopt the Agenda

Emerson moved to amend the agenda by placing *Item 16 Companion Units* to a position immediately following *Item 12 City Staff presentation on the TPR Corridor* and strike Consent Item 10.1 (Hardiman Residence) from the agenda.

Approved Motion: To adopt the Agenda as amended by Emerson: (Costello/Emerson: 14-0-1)

3.0 Meeting Minutes Review and Approval

**Approved Motion: To Approve the Minutes of the LJCPA's 08-03-2017 meeting.
(Emerson/Boyden: 13-0-2)**

4.0 Officer Reports

4.1 Treasurer

The balance in the treasury is \$ 291.24.

4.2 Secretary

Report on upcoming minute takers: October - Brady; November - Merten; December - Donovan; January 2018 - Donovan; February 2018 - Donovan; March 2018 - Donovan.

Standard report on membership eligibility.

5.0 Elected Officials – Information Only

5.1 Council District 1: Councilmember Barbara Bry –

Rep: **Mauricio Medina**, 619-236-6611, mauriciom@sandiego.gov

- Announced the Walter Munk Way naming

- Discussed the City Council action on Companions Units.

5.2 78th Assembly District: Assemblymember Todd Gloria

Rep: **Javier Gomez** 619-236-6633 javier.gomez2@asm.ca.gov - Not present.

5.3 39th Senate District: State Senator Toni Atkins

Rep: **Chevelle Newell Tate**, 619-645-3133, Chevelle.Tate@sen.ca.gov - Not present.

6.0 President's Report

6.1: Special Election Results (announced at end of meeting)

Candidate Cindy Greatrex received 26 votes; candidate Matt Mangano received 20 votes.

6.2: Project Updates

a. Blue Heron Project

The date of the Blue Heron Project hearing is as yet not known.

b. Hillel Project

1st Vice-President Helen Boyden nominated 2nd Vice-President Bob Steck to represent the LJCPA at the upcoming City Council meeting in October. The Trustees approved the nomination by a vote of 14-0-1.

7.0 Non-Agenda Public Comment

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

7.1 City of San Diego – Community Planner: Marlon Pangilinan, mpangilinan@sandiego.gov

7.2 UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://commplan.ucsd.edu/>

7.3 General Public

Sharon Wampler, Chair of the Citizens for Responsible Coastal Development (CRCD) Incentive-based Zoning Project

- Corrected misstatement by Mark Lyons in 5/25/17 letter to La Jolla Light claiming the CRCD proposal reduces FAR, would be more costly, and requires homeowners to get a CDP. (See document handed out with corrections in bold.)
- Invited architects opposed to the proposal to meet with the CRCD.
- Corrected misstatement by Bob Whitney on the 9/4/17 La Jolla Association blog asserting that the LJCPA Ad Hoc Committee for residential single-family zoning had been dissolved due to non-compliance with the Brown Act.
- Pointed out that the Los Angeles anti-mansionization ordinance is less permissive than the Wampler committee proposal.

Sally Miller

- Applauds the City's decision to remove Deco Bikes from San Diego's beaches.
- Complains that other purveyors of rental bikes are blocking La Jolla's sidewalks. Two locations being blocked are next to Girard Gourmet and in front of the Grand Colonial Hotel.

Melinda Merryweather

- Requests that an item be placed on the October agenda regarding removal of the six-foot fence blocking the view of Black's Beach.
- Informs the CPA trustees that the homeowner whose shrubbery is blocking the view at Torrey Pines near Prospect has said he will not trim it until he receives a letter from the City asking him to do so; requests the CPA to ask the City to send such a letter; requests that this item be placed on the October agenda if it is necessary to do so to get the CPA to ask the City to send the letter.

8.0 Non-Agenda Trustee Comment

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

Janie Emerson

Requests that an item be placed on the October agenda moving the closing time of the polling place for CPA elections from the current 7:00 p.m. to 6:00 or 6:15 p.m. so as to allow the trustees working in the polling place to attend the LJCPA meeting, which begins at 6:00.

Dave Gordon

- Notifies CPA trustees that the meeting date for the La Jolla Shores Permit Review Committee (PRC) has been moved to the third Monday of the month beginning November 21, 2017

David Little

- Moves that Melinda Merryweather's Black's Beach item be placed on the October agenda. **Motion carries 14-0-1.**
- Asks for an update on the TPR noise issues raised by Mr. Pretorius. Boyden replies that they are under investigation.

Phil Merten

- Asks that he be allowed to comment on the Cielo agenda item when it comes up. Boyden replies that he will be allowed limited comment.

12.0 Time Certain 6:30. City Staff presents on the Torrey Pines Road (TPR) Corridor Project (INFORMATION ONLY)

Steve Bliss reports on the City's plans for Phase Two of the Torrey Pines Road (TPR) Corridor Project and on the City's plans for the TPR Slope Restoration.

- Installation of a sidewalk on the south side between Amalfi and Hillside
- Installation of a HAWK pedestrian-activated light between Princess and Amalfi
- Installation of decorated herringbone median flush with the roadway. The median is not raised because the Fire Dept. specifically requested that it be flush with the roadway to provide a lane for emergency vehicles.
- Slope restoration will be as previously presented.

Trustee Courtney commented that the Scope of the Plan approved by the Torrey Pines Corridor Committee, after numerous public meetings, then approved by all La Jolla Community planning groups, the City Planning Commission and the San Diego City Council had all included a raised median / "fifth lane" and a synchronized traffic light at Torrey Pines Road and Princess St. Courtney further noted that the current plan will not provide intervals for left turns, U-turns and crossings by both autos and pedestrians and will do very little to increase safety along Torrey Pines Road, which was the main focus of the Committee.

Dan Courtney replaced Dede Donovan as official minute-taker.

- Sally Miller asked about the number of pedestrian fatalities at "pseudo-crossings"
- Trustee Gordon stated the median / "fifth lane" should be raised.
- Trustee Ahern asked about plantings on the slope restoration.
- Trustee Little commented about slowing the speed of traffic along Torrey Pines Road
- Trustee Will noted the plan does nothing to assist vehicles attempting to take left turns along Torrey Pines Road.

- Trustee Weiss commented the improvements would help some pedestrians.
- Trustee Palmer asked why there are no traffic calming measures or elements to assist autos taking left turns.

16.0 Companion Units--

Presenter Phil Merten asked the Trustees to review the submitted suggestions for modifications to the Companion Unit Ordinance passed on a first reading by the San Diego City Council and indicate which/if any suggestions should be presented by Trustee Merten to the City Council to be considered at the September 12 second hearing.

- Trustee Merten analyzed the possible impacts on the community resulting from the City's proposed ordinance along with and presented a draft position letter to be presented to the City Council on behalf of the CPA.
- Trustee Boyden suggested the CPA should take the position that the City should not enact any changes to the existing Municipal Code and Planned District Ordinances beyond those requested by the State of California.
- Architect Michael Morton commented the height limits for companion units may be 13' for flat roofs or 15' for pitched roofs.
- Trustee Emerson reinforced the suggestion that the City's ordinance should not exceed State requirements.
- **Trustee Little made a Motion that the CPA appoint Trustee Merten to prepare a position letter, with input from the Association, and appear at the City Council hearing on behalf of the CPA. Second by Trustee Shannon. Motion carries 14-0-1.**

Much discussion ensued, moderated by Trustee Merten, and consensus was reached on the points to be incorporated into the CPA's position letter and presented to the City Council by Trustee Merten on behalf of the CPA. The letter is available in the files of the LJCPA.

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 UC San Diego Long Range Development Plan CAG <http://lrdep.ucsd.edu>

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DPR – Development Permit Review Committee, Chair TBD, 2nd & 3rd Tuesday, 4:00 pm PRC – La

Jolla Shores Permit Review Committee, Chair Dave Gordon 4th Tuesday, 4:00 pm

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

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10.1 Hardiman Residence: 5626 Dolphin Place Project No: 550448 (Process 3) Coastal Development Permit for the demolition of existing Single Dwelling Unit and construction of a new SDU of two stories over basement with a total of 4,110 square feet of new construction. The 0.11 acre site is located at 5626 Dolphin Place in the coastal (Appealable) overlay zone of the RS-1-7 base zone in the La Jolla community plan area.

DPR MOTION 8/15/2017: Findings **CAN NOT** be made to approve the Hardiman Residence Project: the requirement for two additional parking spaces should be resolved since the Project location is in the beach parking impact area, lack of articulation on East wall, and due to the high floor to ceiling heights, proposal as presented is inconsistent with neighborhood scale and character. **(5-1-1)**

Item 10.1 was removed from the agenda

10.2 Vocational English School: 7979 Ivanhoe Avenue; Project No.:555943 (PROCESS 3) Conditional Use Permit to convert an existing second floor office space to a 5,957 square foot Vocational English School. The 0.60 acre site located within the Coastal Overlay zone (Non-Appealable) at 7979 Ivanhoe Avenue in Zone 1 of the La Jolla Planned District within the La Jolla Community Plan area.

DPR MOTION: 8/15/2017

Findings can be made for a Conditional Use Permit to convert an existing second floor office space to a 5,957 square foot Vocational English School. The 0.60 acre site located within the Coastal Overlay zone (Non-Appealable) at 7979 Ivanhoe Avenue in Zone 1. **(6-0-1)**

Item 10.2 was pulled from the consent agenda.

10.3 EC English School: 7979 Ivanhoe Avenue, La Jolla, Ca 92037 -- Conditional Use Permit to convert an existing second Floor office space to a 5,597 square foot Vocational School. Use conforms with LJPDO section 159.0210 And 159.0211

PDO Motion: We find that this project **conforms** with the PDO regulations and a motion to approve was made by Pitrofsky, seconded by Parker. Vote: 4-0-1

Item 10.3 was pulled from the consent agenda

10.4 La Jolla Art and Wine Festival- Request for Temporary Street Closures on portions of Girard Ave, Wall Street, and Silverado Street for the annual fundraising event benefitting La Jolla Public Schools on Saturday October 7 and Sunday October 8 (Laurel McFarlane)

T&T Motion: Approve temporary street closures for portions of Girard, Silverado, and Wall Street on October 7-8 for the annual La Jolla Art and Wine Festival: Earley, Second: Ryan 8-0-0

10.5 So Fine on Kline- Request for Temporary Street Closure of Kline Street between Girard Ave and Herschel Ave related to the 5th annual event on Sunday November 12. (Tresha Souza)

T&T Motion: Approve temporary street closure on Kline St between Girard and Herschel Ave on Sunday November 12 for the 5th annual So Fine on Kline Event: Brady, Second: Gaentzel 8-0-0.

10.6 La Jolla Shores Fall Fest- Request for Temporary Street Closure of a portion of Avenida de la Playa for the 10th annual event on Sunday October 15 (Sharon Luscomb)

T&T Motion: Approve temporary street closure of a portion of Avenida de la Playa on Sunday October 15 for the 10th annual La Jolla Shores Fall Fest: Ryan, Second: Bailey 8-0-0

10.7 City Proposed Controls for the Herschel Ave/Kline Street Intersection- Revised pedestrian crossing striping and temporary bulb-outs to enhance pedestrian safety requested by Stella Maris Academy (Julie Hollis)

T&T Motion: Approve City's proposed temporary pedestrian safety improvements at the Herschel Avenue/Kline Street intersection on a one-year trial basis with an effectiveness evaluation to occur at the conclusion of that timeframe: Brady, Second: Bailey 8-0-0

10.8 Dostart Residence 3115 Bremerton Place Project # 549333 (Process 3) Site Development Permit for the demolition of an existing 2,681 sq ft single story, single family home and construct a new 5,103 sq ft two-story single family residence with attached garage and cover rear patio on a 15,007 sq ft lot. Existing FAR: .18 New FAR: .34

PRC Motion: Findings **can** be made for the Site Development Permit (SDP) and Coastal Development Permit (CDP) for Project # 549333. Motion made by Tony Crisafi and 2nd by Myrna Naegle. Vote 5-0-2; Abstains: Janie Emerson- acting Chair, Michael Czajkowski- Friend of presenter

Trustee Emerson made a Motion to Approve Items 10.4, 10.5, 10.6, 10.7 & 10.8 on the Consent Agenda. Seconded by Trustee Weiss. Motion Carries 16-0-1

The following agenda items, are "Action Items," unless otherwise noted and may be *de novo* considerations. Prior actions by committees/boards are listed for information only.

11.0 Seawall Maintenance 5322 & 5328 Calumet Avenue – (Process 3) Coastal Development Permit to stabilize a portion of the coastal bluff located within dedicated public right of way between 5322 and 5328 Calumet Ave. The site is in the RS-1-7 zone, Coastal (Appealable) overlay zone within the La Jolla Community Plan Area.

DPR Motion: Findings can be made for a Coastal Development Permit to stabilize a portion of the coastal bluff located within dedicated public right of way between 5322 and 5328 Calumet Ave. (6-0-1) **Pulled from July consent Calendar by Trustee Costello.**

Presentation by Todd Story and Rob Hawk on behalf of Applicant, the former property owner, who was required to pursue permit:

In 2009 the cliff collapsed and the presenters are proposing a stabilization project which they say will benefit both homes plus the City owned right of way, which is a view corridor.

Melinda Merryweather commented that a fence installed by The City is preventing the public from gaining access to the overlook and asked if this project would help to get the City's fence moved closer to the edge of the cliff. Presenters stated that was The City's decision and is beyond their control.

Presenters stated the stabilization would have a natural appearance and visual impacts would be minimized.

Trustee Costello stated his reason for pulling this item from the September consent agenda has to do with trimming shrubbery in front of the property to a maximum height of 6'. Presenters stated their client no longer owned the property and does not have the authority to make that guarantee.

Additional comments included that the proposed development will be visually compatible with the character of surrounding areas, and where feasible, will restore and enhance visual quality in visually degraded areas."

Motion to Deny by Trustee Costello ; Second by Emerson. Motion carries 10-6-1: [Findings **can not** be made for a Coastal Development Permit to stabilize a portion of the coastal bluff located within dedicated public right of way between 5322 and 5328 Calumet Ave citing that the landscaping at 5322 Calumet is not in compliance with the 1998 CDP where it states "... nor will it obstruct views to and along the ocean and other scenic coastal areas from public vantage points.]

13.0 Addition of Stanchions to Outline Striped ‘No Parking’ Area where Playa Del Norte meets Neptune Place.

T&T Motion: To Approve the addition of Stanchions to outline striped “No Parking” Area where Playa Del Norte meets Neptune Place: 7-0-0. **Pulled from July consent calendar.**

LJCPA Motion (8/3/2017): Continue to next month to allow trustees to make site visits (Donovan/ Ahern) (7-6-1) Motion Carried.

Cynthia Chasen, a member of a crime watch group, commented about rowdy behavior by people parking in this area.

Multiple residents of the neighboring condominium project, including Harry Coperman, Judy McMurdo, Gary Green and John Handley, echoed her concerns.

Photographs of people watching the sunset while parked in this spot were distributed to the Trustees.

Motion by Trustee Rasmussen to ask the City of San Diego to investigate alternative forms of parking control, including but not limited to creating a three- minute parking zone, keeping the stanchions, and any other possible solutions. Second by Emerson. Motion carries 15-1-1.

14.0 La Jolla Blvd CDP/MW – 7209 & 7211 La Jolla Blvd(PROCESS 3) FLAT FEE – Coastal Development Permit and Map Waiver for a condominium conversion of two dwelling units. The 0.16 acre site is located within the Coastal Overlay zone (Non-Appealable), at 7209 & 7211 La Jolla Boulevard in the RM-1-1 of the La Jolla Community Plan area within Council District 1.

DPR Motion: Findings CAN be made for a Coastal Development Permit and Map Waiver for a condominium conversion of two dwelling units. The 0.16 acre site is located within the Coastal Overlay zone (Non-Appealable), at 7209 & 7211 La Jolla Boulevard in the RM-1-1 of the La Jolla Community Plan area within Council District 1. (Will / Collins, 6-1-1) Pulled from August consent/calendar by Trustee Rasmussen.

No proponents of the condo conversion were present. The matter was therefore continued to October.

15.0 Rosemont Duplex MW -654-656 Rosemont Street (Process 3) Map Waiver and Coastal Development

Permit for the conversion of an existing duplex into two residential condominium units and requesting a waiver for underground utilities at 654-656 Rosemont St. The 0.137 acre site is in the RM-1-1 zone, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area.

DPR Motion: Findings CAN be made for a Map Waiver and Coastal Development Permit for the conversion of an existing duplex into two residential condominium units and requesting a waiver for underground utilities at 654-656 Rosemont St. The 0.137 acre site is in the RM-1-1 zone, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area. The Subcommittee recommends that sidewalk and gutter NOT be extended beyond the current extents so as to maintain the community character.

- No new sidewalk or curb and gutter along project frontage along draper
- No new curb ramp at corner of Draper and Rosemont
- No new sidewalk or curb and gutter adjacent to project on Rosemont

(Gaenzle / Ragsdale, 6-0-2)

Pulled from August consent calendar.

Robert Bateman presenting on behalf of the applicant.

To hasten discussion Mr. Bateman asked Trustee Rasmussen why he pulled this item from the August Consent Agenda.

Trustee Rasmussen replied that he could not recall.

Motion to Approve made by Costello; second by Ahern; Motion passes 14-0-2.

17.0 UCSD Coastal View and other Coastal Issues-- INFORMATION ONLY -- Presenter: Mike Costello and others
10-15 minutes.

Trustee Costello gave a short commentary culminating in the statement that these projects are being driven by population growth.

18.0 Subdivision 8280 Calle del Cielo, 8303 La Jolla Shores Drive - La Jolla (Process 4) Coastal Development Permit, Site Development Permit, Tentative Map for creation of eight lots with private drive and common improvements for drainage and stormwater management. Construction of eight new single family dwelling units with attached garages. The 4.45 acre site is located in the Non-appealable Coastal Overlay Zone and CHLOZ at 8280 Calle Del Cielo, in the SF zone of the La Jolla Shores PDO of the La Jolla Community Plan Area in Council District 1.

PRC Motion: To table project until next month's meeting 2-2-3. Motion Fails.

PRC Motion: The findings cannot be made for the 8280 Calle Del Cielo Subdivision 4-1-2

LJCPA Action: July 6, 2017 Motion to postpone final decision 1-2 months (Emerson/Donovan) (15-0-1)

See July and August minutes for details on previous discussion

- Paul Benton distributed City Cycle Issues and stated there were no longer any outstanding issues.
- Scott Williams of Seltzer Kaplan described the City's Substantial Conformance Process as it relates to the project.
- Lewis Beacham, developer, stated that ANY change whatsoever would trigger a substantial conformance review and that the plans would then necessarily return to the La Jolla community planning groups regarding ANY change, however minor.
- Trustee Weiss noted the neighboring house did not appear to be conforming.
- Phil Merten spoke regarding substantial conformance and the inability of participants in the process effectively to appeal.
- Trustee Rasmussen commented he was concerned with the soil apparently being imported to the property.
- Trustee Ahern expressed satisfaction with the presentation commenting that this is a large project and people will oppose just for the sake of opposing.
- Trustee Costello commented it's time to either Accept or Deny.

Note: Letter received from Bernard Segal with regard to the discussion on this item has been received and will be maintained in the LJCPA files.

Motion to Approve by Will; second by Gordon. Motion carries 9-5-2

19.0 Announcement of the October LJCPA Minutes-Taker – Tom Brady

20.0 Adjourn to next LJCPA Meeting: October 5, 2017, 6:00 PM

La Jolla Planned District Ordinance Committee

Chair: Deborah Marengo

DRAFT MINUTES – MONDAY, September 11, 2017

4:00 PM, La Jolla Recreation Center, 615 Prospect Street, Room 1

Present: Marengo, Van Galder, Pitrofsky, Ovanessoff, Fortune, Lopez

Visitors: C.A. Marengo, Celia Cravatt, Manuel Oncina, Patrick Banning, Mike Wynn, Chuck Johnson, Chris McKellar, Timothy Mc Gown, Chric Barlow, Scott Myers, Phiomena Offen

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

None.

2. **Chair Report / Board Discussion**

Review and Approve August Minutes

Fortune motion to approve/seconded by Pitrofsky

Vote: 3-0-3 (Only those who attended last meeting were eligible to vote)

- a. Issues regarding PDO compliance and means to promote enforcement. Marengo expressed concern about the lack of membership in the PDO. Discussion followed by all members. The concern was that the current Committee does not have enough members and as such it is difficult to reach quorum at the meetings. It was decided that Marengo will contact the Chairs of the different Boards and request for more appointees.

3. **Recommendations to CPA Committee**

- a. Project Name:** EC English School
Address: 7979 Ivanhoe Ave., La Jolla, Ca. 92037
Project Number: None
PDO Zone: Zone 1 and Coastal Overlay Zone
Applicant: Claude-Anthony Marengo
Agent: Claude-Anthony Marengo, Marengo Morton Architects
City Project Manager: Francisco Mendoza, Development Project Manager
Date of App Notice: 7/26/2017
Scope of Work: Conditional Use Permit to convert an existing second floor office space to a 5,597 square foot Vocational School. Use conforms with LJPDO section 159.0210 and 159.0211

Marengo recused herself from the chair and Van Galder acted as Temp. Chair. This project was presented by C.A. Marengo. This project was also presented to the committee last month. The EC school, is presently located on Prospect street. This school applied for and obtained a CUP and is now moving into the Doug Manchester building. C.A. Marengo presented project by the use of color boards. The location of the schools was presented, along with a complete drawing of the parking spaces that will be designated for the EC school. Presenter explained that the applicant is compliant with all parking requirements. He further explained that the use of the building is being downgraded from it’s original use and thus the parking requirements

NEXT MEETING – MONDAY, OCTOBER 9, 2017

Please check <http://www.lajollacpa.org> 72 hours prior to meeting, meeting may be cancelled if no projects are on the agenda.

FOR ADDITIONAL INFORMATION, PLEASE CONTACT DEBORAH MARENGO , CHAIR, 858-459-3769

OR dmarengo@marengomortonarchitects.com

La Jolla Planned District Ordinance Committee

DRAFT MINUTES – MONDAY, September 11, 2017 (continued)

are less for this purpose. The operating hours of the school will be between the hours of 8:00 AM and 6:00 PM. It is estimated that a total of 150 students will be going through this school. The application for the signage for the school will be presented at a later date to the PDO. Pitrofsky motion/seconded by Van Galder: "Accept the project as presented as it conforms with the PDO requirements." Vote: 5-0-1.

- b. Project Name:** 850 Prospect St (working name)
Address: 850 Prospect St.
Project Number: 558121
PDO Zone: Zone 1, Subarea 1A
Applicant: McKellar McGowan LLC
Agent: Chris McKellar
City Project Manager: Francisco Mendoza
Date of App Notice: 7/10/2017
Scope of Work: Demolition of existing 1 story dental office building, Excavating, shoring and constructing a below grade parking garage. Above parking structure, constructing 2 retail spaces on the first level adjacent to Prospect St. and 8 residential condominiums above the retail and to the rear of the lot. The parking garage and construction above are designed as 2 separate structures.

This project was introduced by Chris McKellar and presented by Chris Barlow from Robert Hidey Architects. This project was previously presented to this committee as an information item on 2/13/17. The only major change from the last presentation was that the residential units were decreased from 8 to 6 units. Presentation was done by the use of full sized color boards. The residences will be between 2,000 sq. ft. and 3,600 s. ft. and they will have their own private garages, accessed through the underground parking. The presenter explained that even though the project appears to be one large building, it is technically two buildings as classified by the City. The construction of a fire wall in the (approx.) center of the building separates the structure into two buildings. Therefore, each building has its own height envelope and neither of the buildings are higher than the height limitations. The parking requirements and spaces proposed were discussed at length. Trash area is located in garage. Commercial loading zone is located at the alley. The building is proposed to be a light gray stucco with wrought iron balconies. The presenter described the project as a 'timeless urban style building.' The left side of the building was considered to be the view corridor and this area would be used for the ADA ramp access to the building. Marengo requested more information about the landscaping of the project. McKellar indicated that the last page of their submittal was indeed the landscape plan. The landscaping plan did not mention which option of the PDO requirement the applicant had chosen.

Van Galder motion/seconded by Pitrofsky: "Withhold comment on project until a detailed landscaping plan and color board along with a sample material board is presented to the committee" Vote: 6-0-0 passes unanimously.

NEXT MEETING – MONDAY, OCTOBER 9, 2017

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dmarengo@marengomortonarchitects.com

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La Jolla Planned District Ordinance Committee

DRAFT MINUTES – MONDAY, September 11, 2017 (continued)

c. Project Name: 5785 La Jolla Boulevard Mixed-Use
Address: 5785 La Jolla Boulevard
Project Number: 552695
PDO Zone: Zone 4
Applicant: Mike Wynne; BMW Builders
Agent: Patrick Banning; Manuel Oncina Architects, Inc.
City Project Manager: Glenn Gargas
Date of App Notice: No City application filed

Scope of Work: Mixed-Use Development improvement to include demolition of existing improvements and construction of 4 retail units and 4 multi-family units over an open parking garage. Work conforms with LJPDO sections 159.0101, 159.0102, 159.0103, 159.111, 159.0201, 159.0202, 159.0204, 159.0207, 159.0301, 159.0302, 159.0306, 159.0307, 159.0308, 159.0402, 159.0403, 159.0404, 159.0405, 159.0406, 159.0407, and 159.0408.

The project was presented by Patrick Banning from Oncina Architects. The members were provided with a complete large colored renderings which included vital statistics about the project. This handout is a part of these minutes. Presenter described all the different zoning regulations that apply to this project. A complete description of the project, including location, size, height, parking spaces and parking requirements was thoroughly explained by the presenter. He further explained that this project would consist of rental units and not condominiums. Members of the public expressed their concern about the lack of loading and unloading parking areas for the tenants. They further expressed their concerns about the size of the building. Discussion followed between members of the public and presenter. It was further explained that the applicant is requesting a deviation for the exemption of a commercial loading/unloading space requirements. Parking requirements and spaces proposed were further discussed between committee members. Applicant had opted to choose landscaping option 'A' of the PDO requirements. The proposed landscaping was presented in great detail. Presenter explained that the required FAR of this project is 1.3, while the proposed project was at 1.25. A color board along with samples of the materials to be used was presented and explained to the committee. Yellow colored trellis, copper colored fiber board siding, medium bronze color for storefront windows. Glazing is proposed to be both clear and shaded for the project. Lopez questioned the signage for the retail spaces. Presenter explained that the signage applications will be made at a later date by the end users. Mr. Manual Ocina addressed the committee by introducing himself as well as the developer, explaining that they all lived and worked in this area and are very sensitive to the neighborhood requirements and needs.

Fortune motion/seconded by Van Galder: "The project does not comply with the PDO due to the lack of a required commercial loading/unloading area for the project. However, the project does comply with all other PDO requirements."

Vote: 6-0-0 Passes unanimously.

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La Jolla Planned District Ordinance Committee
DRAFT MINUTES – MONDAY, September 11, 2017 (continued)

4. **Recommendations to DPR Committee**

a. Items a., b., c. are all recommendations to DPR

5. **Information Items**

b. None

Meeting adjourned at 5:35

Respectfully submitted,

Peter Ovanessoff, Acting Secretary

NEXT MEETING – MONDAY, OCTOBER 9, 2017

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Draft Agenda LJC
5 October 2017
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LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Committee Report– September, 2017

COMMITTEE MEMBERS PRESENT:

Sept 12, 2017: Collins, Costello, Gaenzle, Welsh, Will, Zynda
Sept 19, 2017: Collins, Costello, Gaenzle, Ragsdale, Will, Zynda

1. NON-AGENDA PUBLIC COMMENT

Sept 12, 2017: none
Sept 19, 2017: none

2. PRELIMINARY REVIEW 9/12/17

Preliminary Reviews can be voted a Final Review by a unanimous DPR Committee approval.

Project Name: Zadeh Residence Permits: CUP CDP
6170 Inspiration Way
Project No.: 556322 DPM: Hugo Castaneda
Zone: RS-1-4 Applicant: Claude Anthony Marengo

The demolition of an existing dwelling unit and the construction of a new 4,732 square-foot single story residence over a 2,866 square-foot basement located at 6170 Inspiration Way. The 0.30-acre site is in the RS-1-4 zone, Coastal (Nonappealable) overlay zone within the La Jolla Community Plan Area.

APPLICANT PRESENTATION: 9/12/2017 (Claude Anthony Marengo)

- Correction ... CDP, not CUP
- Increased front (15') and both side setbacks (14' and 12'), 10% lot depth for rear setback
- Daylit basement under single story, roof deck without stair tower (exterior stairs)
- Extensive articulation, staggered roof heights
- Far below height limit – 27' overall at highest, but 24' at any one point
- 3 street trees.
- 7,598 total area 4,732 GFA .36 FAR where .51 allowed

COMMITTEE QUESTIONS/DISCUSSION: 9/12/2017

- Height of neighbors, South side neighbor steps down about 7' at grade
- Parking includes 4 spaces underneath, doubles as play area for kids
- Sloped tiles roofs behind parapets
- 600' public noticing with city, plus personal meetings with all neighbors on street.
- Fix north arrow on plans

PUBLIC COMMENT: 9/12/2017

- none

MOTION: 9/12/2017 (Will/Collins)

- Make preliminary review as final
- In Favor: Collins, Costello, Gaenzle, Welsh, Will, Zynda
- Oppose: 0
- Abstain: 0

- **MOTION PASSES 6-0-0**

MOTION: 9/12/2017 (Will/Collins)

- Findings CAN be made for a CDP for the demolition of an existing dwelling unit and the construction of a new 4,732 square-foot single story residence over a 2,866 square-foot basement located at 6170 Inspiration Way
- In Favor: Collins, Gaenzle, Welsh, Will, Zynda
- Oppose: 0
- Abstain: Costello (chair)
- **MOTION PASSES 5-0-1**

3. FINAL REVIEW 8/15/17

Project Name: Hardiman Residence
5626 Dolphin Place

Permits: CDP

Project No.: 550448

DPM: Pancho Mendoza

Zone: RS-1-7

Applicant: Joshua Wood

(Process 3) Coastal Development Permit for the demolition of existing Single Dwelling Unit and construction of a new SDU of two stories over basement with a total of 4,110 square feet of new construction. The 0.11 acre site is located at 5626 Dolphin Place in the coastal (Appealable) overlay zone of the RS-1-7 base zone in the La Jolla community plan area.

APPLICANT PRESENTATION: 7/11/2017 (Joshua Wood)

- Passed out site photos and material board
- 2400sf, 1235sf basement, 475sf garage on alley
- Dolphin place side is all pedestrian, back of sidewalk is PL
 - Pull retaining wall off sidewalk (add planting)
- Entry level is bedrooms, living above, Master in back of entry level
- Large front lawn, 23'-8" front setback where 15' required
- 10-10 + 5-2 side setbacks, touch 5' setback at alley garage
- Upper level (inverted floor plan) opens front and back
 - Second floor stepped back on all but East side
- Basement, Family, Garage, Exercise (high windows)
- Brick, wood, glass, stucco
- Presented perspectives
- Large two story glass element with lightwell, to bring light down to basement
- Frosted/obscured glass at stairs for neighbor privacy, and ground level bathrooms
- 8' of grade change across lot (NE to SW) – steep slope beside garage to be planted out.

COMMITTEE QUESTIONS: 7/11/2017

- **Welsh** – Relation to neighboring houses? – presented phot montage – all 2 story
 - Common retaining along sidewalk, proposed to setback and landscape to buffer
 - Grade of home behind? 5-6' higher at grade level
- **Welsh** – neighbors? Applicant has reached out. Neighbors are here
- **Gaenzle** – FAR? Allowable=2628, 2400 above grade, 226 of garage counted (2626) – basement and garage combined 1710 sf
- **Kane** – transition to home on East is abrupt

PUBLIC COMMENT: 7/11/2017

- **Randy Kelly** – Took work to figure out where to go. (this meeting needs better notification) 1929 Spanish classic 800 sf being demolished, 5x larger structure, concerned about density/character, diminish views, floor area workarounds, 30’ height grading, opposed to project without cutbacks to satisfy neighbors.
 - Chair suggestion to public to compare FAR/height to neighborhood
 - Kelly – what is intent of FAR? ... control visible bulk and scale
 - Kane – FAR items not included is loophole.
 - Kelly – request accommodation to affected homes
- **David Shepards** – Remodeled, but chose not to go up second floor. Other neighbors exhibited similar restraint
- **Jordanna Marsh** – Concerned about mansionization, why “downtown urban element” (per applicant presentation). Other neighbors view is completely gone. Vacation home?
- **Theresa Leshner** – Picture is “killing her” Received notice of project, architect reached out last week, shocked/sad. Purchased last year (forever home). They hired a LJ architect who prepared them to lose first floor views but not second floor. Grading allows applicant to start higher than current home. Current plan will eliminate most of Westerly views and all of views from some areas. Storage on second floor deck blocks partial view, requested movement towards Dolphin or lower. Architect said it is possible with redesign. Sent letter to Hardimans. No response. Request to lower 2’. Presented graphic representations of proposed impacts on view. Deck looks into master bedroom. Glass rails would help. Did not expect to lose second floor.
 - **Costello** – CCC and SDMC and LJCP do NOT protect private views.

COMMITTEE DISCUSSION: 7/11/2017

- **Costello** – Neighbors should be good neighbors
- **Leira** – Neighbors home looks further setback.
 - Floor to Ceiling heights?, 9 basement/11 main/10 upper
 - Work with neighbors to lower floor to ceiling heights, think there is opportunity to lower
 - Applicant presented image of how much more the neighbor still maintains view
 - Main level is up 2’ from current
- **Gaenzle** – upper level storage would be great to get rid of. East elevation is too long/plain, not articulation, 60’ long
- **Leira** – remove storage on second floor deck or reduce and rotate 90° to reduce disruption to neighbors
- **Kane** – poor transition to neighboring home with long East wall. Style is too urban.
- **Gaenzle** – main level, where is west neighbor obstruction? Neighbor (west) roof matches proposed upper level ceiling. Can home slide North? Please investigate.
- **Leira** – Strong elements need to allow some flexibility, consider lower ceiling heights.
- **Kane** – total height – 30’, 24.5” height
- **Will** – angled building setbacks? – 6” below

FOR FINAL REVIEW: Please provide for the next presentation

1. Consider design changes, discuss with client/neighbors
 - a. Consider breaking up East wall

- b. Consider eliminating or turn second floor deck storage 90°
 - c. Consider lower floor to ceiling heights
 - d. Try shifting house North
 - e. Consider glass walls at rear deck
2. Cross section at neighbors, window alignment, add to section B
 3. Aerial View

Applicant requested to return July 18, 2017

APPLICANT PRESENTATION: 7/18/2017 (Joshua Wood)

- Site section including neighbors on E and W.
- Lowered main level 6” to 10’ (from 10’-6”)
- Follows trend of roof heights down slope of Dolphin Pl
- Easterly elevation
- Vacation home until retirement
- 10.5’ overhang has support post at end, 8’ of 18’ deck left uncovered
 - Allows openness/shade when not in town.
- Minor material changes along front half of East elevation.
- Wall already exceeds required setback by 2’, articulation would create moving closer to setback
- Aerial photo – second floor size is in keeping with neighborhood
 - Neighbor second floor is stepped back, applicant is forward, opening views for neighbor
- Opened up storage area wall by using guardrail height storage bench instead of full-height closet. View provided through new wall cutout above storage bench.
 - Explain sliding panel? – Wood sliding panel can be closed to provide owner privacy when deck is in use and left open when owners are away.
- What is offset material - Fiber Reinforced concrete “stone” look panel
- FAR is consistent in the neighborhood
- Unarticulated 2 story walls along East PL is consistent in neighborhood
- Original cottages are not the dominant archetype anymore ... eclectic neighborhood

COMMITTEE QUESTIONS/DISCUSSION: 7/18/2017

- Consider glass railing – Yes, decided not to for maintenance, railing is 2’ below neighbors window sill
- Setbacks?
- Height? 24’-6” from grade
- Collage from street views ... presented

PUBLIC COMMENT: 7/18/2017

- **Merten** – FAR is .5975, (4 sf left)
 - Representing some neighbors, 8 names/families
 - Cathy Carpizo, Pam Dekema, Tom and Tina Duffy, Michael Ishayik, Todd and Teresa Leshar, Jordana March, David Shepardson

- Project exceeds FAR, 5' exemption line follows 57' contour line, deck at 62', should connect to corner (35 sf should have been counted)
- Roof Plan: not available today
 - Parapet at one elevation (86.5')
 - Contours of existing grade below (55' at one point)
 - Roof height of 31.5' at one corner
 - Does not meet code
- Must provide 2 parking spaces, plus 2 guest spaces. Must be provided in driveway or on street in front of project, not enough street frontage for two. (35' of frontage) ... deficient 1 space.
- Driveway gradient limits, if greater than 5% requires 25' long transition areas, driveway slab is warped, 9% on East edge down, 6% slope up on West edge.
- Visibility areas – adequate site lines, view up alley is blocked, visibility area is not defined for alleys and requires city attorney opinion if adequate site.
LJ Community Plan “New development should transition, setback upper floor”, second floor steps forward.
- East Elevation, translucent glazing will light up like lantern, light intrusion into neighbor. Code sections about light intrusion require light cast to stay on property.
- Urge committee to ask applicant to come back with compliant design.
- **Jordana March** - Neighbor to West
 - Did not hear from applicant.
 - Windows look directly into bedroom windows
 - Light directly into her bedroom
 - It is difficult to park on Dolphin Place – project has insufficient parking
 - Concern for soil stability digging basement, 100 year old trees on applicants lot. Palm tree Roots wrap around street water lines
 - Concerned about flooding
 - Applicant: all site drainage mitigated on site
 - Applicant: Proposed structure does not dig deeper than neighbor
 - Alley has heavy travel, vehicle and pedestrian/bike/skateboard
- **Tom Duffy** – not suitable for neighborhood, not setbacks, style is horrendous, sticks out like a sore thumb.
- **Todd Leshner** – digesting all of this. Have discussed many specific issues for their home on the East. There are more broad issues. In extended neighborhood only saw what appeared to be 5 homes with what looked like 3 stories. 4 of the 5 had a tiered (wedding cake) design.

COMMITTEE DELIBERATION: 7/18/2017

- Applicant responses to Merten issues
 - Reviewed with city staff and engineering has been reviewed by city staff
 - Driveway slope can be worked out, his garage is not abnormal for this street.
 - None of houses on street offer the guest parking.
 - Context, next door neighbor has 2 story façade at street, this is common in neighborhood.

- Translucent glass meant to create privacy and still provide articulation to neighbor, can provide low level lighting
 - Could be replaced with wood (Welsh)
- Need to review FAR and height issue
- Views are improved by redesign.
- Applicant: Lot looks like a vacant lot, but consistent and larger than majority of lots
- Neighbor: What is short version of historic status?
 - Applicant: full historic report and city review. Major renovations, few original elements.
- View safety, visibility triangle?
 - Applicant: Garage located at flattest place he can.
 - Applicant can adjust site storage wall if it was the only issue.
- FAR issue
 - Applicant: now there is a comment on cycle issues to review FAR issue.
- Premature to vote without answer to significant items.
- How did you lower the roof?
 - Applicant: Reduce interior space. (any more puts second floor roof in neighbors' view)
- Any opportunity to add perforated screen or redesign translucent selection at stairs.
- Would applicant be amenable to coordinate with neighbors or neighbors' representative?
- What is exempt floor area?
 - Applicant: 1484 sf is exempt from floor area. (all in basement/garage level)

Applicant Presentation (8/8/2017) Joshua Wood, Architect

Response to previous issues:

- Height. Roof line adjusted on southwest corner. Original drawings had errors. Now, grade is 56' and roof is 86'
- FAR reduced by 28.5 sf. by moving garage back from alley.
- Parking spaces. Architect contends that the requirement for 2 additional parking spaces and a 20' drive way does not pertain to alley access. When a garage is off the alley, a driveway is not necessary, and 2 off street parking places are not required. Current site has 38' of frontage, not enough for 2 cars. LDC Sec. 142.0520 Table 142-05B does not apply.
- Visibility at garage. Retaining wall canted back to provide visibility safety angle into alley.
- Driveway gradient: All the houses /garages in alley exceed 5%. Grades between 5%-20% can be approved by City Manager. Drive average in the center is 5.4% (3.2% at east end; 8% at west end.)
- Glazing on East side. Clear and translucent. Not transparent, 8% transmittance glass. Will do interior shading with shades on a timer to come down in evening.
- Architecture. Client wants contemporary home. Neighborhood has diverse community character. Many 2 story modern homes recently built.
- Set Backs. All are well within set back requirements.

Committee Deliberation (8/8/2017)

Leira: packing too much structure into available space; little room for landscaping; how does garden function with streetscape? 30 ft. height limit can be easily exceeded during construction;

Kane: what is Bird Rock community character at this point? Many projects in area approved ministerially with only LDC for guidance, not Community Plan.

Public Comment (8/8/2017)

Merten: Muni Code requires 2 off street parking spaces. LJ Com. Plan requires transitions between new and old building. building projects forward, should setback, 2nd FL & sides should step back to enough to provide light & air. Findings can't be made for CDP.

Portia Wadsworth: View corridor down alley encroached upon by new homes and construction staging; no parking on Chelsea;

Tina Duffy: new to community; project not incorporated into community; style cold/unwelcoming; 2nd floor not setback like rest of area.

Rick Kruse: Remodeled Kessling home 3 yrs. ago; only added 87 sq. ft. (SOHO award winner); lived in Bird Rock for 26 years; no lots designed to fit homes now built; no effort to accommodate neighbors.

Jordanna Marsh: lives next to property to west. Awaiting discussion with new owners; privacy of her BR windows impacted; alley very busy and impacted with beach activity.

Tod Leshner: lives to east of project. Bulk and scale a concern; drop roof height? (Wood: roof dropped 6"); applicant not talking to neighbors.

Collins: LDC observed although it doesn't please neighbors; if DPR doesn't approve, we would need a new set of rules.

Ragsdale: look for alternatives to reduce bulk & scale;

Leira: good modern design but it doesn't quite fit neighborhood; look at lowering roofline in front; look at adding third parking space re: beach impact; FAR very close to limit; consider reduction to modify bulk.

Kane: design meets LDC but pushes scale; drawings with no context not very descriptive of final product; neighbors assuming the worst; applicant needs to live in neighborhood that is very unhappy with design.

Please Provide for FINAL REVIEW:

1. Consider more flexibility in street elevation roofline
2. Consider additional underground parking (add third space)
3. Open 2nd floor wall on east elevation next to front balcony
4. Consider more solid wall in stair area to eliminate night glow
5. Talk to neighbors

Applicant Presentation (8/15/2017) Joshua Wood, Architect

- Parking is acceptable per city, no guest parking provided except one on curb in front of house.
- Break-up east wall line at front second floor deck, similar to rear where slides (front does not slide).
- Treating the 2-story window at stairs with exterior louvred system in wood (or wood color).
- Met with 3 adjacent neighbors Sunday night
 - Changed to glass rail at rear deck instead of steel bar.
 - Addressed west neighbor privacy with solid guardrail at center of house
 - Proposing a hedge row along West property line
- Changes to front were reviewed but only adding opening on East wall (front) upper level was decided.
- Character: applicant showed homes of various character within 2 block of abalone and dophin.

Public Comment (8/15/2017)

- Merten
 - Not compliant with SDMC or LJCP
 - SDMC parking, 20' driveway or if not, 2 additional spaces by some other means, on curb directly in front of curb, not enough frontage to do this “nothing in code can exempt a project from this requirement, but because no driveway, there is no requirement.” (from SD Planner)
 - No further response from city
 - Another project didn't have 20' parking, had to add underground with elevator
 - LJCP – How does bulk fit in neighborhood? Second floor should be setback, but proposed overhangs on North and West (section A) was missing for today.
 - Previous home by Josh on Abalone had better articulation
 - Parking and house should be reconfigured
- CA Marengo
 - 24' does not have to step back
 - Step away from angled plane, applicant is stepping away further than required
- Name?
 - Read a letter Catherine Carpizo, neighbor, project not consistent with neighborhood character
- Todd Leshner
 - Thanked Josh for meeting with them
 - Still disagree on bulk and scale
- Michael Ishayik
 - Lives in house to West
 - Bulk and scale (character on page 90 of LJCP)
 - Majority of neighbors oppose
- Tina Duffy
 - Low ceilings/dark is uncomfortable, low ceilings with lots of light is enough.

Committee Deliberation (8/15/2017)

- Costello – Mr. Merten asked DSD leadership to resolve parking issue
- Costello, applicant has made significant improvements
- Ragsdale, Would applicant consider moving forward on lot
- Parking is only SDMC issue and does not appear to be a problem
- Leira – parking is a big issue, glass box with terraces, opening help a lot, floor to ceiling heights create an issue. Beach cottage neighborhood – lower ceilings would help
- Kane – improvements have been positive, angled wall near garage is proposed correct? (yes), reviewed privacy concerns with neighbors. Neighbor repeated bulk and scale concern.
- Leira – section C shows impact of high floor to ceiling heights
- Will – section C shows height is consistent with neighbors
- Kane – can they lower floor heights? 6” maybe, but what does that accomplish?
- Ragsdale – FAR concerns?
- Costello – how many neighbors do not have 2 guest spaces, many do not.
- Kane – if city decides to require parking, then they will handle that.

SUBCOMMITTEE MOTION 8/15/2017: Findings **CAN NOT** be made to approve the Hardiman Residence Project: the building height should be reduced, relief should be provided to the East wall, and the requirement for two off street parking spaces should be resolved since the Project location is in the beach parking impact area.

- (Ragsdale / Collins 5-1-1)
- In Favor: Collins, Kane, Leira, Ragsdale, Welsh
- Opposed: Will
- Abstain: Costello, as Chair
- **Motion Passes**

APPLICANT PRESENTATION (9/19/2017) Matt Peterson, Joshua Wood

- Presented list of design updates, lowered 1.5' added 2 parking spaces (4 total), additional articulation on East wall, brought house towards Dolphin street, control light from stairwell.
- Addressed all of committee's design suggestions
- Applicant packet: list of concessions, list of reductions in height, laundry list of design changes to decrease overhand at front and reduce blockage of private views from Easterly neighbor.
- Context down Dolphin with perspective in conformity, not visible from alley, major changes and articulation added to East side, 2 and 3 story homes throughout neighborhood. Context photos of large homes on Dolphin. Very tall homes throughout vicinity.
- Height of proposed 4.5' below Easterly, 4.0' above westerly (consistent with slope)
- Complies with all zoning code and incorporated all of DPRs suggestions.
- Reviewed specifics of articulation along East PL. Window wall pushed in, Master bedroom pushed in, almost no continuous two story walls along any side
- Third parking space on-site add within garage, eliminated area of lower bedroom space.

PUBLIC COMMENT (9/19/2017)

- Merten – speaking on behalf of 20+ neighbors, received updated plans yesterday, but not all neighbors have seen them. Project is improved. Bulk of building is still at issue and not reduced adequately. Interior ceiling heights decreased. Requested 5' height reduction. Height of interior spaces could be lower, lower main floor level elevation. Someone on committee may have suggested lowering height 6' at original meeting. CEQA requires consideration of environmental documentation. Recommend that we wait for environmental cycles and environmental document be drafted prior to our decision.
- Gerald Sterick – What is square footage (first floor = 1,328sf, second 1,010sf, garage 575sf), lot slopes south and west, so south west corner is exposed. (Applicant explained diagonal line where basement is exempt.)
- Jordana March – Any changes on West side? Concerns about windows. (increased solid wall and solid railing along west upper level. Solid railing blocks line of site to windows)
- Portia Wodsworth – very contemporary, lots of glass, concerned about light (won't be able to see subject project) (lights will not be on all night long)
- Teresa ?? – Proposed floor level starts too high, cantilever on West side is concern
- David Shepardson – will clients hear these concerns themselves (clients are very concerned, have gone extra mile to respond to requests)
- Todd Leshner – community has rallied, wish Hardimans showed up to hear first hand
- Mary Bone – across alley, cheap shot to include 2 story homes
- Margaret Grossman – this location is special, not in sync
- Merten – photos of existing homes built prior to adoption of LJCP.

COMMITTEE DELIBERATION (9/19/2017)

- Discussion about glass elements and lighting – fixed wood louvre system
- This process did what it should. The project is better than it was when it started. Too tall argument is weak. Proposal is 4' lower than uphill neighbor and 4' higher than downhill neighbor. That appears to be consistent with height. Glad to see articulation of East wall and additional parking.

SUBCOMMITTEE MOTION (9/19/2017)

Findings **CAN** be made to approve the project as presented for a Coastal Development Permit for the demolition of existing Single Dwelling Unit and construction of a new SDU of two stories over basement. The 0.11 acre site is located at 5626 Dolphin Place. (Will / Collins 5-0-1)

- In Favor: Collins, Gaenzle, Ragsdale, Will, Zynda
- Opposed:
- Abstain: Costello, as Chair
- **Motion Passes**

4. FINAL REVIEW 9/19/17

Project Name: Abbott Residence CDP / SDP Permits: CDP & SDP
6340 Camino de la Costa

Project No.: 538814 DPM: Glenn Gargas
Zone: RS-1-5 Applicant: Lauren Williams

(Process 3) Coastal Development Permit and Site Development Permit for a second story addition to an existing residential single dwelling unit with detached garages for 4325 square feet of construction and a total of 9580 square feet. The 1.37-acre site is located at 6340 Camino De La Costa in the Coastal (Appealable) overlay zone within the RS-1-5 base zone in the La Jolla community plan area.

APPLICANT PRESENTATION: 7/18/2017 (Lauren Williams, Mike McCarley)

- Large property on bluff at Camino de la Costa
- Remodel only ... adding more than 10% Floor Area triggers CDP
- Proposed street trees
- Very little of house will be visible from street due to dense landscape
 - Existing/proposed house main level is 15' below street elevation
- Removing structure from 25' bluff setback.
- Front setback is 88', almost 100' back from street
- FAR is .19 where .45 allowable.
- Stepping back second floor
- Main house Sides 30' and 28' where 8' and 6'-10" required (existing garages are consistent with that, slightly further away from PL)
- 75% of lot is landscape
- City issues –
 - Importance of view corridors, proposing to make sideyard gates transparent (open gates, no vegetation over 36" in sideyards.
 - Street trees, 6 new palms
- Mature developed landscape to remain

COMMITTEE QUESTIONS: 7/18/2017

- Can we consider this as final (no, Costello)
- Do you have an FAR study? No ... far under allowable.
- How does it look from beach, applicant presented photo
- What portion to be removed on bluff side

PUBLIC COMMENT: 7/18/2017

- Name? – represent neighbor (Midler), would like to see actual plans.
 - Is this an amendment to previous CDP? - this is a new CDP. All previous CDPs have been exercised

- Norther garage with Lanai (2008), was a view corridor required then?
- All existing landscape/hardscape to remain in place. Some concern that North/West palm tree has been removed.

APPLICANT PRESENTATION August 8, 2017

Mike McCarley, Matrix Design Studio

- Plans for view corridor
City requires that all landscaping is below 40”high in view corridor; site slopes down to ocean (40-50 ft. below street level) with all vegetation below 40” height as measured from sidewalk; existing solid 5 ft. wall & gate at sidewalk remain 5 ft. tall, but are 75% open (glass & metal).
Ganzle & Leira: is view corridor a straight line or a “view cone”? Can the ocean shoreline be seen from the corridor?
- Provide CDP paperwork for previous projects
2000 CDP approved but not used; expired after 3 years; 2007 CDP for pool room & outdoor area beneath garage; no recorded CCC view easement with either CDP; view easement will be recorded for this project to proceed (8’6’ wide)
- Compare elevations (existing vs proposed)
Drawing provided; proposed 2nd story 12 ft. above existing
- Applicant presented materials board at earlier meeting

Committee Deliberation (8/8/2017)

Gaenzle: Lush site with a lot of landscaping; make effort to open view corridor?

Collins: Previously permitted garages are in current front & side yard setbacks. Although not part of project, can they be modified to open view corridor?

Leira: Do study to see if there is a shoreline view that can be established with tree trimming.

Please Provide for FINAL REVIEW:

- Provide study to determine if there is a shoreline or ocean view from the sidewalk
- If so, consider solution to open view corridor, IE, remove walls and plants in sideyard setback, move the garages if they are in the setback

APPLICANT PRESENTATION: 9/12/2017 (Lauren Williams, Mike McCarley)

- Condition of approval will limit all vegetation in side setbacks
- 75% open fence at front in side setbacks
- Existing garages encroach into front setback, outside of scope of work, no encroachment into side setbacks.

COMMITTEE QUESTIONS/DISCUSSION: : 9/12/2017

- Views cannot see water line due to grade change, even with view easement 36” ht limit. Any fence in side setback at beach side? No.
- Side setbacks 8’ and 6’-10” = 14.8’ = ½ of required for this width lot, dual lots only require one setback?
- To maintain previously conforming rights, 50% of existing exterior walls must remain. Applicant does not have <50% demo schedule.
- Landscaping and garages kept in place to minimize disturbance to neighborhood.
- Coastal Permit from 2007 allowed garages to remain
- Are there structures in the south side setback

- Letter about garages that they did not comply.
- Property seems to sit taller than its neighbors North and South
- 36” foliage limit in side setback

PUBLIC COMMENT: 9/12/2017

- CA Marengo - Previously conforming requires 50% exterior walls to be tallied, garages don't count in your favor (as accessory structures)
- Neil Hyytinen– represents neighbors to north – mature landscaping removed from NW corner – current landscaping is to remain except in view corridor, previous work was finalized, previous conforming nature of garages did not come up in review. Any work in 25' setback? No. Second story setback ... approximately 10'-12' North and South. No changes to grade.
- Antony Nash – represents Abbots - can we provide 50% calculation without coming back. Geology report under review is only one we should consider right now.

BRING FOR NEXT TIME:

50% calculations for house and buildings

DSD opinion on garages counting towards 50% or separate from building structure.

APPLICANT REQUESTED A CONTINUANCE

5. FINAL REVIEW 9/19/17

Project Name:	5785 La Jolla Blvd Mixed Use	Permits:	CDP, PDP
Project No.:	552695	DPM:	Morris Dye
Zone:	PDO Zone 4	Applicant:	Manuel Oncina

(Process 4) Planned Development Permit and Coastal Development Permit for the demolition of an existing single story mixed use building for the development of a new 2-story 14,150 9,439sq ft mixed use live/work building at 5785 La Jolla Blvd. The 0.173 acre site is in zone 4 of the La Jolla Planned District, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area.

APPLICANT PRESENTATION: 9/12/2017 (Patrick Banning)

- Site map (PD zone 4)
- Project Description is incorrect. Total project is 9,439 sf including covered parking
- 4 retail units, 4 residential units, covered parking
- Planter removed to create ADA access to retail
- 1.3 FAR allowed, 1.25 proposed
- Presented color board, stucco, shiplap, wiremesh for vine growth
- Clear glazing at retail, grey tinted at residential above.

COMMITTEE QUESTIONS/DISCUSSION: : 9/12/2017

- Zero side yard requirements all PL, 16' street setback (curb to building) – proposed closer to 30' along LJ Blvd
- Stormwater – standard priority, exempt from permanent BMPs and hydromodification
- Trench drain in front of building face (alley side), area drains in garage with sand/oil filter

- Height = 19' above grade on alley side.
- Likely remove stairs from retail rear into each private residential stair well.
- No openings along South side. Wall seems large, monotonous, could use decorative modulation. (even just color)
- Have not been to Bird Rock CC
- Loading zones? Requested deviations from PDO, limited frontage on alley, 600sf invites trash, loitering, transients.
- Revise parking to angle spaces 4a/b 15 degree.
- Prominent corner ... is it soft enough?
- Project will include new curb and gutter along CDLC, and improvements along alley
- Landscaped 10'x14' open air stairwells
- Alley is 15', exceeds parking requirement by 1 space

PUBLIC COMMENT: : 9/12/2017

- Sally – How wide is sidewalk? Parking off alley is gated? Yes. Think it is out of compliance and is offensive. Should be Mediterranean.
- Celia/Ben Cravat – own both homes across from alleys. Opinion of neighbors that without commercial loading zone, alley will be blocked. Plenty of empty retail in Bird Rock, empty retail but not enough parking. Not enough parking for visitors and workers. Emergency vehicles might need to use alley too.
- Philamen Offen (sp) ... echo everything Sally, Celia, Ben said ... not a fan of architecture. Parking (practically need 4-8 spaces for retail only)

FOR NEXT MEETING

- Perspective from traffic circle
- Streetscape to include neighboring houses for height comparison
- Consider adding loading zone
- Consider softening the corner
- Consider adding more parking
- Review requirement for 21' back-up space at alley
- Is there a City request to make alley standard width?

APPLICANT REQUESTED A CONINUANCE

6. FINAL REVIEW 9/19/17

Project Name: Henley Retaining Walls
615 Wrelton Drive

Permits: CDP
DPM: Hugo Castaneda
Applicant: Sven Gierlichs

Project No.: 551969
Zone: RS-1-4

Site retaining walls located at 615 Wrelton Drive. The 0.33-acre site is located in the Coastal Overlay Zone (Appealable) and RS-1-7 zones of the La Jolla Community Plan Area. The CDP is to grant a permit in response to a Code Enforcement Citation.

RECUSAL

- Costello recuses himself (lives on street)
- Nominee Collins as pro-tem

MOTION: 9/12/2017 (Collins/Welsh)

- Collins as pro-tem
- In Favor: Collins, Gaenzle, Welsh, Will, Zynda
- Oppose: 0
- Abstain: 0
- **MOTION PASSES 5-0-0**

APPLICANT PRESENTATION: 9/12/2017 (Stuart Peace)

- Site plan and photos, above tourmaline beach parking wall.
- Code violation, purchased in 2011, residence built 1950, retaining walls constructed without permit in 2001. Project had a CDP previously for new residence, CDP has expired. Grading permit for existing work, no construction proposed at all. No construction proposed at all.
- Vegetation hides the walls
- Structural engineering has satisfied the city DSD
- One construction item, 4' wall in driveway view triangle will be lowered to 3'

COMMITTEE QUESTIONS/DISCUSSION: : 9/12/2017

- Height: 7' at max height.
- Hidden by vegetation.
- Complaint generated by CDP process and neighbors private view easements.

PUBLIC COMMENT: : 9/12/2017

- Another lot had illegal construction on bluff, no design
 - A structural engineer has provided calcs and city of SD approved
- Request to Sven Gierlichs for plans and code enforcement documents was never answered.

BRING FOR NEXT TIME

- Cycle issues and code violation report
- Plans, cycles, and code violation emailed to chair. (Mike Costello handed business card)
- Coming back next week.

RECUSAL – Mike Costello (neighbor)

SUBCOMMITTEE MOTION (9/19/2017)

Collins as pro tem chair (Ragsdale/Gaenzle) 5-0-0

- In Favor: Collins, Gaenzle, Ragsdale, Welsh, Will, Zynda
- Opposed:
- Abstain:
- **Motion Passes**

APPLICANT PRESENTATION (9/19/2017) Stuart Peace

- No new presentation. Committee reviewed cycle issues and code enforcement letter
- Committee requested to see section (drainage to street)
- Permit existing walls as is (no construction) small wall at driveway in view triangle will be lowered by 1' to comply (the only construction activity proposed and included in permit)
- 5' grade change South of pool only (already happened) no new construction except driveway
- Grading permit triggered need for CDP.
- Code compliance letter says restoration required, but current permit does not require that.

PUBLIC COMMENT (9/19/2017)

- Neighboring property had a non-permitted retaining wall on the same bluff. The owner applied for a CDP to make it legal, but was denied. There was no information on the standards for the design, materials, construction for the structure, and at no time was it inspected during or after construction.
- **COMMITTEE DELIBERATION (9/19/2017)**
 - Text
- **SUBCOMMITTEE MOTION (9/19/2017)**
 - Findings **CAN** be made for the CDP as proposed (Will / Ragsdale 4-1-0)
 - In Favor: Collins, Ragsdale, Will, Zynda
 - Opposed: Gaenzle
 - Abstain:
 - **Motion Passes**

7. PRELIMINARY REVIEW 9/19/17

Preliminary Reviews can be voted a Final Review by a unanimous DPR Committee approval.

Project Name:	Prospect St CDP VTM	Permits:	CDP VTM
	850 Prospect Street		
Project No.:	558121	DPM:	Morris Dye
Zone:	Zone 1	Applicant:	Charles Johnson

(Process 3) Coastal Development Permit and Vesting Tentative Map to demolish existing structure and a subdivision for a condominium creation of six residential units and two retail units on a single lot located at 850 Prospect Street. The 0.30-acre site is located within the Coastal Overlay Zone (Non-Appealable) in the LJPD-1A zone of the La Jolla Community Plan area.

APPLICANT PRESENTATION (9/19/2017) Chris McKeller, Scott Myers, ... Jon Leppert

- One change on landscape board based on comments from PDO
- 6 units proposed after courtesy review in February with 8 units
- Site context given, adjacent buildings use and pad (or street level) elevation. 14' grade change from Prospect to Alley.
- Classic design, stucco, cornice, arched entry, retail ground floor with small plaza, metal balconies, trellised upper deck.
- Approximate floor areas are: 22,170 gross square footage, 16,400 sf of residential, 4,500 sf of retail, 1,080 sf of circulation, 110 sf of covered deck, and 3,500 sf of open deck on the West side. (not included in GFA)
- Intend to replace mature Torrey Pine with new Torrey Pine even though not an approved street tree.
- Material board presented – mix of smooth and sand finish stucco for relief
- Building is 2 separate congruous buildings
- 1st Floor plans – 2 retail units approx. 2000sf ea in front building A, 2 residences in rear building B
- Roof plan with upper deck and planting, PDO asked about landscape requirement, 5395 sf required, 1375 sf vegetation meets requirement. 4020 sf hardscape.
- 7 retail spaces, 2 accessible spaces, 14 enclosed residential parking + required motorcycle and bicycle
- 2 2-story townhomes on Building A, 4 flats on Building B
- Existing building has the same footprint

PUBLIC COMMENT (9/19/2017)

**LA JOLLA SHORES PERMIT REVIEW COMMITTEE MINUTES
LA JOLLA COMMUNITY PLANNING ASSOCIATION**

Revision 0

Tuesday, September 26nd, 2017 @ 4:00 p.m.

La Jolla Recreation Center, 615 Prospect St., La Jolla, CA

Meeting Room 1

1. **4:03pm Welcome and Call to Order:** David Gordon, Chair
 - a. In Attendance - Tony Crisafi, Michael Czajkowski, Matt Edwards, Janie Emerson, David Gordon, Myrna Naegle, Angie Preisendorfer, Bob Steck
2. **Adopt the Agenda** – Motion to adopt agenda by Bob Steck, Janie Emerson 2nd, Vote: 6-1-0
3. **Adopt August Minutes** – Motion to adopt August Minutes by Myrna Naegle, Michael Czajkowski 2nd, Vote: 6-1-0
4. **Non-Agenda Public Comment:** None
5. **Non-Agenda Committee Member Comments** - Angie Preisendorfer invited the board and guests to FALL FEST in the Shores Oct 15 1-4 PM and Ribbon cutting on Walter Munk Way Oct 18 at LJ Shores, Kellogg Park
6. **4:05pm Chair Comments**
 - a. Chair conducts committee review following Robert’s Rules of Order
 - b. Note that the Incentive Based Zoning Proposal discussed at the August LJSPRC meeting will not be voted on by the PRC as it is not in the scope of this committee as stated by the City Attorney’s office
 - c. Note that commencing with the November LJSPRC meeting, the meeting will be held on the third Monday of the month at 4pm. Upcoming meetings will be October 24, November 20 and December 18.
 - d. Regarding a project on 8374 Paseo Del Ocaso research by chair found it was approved by the LJSPRC/ CPA July 2015
7. **Project Review:**
 - a. **4:15-4:45pm PASEO DEL OCASO RESIDENCE (Reviewed for info Mar 2016)**
 - Project #: 556415
 - Type of Structure: Single Family Residence
 - Location: 8247 Paseo Del Ocaso
 - Applicant’s Rep: Mike Lake 760-840-7731 mike@mikelakedevelopment.com
 - Project Manager: Pancho Mendoza 619-446-5433 FMendoza@sandiego.gov
 - **Project Description:** (Process 3) Coastal Development and Site Development Permit to demolish an existing 1900 sq ft residence and construct a new 4,945 sq ft two-story single family residence including a basement and roof deck. The new home will include 1st floor: 1,492 sq ft, 2nd floor: 1,743 sq ft, Basement: 1,097 sq ft, Roof Deck: 100 sq ft. The 0.12 acre site is located within LJSPD-SF of the Coastal (Non-Appealable) Overlay Zone of the La Jolla Shores Community Plan District within Council District 1.

Representative met with neighbors South, North, and East of the project all are ok with the project. Neighbor to east, Dick Bobertz, was in attendance gave full support.

Public Comment:

Peggy Davis concern about soils sampling, Water drainage from project site

Phil Mertens concern the project does not follow the LJ Shores Community plan no step back of the second story side set backs.

LJSPRC Comments:

Cycle issues not met

Include base square foot, non GFA

Location of spa equipment

20' Driveway

Drainage and soils report

Verify if a grading permit needed

Continued to the October LJSPRC meeting

b. 4:45-5:15pm GREENBERG RESIDENCE (3rd Review)

- Project #: 556536
- Type of Structure: Single Family Residence
- Location: 8276 Paseo Del Ocaso
- Applicant's Rep: Michael Morton (858) 459-3769 michael@marengomortonarchitects.com
- Project Manager: Martha Blake (619) 446-5375 mblake@sandiego.gov

Project Description: (Process 3) Coastal Development Permit and Site Development Permit to demolish an existing single dwelling and construct a 4,339 sq ft two story dwelling with a 753 sq ft basement, swimming pool and spa located at 8276 Paseo Del Ocaso. The FAR is 0.86 and the 0.12 acre site is located within the Coastal Overlay Zone (non-appealable area), in the LJSPD-SF zone(s) of the La Jolla Shores Planned District Area within Council District 1.

Public Comments:

Neighbor to the west, Mrs Mary Little, concerned with privacy from the second story deck into her back yard

Neighbor to the North , Mrs. Karin Winner concerned with the fence between and privacy issues with the roof deck.

LJSPRC Comments:

Cycle issues Complete

FAR larger than any in the neighborhood

Bulk and Scale

Articulation of the second floor on the north and south set backs

Michael Morton (applicant's rep) decided to continue the project until Oct 2017 LJSPRC meeting

c. 5:15-5:45pm PRICE/COHEN RESIDENCE

- Project #: 529988
- Type of Structure: Single Family Residence
- Location: 2045 Lowry Place
- Applicant's Rep: Michael Morton (858) 459-3769 michael@morengomortonarchitects.com
Audrey Cordero (858) 454-9133 ACordero@designstudiowest.com
- Project Manager: Glenn Gargas (619) 446-5142 ggargas@san Diego.gov

Project Description: (Process 3) Possible Coastal Development Permit and Site Development Permit for a 1254 sq ft second floor addition to an existing 2100 sq ft single story residence. including a garage, spa and new deck to an existing dwelling unit. The site is located at 2045 Lowry Place within the Coastal Overlay Zone (non-appealable area), in the LJSPD-SF zone(s) of the La Jolla Shores Planned District Area within Council District 1.

Pulled from the Agenda by the applicant's rep

d. 5:45-6:15pm K-3 RESIDENCE

- Project #: 522721
- Type of Structure: Single Family Residence
- Location: 7661 Hillside Drive
- Applicant's Rep: Francisco Mendiola (858) 804-4463 francisco@cdgiinc.com
- Project Manager: Pancho Mendoza 619-446-5433 FMendoza@san Diego.gov
- **Project Description** (Process 3) Site Development Permit and Coastal Development Permit to demolish an existing residence and construct a new 5,312 sq ft two story over basement unit located at 7661 Hillside Drive. The 0.14 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 within Council District 1.

LJSPRC Comments:

Need confirmed numbers, Lot size, Square footage of the project, Heights, Grade measurements

Cycle Issues

Materials board

Street Elevations

Neighbors comments

Continued to the October LJSPRC meeting

6:03 Chair lead discussion of the "Incentive based" zoning that has been discussed at the last LJSPRC meeting in August.

6:15 Janie Emerson made a motion to end the meeting, Angie Preisendorfer 2nd vote: 6-0-0

Note that commencing with the November LJSPRC meeting, the meeting will be held on the third Monday of the month at 4pm. Upcoming meetings will be October 24, November 20 and December 18.

Adjourn to next PRC meeting Tuesday, October 24, 2017 @ 4:00 p.m.