

La Jolla Community Planning Association

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

Contact Us

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2015-2016 Officers

President: Joe LaCava

Vice President: Cindy Greatrex

2nd Vice President: Bob Steck

Secretary: Helen Boyden

Treasurer: Jim Fitzgerald

FINAL MINUTES

Regular Meeting | Thursday, 2 April 2015, 6:00 pm

Trustees present: Patrick Ahern, Helen Boyden, Tom Brady, Bob Collins, Mike Costello, Dolores Donovan, Janie Emerson, Jim Fitzgerald, Cindy Greatrex, Joe LaCava, David Little, Jim Ragsdale, Bob Steck, Ray Weiss, Brian Will, Fran Zimmerman

Trustees absent: Alex Outwater, Glen Rasmussen

1.0 Welcome and Call to Order by Joe LaCava, President at 6:01 pm

He announced that newly elected trustees were seated at the beginning of the meeting, though they would not take the oath of office until later in the meeting. He asked those present to turn off cell phones and similar items and said that the meeting was being recorded: audio only by the LJCPA and in video by someone who did not identify himself. The Secretary gave instructions to the trustees on filling out the voting sheets.

2.0 Adopt the Agenda

Approved Motion: To adopt the agenda as posted (Steck, Collins: 13-0-1)

In favor: Boyden, Brady, Collins, Costello, Donovan, Emerson, Fitzgerald, Greatrex, Little, Ragsdale, Steck, Weiss, Will.

Abstain: LaCava (Chair)

3.0 Elections

3.1 Recognition of Outgoing Trustees – Council President Sherri Lightner thanked the trustees and members for their service to the community. She especially acknowledged the outgoing trustees: **Robert Mapes, Cynthia Bond, Dan Courtney, Phil Merten** and **Nancy Manno**, presenting certificates of appreciation to those present, Messrs. Merten and Courtney.

3.2 CP Lightner then swore in the newly elected and reelected trustees: **David Little, Janie Emerson, Tom Brady, Brian Will, Jim Fitzgerald** and **Dede Donovan**. **Glen Rasmussen** was absent. She then reported on the work occurring on the Torrey Pines Road Corridor: The chain link fence has been replaced and overgrown vegetation removed, opening up view corridors; the damaged sidewalk is being repaired, including removal of obstructions and installation of ADA compliant curb ramps. She also announced that the Mayor would release his proposed budget for fiscal 2016 on April 14. Public Budget Committee hearings will be held the week of May 4, (M-F, 9am to 2 pm) and also on May 11 at 6pm. All are welcome to participate in the process.

4.0 Election of Officers – Action Item

4.1 President

Trustee Boyden nominated **Joe LaCava** for President of the LJCPA.

Approved Motion: To Elect Joe LaCava as President of the LJCPA (Boyden, Fitzgerald: 14-0-1)

In favor: Ahern, Boyden, Brady, Collins, Costello, Donovan, Emerson, Fitzgerald, Greatrex, Little, Ragsdale, Steck, Weiss, Will.

Abstain: LaCava, Chair

4.2 1st Vice President

Trustee Emerson nominated **Cindy Greatrex** for 1st Vice President of the LJCPA (**Second, Trustee Collins**)

Trustee Bob Steck nominated himself for 1st Vice President (**Second Trustee Weiss**)

For Trustee Greatrex: Ahern, Boyden, Brady, Collins, Costello, Donovan, Emerson, Fitzgerald, Greatrex, Little, Ragsdale, Will. (Counted 10, does not match)

For Trustee Steck: Steck, Weiss (Counted 3, does not match)

Abstain: LaCava, Chair

Trustee Greatrex was elected First Vice President.

4.3 2nd Vice President

Trustee **Donovan** nominated **Bob Steck** for Second Vice President of the LJCPA

Approved Motion: To Elect Bob Steck as Second Vice President of the LJCPA (Emerson, Donovan: 14-0-1)

In favor: Ahern, Boyden, Brady, Collins, Costello, Donovan, Emerson, Fitzgerald, Greatrex, Little, Ragsdale, Steck, Weiss, Will.

Abstain: LaCava, Chair

4.4 Secretary

Trustee **Greatrex** nominated **Helen Boyden** for Secretary of the LJCPA

Approved Motion: To elect Helen Boyden as Secretary of the LJCPA (Greatrex, Weiss 14-0-1)

In favor: Ahern, Boyden, Brady, Collins, Costello, Donovan, Emerson, Fitzgerald, Greatrex, Little, Ragsdale, Steck, Weiss, Will.

Abstain: LaCava, Chair

4.5 Treasurer

Trustee **Greatrex** nominated **Jim Fitzgerald** for Treasurer of the LJCPA

Approved Motion: To elect Jim Fitzgerald as Treasurer of the LJCPA (Greatrex, Boyden: 13-0-2)

In favor: Ahern, Boyden, Brady, Collins, Costello, Donovan, Emerson, Greatrex, Little, Ragsdale, Steck, Weiss, Will.

Abstain: Fitzgerald, (Candidate), LaCava, Chair

5.0 Meeting Minutes Review and Approval: 5 March 2015

Approved Motion: To approve the minutes of the March 5 Member and March 5 Regular meetings of the LJCPA (Ragsdale, Emerson: 11-0-5)

In favor: Ahern, Boyden, Collins, Costello, Emerson, Fitzgerald, Greatrex, Ragsdale, Steck, Weiss, Will

Abstain: LaCava, Chair; Brady, Donovan, Little, Zimmerman (all not present)

6.0 Elected Officials – Information Only

6.1 Council District 1 – Council President Sherri Lightner

Rep: **Justin Garver**, 619-236-6611, JGarver@sandiego.gov made no additional report

6.2 Mayor's Office – Mayor Kevin Faulconer

Rep: **Francis Barraza**, 619-533-6397, FBarraza@sandiego.gov was not present

6.3 39th Senate District – State Senator Marty Block

Rep: **Hilary Nemchik**, 619-645-3133, Hilary.Nemchik@sen.ca.gov, announced that Senator Block had introduced SB 352 which allows victims of elder abuse to get protective orders against their abusers. She said she was moving on, but that Senator Block would appoint a new representative.

6.4 78th Assembly District – Speaker of the Assembly Toni Atkins

Rep: **Toni Duran**, 619-645-3090, Toni.Duran@asm.ca.gov was not present

7.0 Non-Agenda Comment

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

7.1 UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://commplan.ucsd.edu/> announced that the comment period for the Draft EIR for the Center for Novel Therapeutics would close on April 16th. The documents are available at the website cited. In response to **Trustee Zimmerman** she stated that work on the Southwest Fisheries Building D at SIO would not increase its height, but would only include inside work.

7.2 Others

Christopher Beach, President of the La Jolla Music Society, said their new facility planned for Fay Avenue would enhance the cultural life of La Jolla. The Society has already raised \$57.5 of the \$62.5 million needed to construct the Conrad Prebys Performing Arts Center (The Conrad). The facility will have a 500 seat concert hall and a 150 seat cabaret theater. They are just beginning the formal application process with the City and expect to begin construction in 2016 and open in 2018. www.theconrad.org

City Planner for La Jolla, Karen Bucey, announced the required COW training for new trustees would be held on May 16 from 8 AM to Noon. The internet version of the COW is currently offline to update it with information from the revised City Policy 600-24. Trustees who have taken the COW previously do not have to take it again.

Jeff Powers representing Protect San Diego’s Neighborhoods which opposes the One Paseo project, which was approved by the City Council. He asking support from community planning groups across to sign a resolution opposing the development. The signatures gathered for a referendum are now being reviewed by the City Clerk’s office. He warned that other communities could be affected by this precedent setting density increase in the future. <protectsdneighborhoods.com>

Phil Merten thanked the group for the opportunity to serve the LJCPA as a trustee. He noted several organizations involved in advising the City about land use in La Jolla; cited relevant documents(La Jolla PDO, La Jolla Shores PDO, La Jolla Shores Design Manual, La Jolla Community Plan); and distributed copies of the sections of the SD Municipal Code that enumerate the findings that must be made before discretionary permits can be issued.

8.0 Trustee Comment

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

Trustee Zimmerman commented on the lack of information as to when street sweeping takes place and the need for signs. Many times streets are parked up on the assigned days.

Trustee Emerson asked that the proposed resolution opposing the One Paseo Issue be on the May LJCPA agenda; the Chair agreed.

9.0 Officers’ Reports

9.1 Treasurer-President LaCava presented the report, thanked the community for their contributions that are now supplemented by a \$500.00 grant from the City.

Beginning Balance as of 03/01/2015	\$ 380.87	\$ 380.87
Income:		
Collections: March 05 Meeting	\$ 215.36	
CD	5.00	
	<hr/>	
Total Income	\$ 220.36	\$ 220.36
Expenses:		
Agenda printing	\$ 125.97	
Telephone	57.83	
PO Box Rental, 6 months 04/01/2015 through 09/30/2015	64.00	
	<hr/>	
Total Expenses:	\$ 247.80	(\$247.80)
Ending Balance as of 03/31/2015		\$ 353.43

9.2 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: one for LJCPA members and a yellow one for guests. The third is for elected officials.

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/. 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.

Please note that members who failed to attend a meeting between March of 2013 and February 2014 (and similar for all time periods) have let their membership lapse and will need to submit another application to be reinstated.

10.0 President's Report – Information only unless otherwise noted.

10.1 Report Out on Closed Session – President LaCava reported that no action was taken.

10.2 Bylaw Amendment – City Approval in process

10.3 HLJH Residence, 820 Rushville – Notice of Decision, Mar 20th
LJCPA ratified DPR's 5-4 vote; Consider Appeal. 12 business day deadline.

Sary Frymann, Ed Comartin and Trustees Costello and Zimmerman spoke to this project that would replace smaller buildings there and said it was out of character for the neighborhood. **Trustee Will** stated that the development on Rushville was different from that on Eads where the smaller buildings were.

Approved Motion: To file an appeal of the staff decision to grant an SDP and a CDP for this project (Zimmerman, Emerson, 11-3-2)

In favor: Boyden, Brady, Collins, Costello, Donovan, Emerson, Greatrex, Little, Ragsdale, Weiss, Zimmerman

Against: Ahern, Steck, Will

Abstain: LaCava, Chair, Fitzgerald (Not familiar with project)

10.4 Whale Watch Way – Appeal Hearing, Rescheduled to Planning Commission, Date Not Set (See #16)
Possibly April 30 or May 21, per applicant

10.5 Sacido Residence – Planning Commission denied appeal

10.6 Whitney Mixed Use – Consideration of revised enviro determination & 1/20/11 decision, Planning Commission, April 16th [mailed notice received April 3]. The environmental document can be found. At the time of this meeting, the April 16th Planning Commission agenda had not been posted.

10.7 Short-Term Vacation Rental – Smart Growth & Land Use Committee will consider this at their meeting on April 22nd.

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

11.1 Election Committee – No challenge to the March election was received.

11.2 Community Planners Committee <http://www.sandiego.gov/planning/community/cpc/index.shtml> - no action

11.3 Coastal Access & Parking Board <http://www.lajollacpa.org/cap.html> -now meets quarterly

12.0 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 Mon, 4:00 pm

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

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

T&T – Traffic & Transportation Board, Chair Todd Lesser, 4th Thurs, 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 forward the recommendation of the committees/boards as the recommendation of the LJCPA. The public may comment on consent items.

PDO – No recommendations to LJCPA

T&T – No report

PRC – no consent items

12.1 Abalone Residence, 5664 Abalone Place

DPR Recommendation: Findings CAN be made for a Coastal Development Permit (Process 3) to demolish an existing residence and construct a new 3,101 sq ft residence including a 516 sq ft attached garage, for a total living area of 2,585 sq ft, located at 5664 Abalone Pl. 5-1-1.

12.2 Clausen Residence, 7404 Monte Vista Avenue

DPR Recommendation: Findings CAN be made for a Coastal Development Permit and Site Development Permit to construct a 1,068 sq ft addition and modify site retaining walls to an existing residence located at 7404 Monte Vista Ave. 6-0-1.

12.3 Cohen Residence, 5616 Abalone Place

DPR Recommendation: Findings CANNOT be made for a Coastal Development Permit (Process 3) to remodel an existing 1,913 sq ft residence, add a 1,150 sq ft second story addition with attached decks, retaining walls, ramp and pool located at 5616 Abalone Place, due to the lack of conformance to the La Jolla Community Plan, due to the placement of the swimming pool in the front yard, the lack of clear massing, and the lack of onsite parking: note that the development is large enough (and not using 50% of the top plate) to comply in this new development. 4-2-1.

12.4 Dumke Residence, 1247 Inspiration Drive

DPR Recommendation: Findings CAN be made for a Substantial Conformance Review of the existing Coastal Development Permit and Site Development Permit PTS #61168 located at 1247 Inspiration Drive. 6-0-1.

12.5 Neff Addition, 447-453 Westbourne Street

DPR Recommendation: Findings CAN be made for a Neighborhood Development Permit (Process 2) to construct a 962 sq ft addition to an existing residence, an existing 528 sq ft residence to remain, and an existing 1521 sq ft duplex to remain located at 447 - 453 Westbourne St, with the additional finding that the 3-foot step back at the second floor is not recommended for this project. 6-0-2.

No items were pulled for a full hearing

Approved Motion: **To accept the recommendations of the DPR Committee for 12.1 Abalone Residence, 5664 Abalone Place that the Findings CAN be made for a Coastal Development Permit (Process 3) to demolish an existing residence; for and construct a new 3,101 sq ft residence including a 516 sq ft attached garage, for a total living area of 2,585 sq ft, located at 5664 Abalone Pl.; for 12.2 Clausen Residence, 7404 Monte Vista Avenue that the findings CAN be made for a Coastal Development Permit and Site Development Permit to**

construct a 1,068 sq ft addition and modify site retaining walls to an existing residence located at 7404 Monte Vista Ave; for **12.3 Cohen Residence, 5616 Abalone Place** that the findings CANNOT be made for a Coastal Development Permit (Process 3) to remodel an existing 1,913 sq ft residence, add a 1,150 sq ft second story addition with attached decks, retaining walls, ramp and pool located at 5616 Abalone Place, due to the lack of conformance to the La Jolla Community Plan, due to the placement of the swimming pool in the front yard, the lack of clear massing, and the lack of onsite parking; note that the development is large enough (and not using 50% of the top plate) to comply in this new development; for **12.4 Dumke Residence, 1247 Inspiration Drive** that the findings CAN be made for a Substantial Conformance Review of the existing Coastal Development Permit and Site Development Permit PTS #61168 located at 1247 Inspiration Drive; and for **12.5 Neff Addition, 447-453 Westbourne Street** that the findings CAN be made for a Neighborhood Development Permit (Process 2) to construct a 962 sq ft addition to an existing residence, an existing 528 sq ft residence to remain, and an existing 1521 sq ft duplex to remain located at 447 - 453 Westbourne St, with the additional finding that the 3-foot step back at the second floor is not recommended for this project and forward the recommendations to the City. (Collins, Greatrex: 14-0-1)

In favor: Boyden, Brady, Collins, Costello, Donovan, Emerson, Fitzgerald, Greatrex, Little, Ragsdale, Steck, Weiss, Will, Zimmerman
Abstain: LaCava, Chair

13.0 Midway Bluff Stabilization, Midway Street dead-end at coastal bluff

(Process CIP-2 Staff Decision) Coastal Development and Site Development Permit to perform bluff stabilization. Work will include a new retaining wall, replacement of an existing fence, existing concrete and seating area with new decomposed granite, ADA compliant path of travel, new bench, new drought tolerant and native landscaping, new ADA ramps at the corner of Calumet Avenue and Midway Street, at the western terminus of Midway Street just west of Calumet Avenue
DPR (Aug '14) – Review of concept plans, no recommendation.

Presented by **George Freiha, Project Manager for the City Public Works Dept.** This project will repair the previous washed-out bluff and lookout. They will dig down to solid ground and build up with the wall matching the existing terrain with a tie in to similar properties. The project is expected to start in October 2015 and take about 6 months at a cost of \$160,000. **Trustees Ahern expressed concern regarding the treatment of the retaining walls and whether it would look natural. Trustees Emerson and Ragsdale** suggested the bench be similar to the newly installed benches at the North Comfort Station at Kellogg Park for durability. **Don Schmidt** asked that the project be presented to the Bird Rock Community Council for information only.

Approved Motion: That the findings can be made for an SDP and a CDP for the Midway Bluff Stabilization Project (Costello, Little: 15-0-1)

In favor: Ahern, Boyden, Brady, Collins, Costello, Donovan, Emerson, Fitzgerald, Greatrex, Little, Ragsdale, Steck, Weiss, Will, Zimmerman
Abstain: LaCava, Chair

14.0 Bucknell Retaining Wall, 5805 & 5817 Bucknell Avenue

Site Development Permit (Process 3) to construct a 6-foot retaining wall above a 9-foot retaining wall in the rear portion of a vacant 1.44-acre site and connecting to the existing wall on the adjacent lot with an existing single family residence located at 5805 & 5817 Bucknell Avenue. The sites are in the RS- 1-2, Coastal Height, Environmentally Sensitive Lands, Geo 53 and Brush Management Overlay zones.

LJCPA Action (Mar '15): Pulled from consent agenda.

DPR Action (Feb '15): Findings CANNOT be made for a Site Development Permit to construct a 6-foot retaining wall above a 9-foot retaining wall in the rear portion of a vacant 1.44-acre site and on the adjacent lot with an existing single family residence located at 5805 & 5817 Bucknell Avenue. This is based upon the findings that: The walls will disturb the visual quality of the canyon. 5-4-1

Presented by **John Leppert, Julie Rochfort and Sean Tobias (son of the owners)**. The proposed wall will be on

previously disturbed land and no deviations and variances are needed. There are two parcels of land, one with a house on it. The wall is proposed for the vacant lot, which had previously been granted a discretionary permit to build a home, which has expired. The wall is being proposed now with the prospect of a permit to build a residence in the future. The two-tiered wall will be of the same design as the walls on the two adjacent lots and will connect to or overlap with those walls. The walls will be landscaped with native plants. The house across the canyon have no clear view that will be obstructed.

In response to a question by **Sally Miller**, it was stated that the wall would delineate the area of developable land and possibly enhance value for future sale. **Don Schmidt** expressed the opinion that the LJCPA should not make decisions until the environmental document was presented. The applicant noted the previous project obtained a Negative Declaration. **Myrna Nagel and John Berol** also commented. **Phil Merten** felt the project would disturb the visual quality of the canyon.

Trustees and DPR members: Mike Costello agreed with the disturbance of the visual quality of the canyon; **Brian Will and Jim Ragsdale** felt that was overcome by the connection with the two existing walls on either side of the project.

Trustee Steck established that there was no objection from adjacent neighbors or those across the canyon. In response to an internet photo shown of the property, it was established that that was an older photo and there were changes shown by developer photo that included landscaping grown on the wall (**Trustees Weiss, Donovan, Boyden**). **Trustee Zimmerman** raised the issue of how much landscaping would be supported in the future.

Approved Motion: That the findings can be made for an SDP for the Bucknell Retaining Wall Project (Steck, Fitzgerald: 8-6-1)

In favor: Boyden, Brady, Donovan, Fitzgerald, Greatrex, Ragsdale, Steck, Will

Against: Collins, Costello, Emerson, Little, Weiss, Zimmerman

Abstain: LaCava, Chair

15.0 Silver Street Village Homes, 7601 Draper Ave & 720 Silver Street

– (Process 5) CDP, SDP, VTM & EV to demolish two structures and construct 18 attached single family residential condominium units located at 720 Silver St and 7601 Draper Ave. Deviations requested regarding ground floor zoning requirements. The 0.739 acre lot is located in the LJ PD-3 zone of the La Jolla Planned District in the Coastal Non-Appealable Overlay Zone.

LJCPA Action (Mar '15): Pulled from consent agenda.

DPR Action (Feb '15): Findings CAN be made for a Coastal Development Permit and Site Development Permit, Vesting Tentative Map and Easement Vacation to demolish two structures and construct (18) eighteen attached single family residential condominium units located at 720 Silver St and 7601 Draper Ave. 5-1-1.

Trustee Little who had had the project pulled from the consent calendar because: it is spot zoning; it is environmentally insensitive, removing commercial space, forcing customers to drive further; this change of use should be by a variance, not a deviation, and it would not qualify for a variance. He said it set a precedent for future similar action.

Presented by **Bill Berwin** who stated that these lots had been residential when first developed in 1921. The current 2004 community plan shows it as medium to high density residential. However, the PDO in 1984 shows it as mixed use, presumably to accommodate the then use of several lots on this side of Silver Street. These lots are connected to the rest of the LJPDO by a very narrow strip. The density proposed is less than allowed. There will be a parklike area on a small adjacent parcel of City owned land. Several palm trees in the 5' sidewalk will stay, with the sidewalk offset to accommodate them; there will be an unplanted strip next to the curb for access from parked cars. There will be three sets of adjoined units parallel to Draper, with the ones adjacent to Draper opening onto the sidewalk, not gated. Others will open onto driveways between the three units. The garages (two spaces per unit) and driveways between the buildings will be gated. Additional information provided by **Landscape Architect Jim Neri** and by **Attorney Matt Peterson** who said variances are not used for "Use" changes; deviations are used by City Council direction to satisfy the state mandate for infill. This Process Five project will be decided by the City Council.

Questions raised by **Sally Miller** and **Trustees Zimmerman, Emerson, and Boyden** are answered in the above narrative. **Trustees Ragsdale, Costello and Fitzgerald** spoke in favor, citing: attractiveness of design, previous precedents, previous residential use, dubious prospect of commercial success on this street. **Trustee Donovan** was opposed due to increasing residential density.

Approved Motion: That the findings can be made for a Process 5, CDP, SDP, VTM and EV for the Silver Street Village Homes (Steck, Fitzgerald: 8-6-1)

In favor: Boyden, Collins, Costello, Fitzgerald, Greatrex, Ragsdale, Steck, Will

Against: Brady, Donovan, Emerson, Little, Weiss, Zimmerman

Abstain: LaCava, Chair

16.0 Whale Watch Way

PROCESS 3 - CDP, and SDP to demolish an existing single family residence and construct a 7,016 sq. ft. enclosed, two-story, over basement single family residence on a 20,093 sq. ft. lot at 8490 Whale Watch Way. The site is located in the Single Family Zone of the La Jolla Shores Planned District within the La Jolla Community Plan area, Coastal Overlay (non-appealable), Coastal Height Limit, Residential Tandem Parking.

PRC Action (Mar '15): Findings cannot be made for a Site Development Permit or a Coastal Development Permit for Project No. 328415. It is not compatible with the neighborhood in form, bulk and scale. In particular, the east side of the building envelope is incompatible with the neighboring structures. The size, form, and relationship of the proposed project will disrupt the architectural unity of the neighborhood. 3-2-1.

City Action (Feb '15): Appeal hearing at Planning Commission continued indefinitely.

City Action (Dec '14): Appeal hearing at Planning Commission continued to Feb 2015.

LJCPA Action (Jul '14): Appeal Hearing Officer Approval, 14-0-1.

City Action (Jun '14) – Hearing Officer approved project.

LJCPA Action (Feb '14) – Ratify PRC action, 15-0-1.

PRC Action (Jan '14) – Findings cannot be made, 5-0.

Paul Metcalf presented the changes that had been made since the Planning Commission continued the project requesting changes to reduce the bulk and scale. He presented street views and a south section showing the relationship of the proposed projected to the house to the east, outlining the improvement in view. There is no longer a wall facing that property, but a series of corridors with a structure height of 15' at the southeast corner rising parallel to the property line. Changes have been made to the texture and form of the "wall." He showed aerial views of the hillside from the west. There is 25% lot coverage, GFA of 9000sf with a FAR of 0.45 equivalent to what is allowed on similar sized lots elsewhere in La Jolla and the City as a whole. He said that the Planning Commission hearing would likely be April 30 or May 21st.

Michael Morton felt that this was a modern interpretation of the courtyard home and that La Jolla has always welcomed new design.

PRC Chair Phil Merten stated that the PRC noted that perimeter has been pulled in and there is some size reduction with the east side wall still going from 15' to 22', but with a longer section of 15' before it begins to rise and that the changes were not significant.

Sally Miller, Myrna Naegle, Kim Whitney and Bob Whitney commented.

Phil Merten cited the La Jolla Shores Design Manual with reference to a property's relation to others. With its 0.45 FAR (or 0.75 with the 2-story courtyard included) this project dwarfs the adjacent houses which have FARs of 0.21 and 0.23. The changes made do not significantly change these relationships.

Trustees Zimmerman, Emerson, Donovan, Little, Boyden and Fitzgerald all alluded to the bulk and scale and lack of change from the previous version. **Trustee Costello** said that the house in total would be too bright.

Approved Motion: To reaffirm the previous LJCPA vote to appeal the Hearing Officer decision to the Planning Commission as the changes made are not significant enough. (Weiss, Emerson: 12-1-1)

In favor: Boyden, Brady, Collins, Costello, Donovan, Emerson, Fitzgerald, Greatrex, Little, Ragsdale, Weiss, Will, Zimmerman

Against: Steck

Abstain: LaCava, Chair

17.0 Group Job 820 – Action Item

Update on the progress of the work as well as a request to waive the summer moratorium for early replacement of the water pipe on Exchange Place between Prospect Place and Torrey Pines Road due residents dealing with discoloration of the water because of very old pipes which contain oxidized iron (rust) which is not harmful to consumers.

Presented by **Vic Salazar** and **Brian Wilson**, private contractors on the city job. The adjacent residents are in favor of waiving the moratorium. This is not an area frequented by tourists. They are now wrapping up the sewer replacement component and expect to finish Cave Street by the end of April. The issues are the quality of the street and the discoloration of the water to the homes. The water pipes are 1930's era cast iron pipes. The sewer pipes are PVC. This entire project started in December 2013, but the current phase started two months ago. They can expect to finish it by the end of July. Neighbors cited the discoloration to laundered clothes. Speaking to support the moratorium waiver were **Sary Frymann** and the authors of e-mails on the subject to the LJCPA: **Gale and Guido Baccaglini** and **Jennifer Alaura Hunt**. **John and Ingrid Keating** also sent an e-mail. Also speaking were **Trustees Little** and **Weiss**, the latter affected by the construction but not the water discoloration. **President LaCava** noted the problem had been discovered in 2014 and there was no reason this replacement should have been delayed requiring a waiver of the summer moratorium.

Approved Motion: To approve the request to waive the summer moratorium for Group Job 820 for early replacement of the water pipe on Exchange Place until such time as the project is completed. (Little, Zimmerman: 13-0-1)

In favor: Boyden, Brady, Costello, Donovan, Emerson, Fitzgerald, Greatrex, Little, Ragsdale, Steck, Weiss, Will, Zimmerman

Abstain: LaCava, Chair

18.0 Adjourn to next LJCPA Meeting, Thursday, May 7, at 9:22 pm.