



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: Bob Steck

Vice President: Helen Boyden

2nd Vice President: Brian Will

Secretary: Dede Donovan

Treasurer: Janie Emerson

DRAFT AGENDA

Annual Meeting | Thursday, 1 March 2018, 6:00 pm

1.0 Welcome and Call to Order:

Please turn off or silence mobile devices

Meeting is being recorded

2.0 Verify Quorum (Need 20% of total Membership: 136 Members= 28)

3.0 Adopt the Agenda

4.0 Non-Agenda Public Comment: Issues not on the agenda and within CPA jurisdiction, (2) minutes or less.

5.0 Officer's Reports

5.1 Treasurer

5.2 Secretary

6.0 Time Certain 6:15 pm. Pipeline Rehabilitation AP-1 Project.—Information only: Rehabilitating about 4.25 miles of deteriorated sewer mains. Also included will be manhole rehabilitation, repair and replacement, rehabilitation of all sewer laterals. Most work is slated for the Mt. Soledad area of La Jolla Shores with some adjacent areas. Construction is planned for December 2018 to August 2019. Presentation by City Personnel with possible scope changes.

7.0 Adjourn to Regular Meeting

DRAFT AGENDA –

Regular Meeting | Thursday, 1 March, 2018 immediately following Annual Meeting

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: Heard at the member meeting.

4.1 Treasurer

4.2 Secretary—Any member who did not attend a meeting in the 12 months beginning in March 2017, with the exception of those who joined in February 2017, thus becoming a member in March 2017, was dropped from the membership rolls and will not be able to vote in the election.

March: Scheduled Minutes taker: Donovan

If a Sign Language Interpreter, aids for the visually impaired, or Assisted Listening Devices (ALDs) are required, please contact the City's Disability Services Coordinator at 619-321-3208 at least (5) five work days prior to the meeting date to insure availability.

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** 619-645-3090 javier.gomez2@asm.ca.gov
- 5.3 39th Senate District: State Senator Toni Atkins
Rep: **Chevelle Newell Tate**, 619-645-3133, Chevelle.Tate@sen.ca.gov

6.0 President’s Report – Information only unless otherwise noted

6.1 The annual election of LJCPA trustees is being held in the Irving Gill Room. The polls will close at 7:00 PM. You just provide proof of identity and be a current member. Results will be announced after the votes have been counted. Any challenges to the results must be received within one week. If none are received the results will become final on Thursday March 8.

6.2 At the April 5, 2018 LJCPA meeting, the trustees will elect the officers for the 2018-2019 year. All officers are eligible to be re-elected for that term. However, the current secretary and treasurer will no longer be serving as trustees.

6.3 At the May 3, 2018 LJCPA meeting, the President will be nominating persons to represent the LJCPA on the four subcommittees, and make appointments to the membership committee and the representation to the UCSD long range planning committee. Subcommittees choose their own chair. The President names chairs for all other committees.

6.4 The City Auditor has notified the LJCPA that it is among about 19 CPGs (3 in CD 1) that are being audited for adherence to 600-24 and Administrative guidelines. Information is due March 14.

6.5 Melinda Merryweather has requested that the issue regarding the pavement at the foot of Princess street be heard in April.

6.6 Bandera Street project: This week the City was expected to begin installation of the new post and chain style barrier 15 feet from the edge of the bluff. Additionally, a barrier to prevent vehicular access will be placed near the sidewalk.

6.7 Since T&T did not have a quorum, they rescheduled the Hillside construction issue for March and likely the LJCPA will hear the item in combination with the DPR recommendation on this subject in April.

6.8 Correspondence report:

a. **Letter requesting review and change to the “Notice of Decision” for Process 2 projects** has been sent to the requested individuals, per motion of February 1, 2018.

b. **Mauricio Medina** has informed us that he has requested that the Mayor’s staff respond to the LJCPA letter regarding La Jolla Parkway.

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** was heard in the member meeting.

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>-
John Shannon, Rep.

9.2 Coastal Access & Parking Board <http://www.lajollacpa.org/cap.html>

9.3 UC San Diego Long Range Development Plan CAG: Cindy Greatrex, one of LJCPA delegates, will report on Transportation discussion <http://lrpd.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.**

No PDO meeting in February. T&T did not have a quorum

10.1 Black Halibut Project #516011 Process 3) Site Development Permit and Coastal Development Permit for demolition of an existing 2,578 sq ft single story residence and 639 sq ft building. Proposed construction of a new two story (over basement) 6,927 sq ft single family residence (proposed FAR 0.60). The 0.27 acre site is located at 8470 El Paseo Grande within the Coastal Overlay Zone (appealable area) and the Sensitive Coastal Overlay Zone, in the LJSPD-SF zone of the La Jolla Shores Planned District Area within Council District 1.

PRC Motion: Findings **CAN** be made for the Site Development Permit #: 516011, and Coastal Development Permit. Steck, Presidendorfer (4-2-1)

10.2 Spindrift Residence Project #: 584820: (Process 3) Site Development Permit and Coastal Development Permit for the demolition of an existing dwelling unit and construction of a new 6,374 SF, two-story dwelling unit over basement, 453 SF guest quarters above open cabana, and new pool at 1834 Spindrift Dr. The 0.57 acre site is located within the Coastal Overlay Zone (appealable), First Public Roadway in the LJSPD-SF zone(s) of the La Jolla Shores Planned District Area within Council District 1.

PRC Motion: Findings **CAN** be made for Site Development Permit and Coastal Development Permit (CDP) Project #: 584820. Edwards, Emerson 6-0-0. Crisafi Recused.

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 Liaghat Hillside Vacation & Residence Project No.: 503701. 7520 Hillside Drive. Process 3, Coastal Development Permit/Site Development Permit (for a site containing Environmentally Sensitive Lands) Sewer Easement Vacation and Dedication to relocate existing 8' wide sewer easement to interior property line (and change width from 8' to 15' wide) to allow construction of new, two-story, single family dwelling unit, totaling 7,884-square-feet on a 0.51-acre property. The vacant site (APN 352-13-0030) is located on the south side of Hillside Drive directly north and adjacent to 7520 Hillside Drive, in the RS-1-1/ RS-1-5 Zones, Coastal (non-appealable) Overlay Zone, Coastal Height Limitation Overlay Zone and within the La Jolla Community Plan Area.

DPR Motion: Findings **CAN** be made for a Coastal Development Permit/Site Development Permit Sewer Easement Vacation and Dedication to relocate existing 8' wide sewer easement to interior property line (and change width from 8' to 15' wide) to allow construction of new, two-story, single family dwelling unit, totaling 7,884-square-feet on a 0.51-acre property (Costello/Collins 4-2-1) **Pulled from the January 2018 LJCPA consent agenda.**

LJCPA February 1, 2018 Approved Motion: To return the Liaghat Project to the DPR to review the environmental document, put together a mitigation plan, and bring it back to the CPA for action in the March meeting. (Merten/Emerson: 12-0-1).

DPR Motion (2/20/2018) Findings CAN be made for CDP ... with the exhibits A-a, A-b, A-c as presented by the applicant which address and mitigate the cumulative impacts of multiple construction projects on Hillside Drive. Kane/Collins 9-0-0.

Discussion will be limited to the mitigation information presented by Mr. Liaghat.

12.0 Parking Spaces on Coast Blvd. adjacent to Scripps Park – Request by La Jolla Cove Hotel to convert head-in parking spaces back to diagonal (Susan Stevens) Pulled from February consent agenda.

T&T Motion: to request the City revisit and reevaluate the conversion of diagonal parking to head-in parking for the seven newly created parking spaces on Coast Blvd adjacent to Scripps Park due to complaints of traffic congestion and safety issues that has arisen: Brady, Second: Goulding 7-0-0

13.0 La Jolla Concours d’Elegance - Request for Temporary Street Closure and No Parking areas related to the 14th annual event at Scripps Park on April 6, 7 and 8, 2018 – Presenter: Michael Dorvillier

14.0 Waiver of the annual beach area construction moratorium for the Children's Pool Walkway Beautification project –We have been requested by La Jolla Parks and Beaches to support their request for this waiver. Presenter: Trustee Ahern.

15. Liaghat Project MND: Consideration of responding to the DMND for this project and/or using it as an example to illustrate flaws in the City’s failure to consider cumulative impacts of multiple construction activities in one residential area. Presenter: Diane Kane. It should be noted that the DPR did pass a motion on this subject but did not endorse a specific letter. See motion below. The letter presented here tonight has not been reviewed by the DPR Committee.

DPR MOTION (2/20/2018) The committee will draft a letter for CPA ratification which challenges the draft MND as inadequate for the subject project. It does not address the significant cumulative impacts of multiple construction activities on Hillside Drive. The applicant has volunteered to take necessary steps to address and mitigate these concerns and should be commended, but these efforts should be considered on all projects and required where appropriate. 8-0-0

16.0 Serial Permitting to Avoid Coastal Development Permit Review. Consideration of a letter to City requesting information on how DSD addresses such applications. Suggested letter sent to trustees. Presenter Trustee Merten.

17.0 Consideration of request from Geoff Page to ask City Attorney to opine on “how the DSD believes height can be measured according to Proposition D.”

18.0 Request for April minutes taker pending election of secretary in April

19.0 Adjourn to next LJCPA Meeting: Thursday, April 5, 2018 at 6:00 PM



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: Bob Steck

Vice President: Helen Boyden

2nd Vice President: Brian Will

Secretary: Dede Donovan

Treasurer: Janie Emerson

DRAFT Minutes

Regular Meeting | Thursday, 1 February 2018

Trustees present: Ahern, Boyden, Brady, Collins, Courtney, Costello, Donovan, Emerson, Greatrex, Little, Merten, Rasmussen, Shannon, Steck, Weiss, and Will *

Trustees absent: Gordon

1.0 Welcome and Call to Order: President Bob Steck at 6:00 PM

Please turn off or silence mobile devices

Meeting is being recorded

2.0 Adopt the Agenda

Approved Motion: To adopt the Agenda subject to revision of wording of Item 10.4, which incorrectly stated the T&T action: (Boyden/Emerson: 14/0/1) CPA President Bob Steck abstained in his capacity as chairperson.

3.0 Meeting Minutes Review and Approval

Approved Motion: To Approve the Minutes of January 4, 2018. (Emerson/Merten: 14/0/1)

4.0 Officer Reports

4.1 Treasurer

Treasurer's Report for February 1, 2018 Regular Meeting

Beginning Balance as of 1/1/18	\$ 241.46
Income	
• City Expense Reimbursement	\$ 500.00
• Collections	\$ 95.00
• CD Sales	\$ <u>0</u>
Total Income	\$ 595.00
Expenses	
• Agenda printing	\$ 34.65
• AT&T telephone	\$ <u>81.31</u>
Total Expenses	\$ <u>115.96</u>
Net Income/(Loss)	\$ 479.04
Ending Balance of 1/31/18	\$ 720.50

4.2 Secretary

The LJCPA Secretary stated that if you want your attendance recorded today, you should sign in at the back of the room.

LJCPA is a membership organization open to La Jolla residents, property owners and local business and non-profit 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 can become a Member after attending one meeting and must maintain your membership by attending one meeting per year. If you do not attend one meeting per year, your membership will expire. 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. 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.

5.0 Elected Officials – Information Only

5.1 Council District 1: Councilmember Barbara Bry

Reps: **Mauricio Medina**, mauriciom@sandiego.gov and **Victoria Joes**.

Medina reports on Council Member Pro Tem Bry's State of the District address.

Joes reports on the status of community-backed regulatory reforms intended to prevent abuses of the 50% rule. (*Note from CPA Secretary: The community movement to halt abuses of the 50% rule is also known as the Anti-Mansionization Project and as the Incentive-Based Regulations for Single-Family Zoning Project.*) Members of Bry's staff have briefed the Mayor's office and City Planning staff on the matter. Staff in the Mayor's Office and City Planning will research the matter and another meeting will be held. Bry's office is forwarding to the Mayor's Office and Planning the letters of support from community groups as they are received.

Public Comment:

Mark Pretorius states that three letters concerning the sound wall on La Jolla Parkway have been sent by the CPA to Bry's office and no reply has been received. Medina responds that they were forwarded to the Mayor's Office.

Trustee Comment:

David Little: About a year ago Glen Rasmussen, Geoff Page and myself met in Councilmember Bry's office to seek her help in getting the City Attorney to rule whether certain projects due for construction violated Prop D. It was our understanding that she agreed to do so. Later at an LJCPA meeting, Ms Bry was reminded of this agreement and again said she would look in to it. Does Councilmember Bry still intend to seek guidance from the City Attorney? Ms Joes responded that she will look into the matter and report back next month

5.2 78th Assembly District: Assemblymember Todd Gloria

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

5.3 39th Senate District: State Senator Toni Atkin

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

6.0 President's Report – Information only unless otherwise noted

6.1 Election Committee Report- Janie Emerson, Chair. The end of the meeting tonight is the last chance to join the LJCPA so as to be able to vote in the upcoming election. Second, this meeting is the last chance to meet the three-meeting requirement to run for a seat as a trustee. Third, this meeting is the last chance to meet the persons running for a seat as a trustee. Fourth, the meeting is also the last chance to announce candidacy for one of the eight seats. The 2018 LJCPA Election Committee consisted of Mike Costello, Gail Forbes, and Joe LaCava. Together, they contacted 60 eligible CPA members to ask them to run for seats as Trustees. They could have reached more had all CPA members notified the CPA of changes in contact information. Please notify the CPA if you move, change your phone number or acquire a new email address.

6.2 The annual meeting of LJCPA members will be held at 6:00 PM on Thursday March 1, 2018. It will be immediately followed by the regular monthly meeting of LJCPA trustees. All members are encouraged to attend as a quorum of 20 % of the membership is required.

6.3 The annual election of LJCPA trustees will be held from 3:00 PM to 7:00 PM in the Irving Gill Room of the Rec Center. You must provide proof of identity and be a current member.

6.4 Candidate forum for candidates to make a two-minute presentation. Candidates should bring a written statement to be posted on the LJCPA website. If possible, they should also send a digital copy to <lajollacpa.org>. The following nine candidates, listed in the order in which they spoke, made presentations:

SHANNON, John
BOURNE, David
MANGANO, Matt
AHEARN, Patrick
MORTON, Michael
BRADY, Tom
LITTLE, David
KANE, Diane
DEWHURST, Pancho

6.5 Bandera Street View Corridor. Interested community members have asked to present their position on the public view issue in March. However, the matter is now moot because District One City Council Representative Barbara Bry has persuaded the City to install a type of fence which allows for ocean views by the public and also ingress and egress.

6.6 Correspondence received:

a. “Demand for Documentation” by Philip White with regard to permit conditions of previous CDPs for 5322 Calumet Avenue. The letter has been forwarded to Marlon Pangilinan for City action.

b. Request from Geoff Page to ask City Attorney to opine on “how the DSD believes height can be measured according to Proposition D”. Mr. Page will speak briefly.

Trustee Comment: Shannon – there are loopholes that allow heights greater than 30 feet. Little – There are no loopholes. Steck: The matter will be on the March agenda as an action item.

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

Not present.

7.2 UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, introduces Bob Brown, who will assist at some meetings and replace Anu as UCSD’s representative to the community. The UCSD_planning department has a new website: www.plandesignbuild.ucsd.edu. Several projects are about to reach completion and they can all be viewed online. One project which will reach completion in August, 2018, is the UCSD sewer project along Gilman Drive. An unusual new project is SPIN, a pilot bicycle-sharing program on campus involving 300 bicycles. The next UCSD Community Advisory Group meeting will be Feb. 21; the subject is transportation.

7.3 General Public

Melinda Merryweather: The cul de sac at the bottom of Princess Street is a public hazard.

Nancy Manno: The construction situation on Hillside Drive is a disaster. The City ignores requests for help from the residents of Hillside Drive.

Kyanoosh Radsan: Hillside Drive used to be a safe place to live. Now it is incredibly dangerous. No one obeys the 15 mph speed limit; in fact, they treat the narrow winding road as a racecourse. There is no law enforcement. The extensive construction now taking place increases the danger. Children are not safe.

Patricia Granger: A similar situation exists on Torrey Pines Road. The speeding must be controlled. Narrowing the lanes is a mistake and will create a death trap.

Dave Ish: 5670 Linda Rosa Avenue is a poster child of what is wrong with the permitting process. The problem is “serial permitting.”

Chris Day: I have been a resident of Hillside Drive for the past 14 years. We need to look at the needs of neighborhoods as a whole rather than considering just one project at a time. There are about seven projects going at the same time on the narrow short street that is Hillside Drive. Many are built by speculative developers who have no intention of living there.

John Gilchrist: I live at 7590 Hillside Drive. I want the situation on Hillside Drive to be placed on the LJCPA agenda for March 1st for a full presentation.

8.0 Non-Agenda Trustee Comment

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

Phil Merten: We need to put “serial permitting” on the CPA agenda for March. Donovan seconds the motion. Boyden

and Emerson opine there is no need to make a motion to get on the CPA agenda.

John Shannon: There is a new bill in the Senate that would permit buildings close to transit corridors to go to heights of 45, 50 and even 85 ft.

Dan Courtney: 1) Torrey Pines Road needs traffic-calming measures, not narrowing of lanes. 2) We need to deal with the Classic Car Show; it is happening in April. Boyden and Emerson state that the CPA dealt with it several months ago. Steck says old agendas will be checked to make sure that it has not slipped through the cracks.

Mike Costello: The Coastal Commission is taking up the Companion Units (ADUs) at its next meeting, which will be in San Luis Obispo, far from the Southern California areas that are most affected by the new state law. It is important to make ourselves heard at that meeting, since the Coastal Commission's mandate is to preserve coastal access, a goal that will be frustrated by increased density along the coast.

Phil Merten: Building ADUs in the coastal areas will result in increased density and therefore loss of parking and loss of coastal access. Comments to the Coastal Commission on this subject can be made via email to the following address: executivestaff@coastal.ca.gov.

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>

Trustee John Shannon, the LJCPA representative to the Community Planners Committee (CPC) reported on two matters: 1) the city-wide map of fire stations and lifeguard posts is under review; 2) free street trees are available: email psw_freetrees@sandiego.gov

9.2 Coastal Access & Parking Board <http://www.lajollacpa.org/cap.html>

No report.

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

The next meeting of UCSD's Community Advisory Group (CAG) will be February 21.

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 Mike Costello, 2nd & 3rd Tuesday, 4:00

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.**

à **Items "pulled" from Consent Agenda are trailed to the next LJCPA meeting.**

10.1 7247 Fairway CDP Project No.: 579283 (Process 2) FLAT FEE Coastal Development Permit to construct a 6,444.3 sq ft, 2 story residence over underground garage and mechanical room and a 643.7 sq ft guest quarters over basement, located at 7247 Fairway Road. The 0.44 acre site is located within the RS-1-4 zone within the Coastal Overlay zone (non-appealable) of the La Jolla Community Plan area, Council District 1. This is an Amendment to CDP (99-0249).

DPR Motion: Findings CAN be made for a Coastal Development Permit (Ragsdale/Costello 6-0-2)

10.2 La Jolla Half-Marathon - Request for Temporary Street Closure and No Parking areas related to the 37th annual event based at Scripps Park on Sunday April 22, 2018 (Leisha Lamp)

T & T Motion to approve: Passed Unanimously.

10.3 La Jolla Christmas Parade and Holiday Festival – Temporary Street Closures and No Parking areas related to the 61st annual event on Sunday December 2, 2018 (Ann Bache)

T& T Motion to approve: Passed Unanimously. Please T&T minutes attached for additional information.

10.4 Parking Spaces on Coast Blvd. adjacent to Scripps Park – Request by La Jolla Cove Hotel to convert head-in parking spaces back to diagonal (Susan Stevens)

T& T Motion to approve: Passed Unanimously. Please see T&T minutes attached for additional information. **(This item was pulled from the consent agenda.)**

Approved Motion: To approve the Consent Agenda Items with the exception of Item 10.4. (Donovan/Will: 14-0-1). CPA President Bob Steck abstained.

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

< ACTION ITEMS ON FULL REVIEW >

11.0 ADA S/W La Jolla Shores and Calle Corta. This project is currently in the design phase and consists of sidewalks, curb ramps and driveways. Presenter: Jesus Garcia, Assistant Engineer-Civil, City of San Diego, Public Works Department. 10 minutes Information only.

The presenter claimed that affected neighbors had been notified of the project. Emerson stated that she was one of the affected neighbors and had not been notified, nor had at least eight other neighbors with whom she was acquainted.

12.0 Coast Rail Trail (immediately following item 11.0) This project is the Gilman Drive segment of the regional 40-mile Coastal Rail Trail bicycle corridor. The currently proposed alignment will follow Gilman Drive between La Jolla Village Drive and Interstate 5, installing a one-way protected cycle-track in each direction and a continuous sidewalk on the west side of the road. Since the last presentation, the design has been revised based on the board's advice and comments. Initially, the project proposed installation of a two-way cycle track on the east side of the road with a southbound lane reduction on Gilman Drive to allow for minimal widening and impacts. Based on the board's feedback, the design has been changed to include one-way cycle tracks on both sides of Gilman Drive without lane reductions. Presenters: Alejandra Gonzalez, Project Engineer, City of San Diego, Public Works Department and Larry Thornburg, a representative from design consultant, Nasland Engineering. 15 minutes. Information only

Trustee comment: A thank you from Boyden and Emerson and a suggestion from Shannon that the many people who now use the Coast Rail Trail be notified of the upcoming work.

13.0 Coast Walk Trail Slope Failure Project CDP and SDP ((process Three) (immediately following item 12.0) Construction of approximately 60 feet of new six-foot wide trail located approximately 10 feet to the east and adjacent to the existing trail (to be abandoned) connecting back to the existing trail. The project would include construction of new wood stairs from the easterly end of the pedestrian bridge (HRB designated resources #288) will not be affected by the proposed project. The entire project is bounded by the Pacific Ocean to the north, Coast Walk Road to the east, Devils Slide Canyon to the south, and Coast Walk Trail Open Space Park to the west. The work is located within sensitive coastal bluffs, Coastal Overlay Zone (Appealable), Open Space Base Zone and the La Jolla Community Plan Area. This project is being considered by the LJCPA on an expedited basis due to public safety concerns. Presenters: James Arnhart, Project Officer II and Larry Kuzminsky, Associate Civil Engineer of the City of San Diego Public Works Department – Engineering Division; Bill Harris, Project Manager, City of San Diego Transportation and Storm Water Department.

Trustee comment: Trustee questions focused on the frequency of slope erosion requiring repair of the Coast Trail bridge and whether measures would be taken to forestall future slope erosion. The presenters responded that the last bridge repair had been in 1991 and that the current project did not include measures to forestall future erosion. The present focus is on a quick fix to safeguard the people who insist on using the trail and bridge despite signs telling them not to. The City hopes that measures to prevent future erosion will be funded under C.I.P. (Capital Improvement Projects).

Public Comment: Merryweather – Q. Are you going to remove the historic set of stairs going up to the houses? A. No. We are aware of the historicity of the Coast Trail. Forbes: Q. Are you aware there is a peregrine falcon's nest just below the trail and

that work that disturbs it is prohibited under the Migratory Bird Act? A. We hope to move as quickly as possible. We have a biologist on board and will make protection of the nest part of the project. Brenda Fake from Friends of Coast Walk: The Friends of Coast Walk would like to thank James and Larry for their careful, hands-on approach to this project.

**Approved Motion: The LJCPA approves the Coast Walk Trail Slope Project. (Emerson/Boyden: 14-0-1)
CPA President Steck abstained.**

Trustee Bob Collins left the meeting at this point in time.

14.0 Liaghat Hillside Vacation & Residence Project No.: 503701. 7520 Hillside Drive. Process 3, Coastal Development Permit/Site Development Permit (for a site containing Environmentally Sensitive Lands) Sewer Easement Vacation and Dedication to relocate existing 8' wide sewer easement to interior property line (and change width from 8' to 15' wide) to allow construction of new, two-story, single family dwelling unit, totaling 7,884-square-feet on a 0.51-acre property. The vacant site (APN 352-13-0030) is located on the south side of Hillside Drive directly north and adjacent to 7520 Hillside Drive, in the RS-1-1/RS-1-5 Zones, Coastal (non-appealable) Overlay Zone, Coastal Height Limitation Overlay Zone and within the La Jolla Community Plan Area.

DPR Motion: Findings CAN be made for a Coastal Development Permit/Site Development Permit Sewer Easement Vacation and Dedication to relocate existing 8' wide sewer easement to interior property line (and change width from 8' to 15' wide) to allow construction of new, two-story, single family dwelling unit, totaling 7,884-square-feet on a 0.51-acre property (Costello/Collins 4-2-1) Pulled from the January 2018 consent agenda.

An extensive discussion between the applicant, Hamid Liaghat, and members of the DPR and members of the public who live on or near Hillside Drive took place. DPR member Diane Kane stated that she had just today learned that what seemed to be a Mitigated Negative Declaration concerning the Environmental Impact Report relating to the project came out today and the public and CPA have until March 5th to comment. The environmental impact of the project on Hillside Drive (the road) was not included in the project environmental document because City engineers wanted to deal with that impact later in time. The applicant, Mr. Liaghat, was very open to the suggestions of his future neighbors and agreed to the following actions: 1) putting up story poles; 2) using the parking lot on the top of Mt. Soledad or some other place not on Hillside Drive as a staging area and carpooling the workers in; 3) creating his own plan for mitigating the environmental impact of his project.

The Trustees also commented extensively, concluding their discussion with a consensus on returning the project to the DPR.

Approved Motion: To return the Liaghat Project to the DPR to review the environmental document, put together a mitigation plan, and bring it back to the CPA for action in the March meeting. (Merten/Emerson: 12-0-1). CPA President Bob Steck abstained.

15.0 Knauss Spa 301 Sea Ridge Drive Project No.: 578166 (Process 3) Coastal Development Permit and Site Development Permit to amend CDP No. 89-0762 and Sensitive Coastal Resource Permit No. 89-0762 for the addition of a spa, site walls, fences, walkways and equipment enclosure to a single family residence in a sensitive coastal property. The 0.20-acre site is located in the Coastal (Appealable) Overlay at 301 Sea Ridge Drive in the RS-17 zone of the La Jolla Community Plan area.

DPR Failed Motion: Findings CAN be made for the CDP and SDP (Will/Zynda 3-3-1)

DPR Failed Motion: Findings CANNOT be made for the CDP and SDP (Costello/Gaenzle 3-3-1)

Forwarded to LJCPA for a full hearing.

C.A. Marengo explained that the applicant wanted to put a slightly less than 3-feet tall spa in a public view easement which had in the past been modified to allow structures not to exceed three feet in height. DPR Chair Mike Costello explained that the Coastal Commission document approving the modified public view easement, which had been requested well prior to the meeting so that DPR members could study it before the meeting, had instead been submitted at the time of the DPR meeting and he felt the matter should be continued to allow the members of the DPR to peruse the Coastal Commission document which governs the project. Marengo explained that he had experienced difficulty in securing the release of the document; hence its last-minute submission. Members of the public inquired as to whether umbrellas exceeding three feet in height would be placed to shade persons using the spa.

Approved Motion: Findings CAN be made for the CDP and SDP for the Knauss Spa. (Will/Rasmussen: 7-5-1) CPA President Steck abstained.

16.0 Consideration of possible CPA letter to City re: problems with the City’s Process Two “Notice of Future Decision” form letter. The question before the CPA is whether to send a letter to the City alerting it to deficiencies in the City’s form letter, “Notice of Future Decision,” sent to affected residents. The City’s form letter causes concern among some members of the public as it states that a decision by City Staff will be made without a public hearing.

Approved motion: To send a letter from the LJCPA to Bob Vacchi, Director of the Development Services Department, and Marlon Pangilinan, City Planner and Liaison to the CPA, with cc to City Council President Pro Tem Barbara Bry and her staff member Mauricio Medina, suggesting revision of the City’s form Process 2 “Notice of Decision” letter to clarify the Process 2 decision-making sequence by stating early on that the relevant Community Planning Groups can be involved. (Costello/Will: 12-0-1). CPA President Steck abstained.

17.0 Announcement of the March LJCPA Minutes-Taker – Donovan

18.00 Adjourn to next LJCPA Meeting: Thursday, March 1, immediately following the Annual Member meeting scheduled for 6:00 PM.

*Differences in the total number of votes cast per item are explained by the coming and going of trustees.

The foregoing minutes are respectfully submitted by CPA Secretary Dolores A. Donovan.

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Report February, 2018

Attending 2/13/18: Collins, Costello, Gaenzle, Kane, Leira, Ragsdale, Welsh, Will

Attending 2/20/18: Collins, Costello, Gaenzle, Kane, Leira, Ragsdale, Welsh, Will, Zynda

1. NON-AGENDA PUBLIC COMMENT 2/13/18

- Kane: Drafted a letter to city staff per our motion at last DPR regarding the 50% rule DRAFT memo and serial permitting.
- Costello: Question was raised whether DPR can even hear items or issues which are not specifically development project with a DSD project number. Will responded that LJCPA was founded as an independent non-profit organization that ALSO serves as the representative Community Planning Group for La Jolla and thus may have expanded mission beyond other community planning groups in San Diego.
- Ish: There is a CDP notice for a lot consolidation on Linda Rosa. No proposed development included in notice. Kane responded that CEQA prohibits project segmentation. When projects comes before DPR, chair to inquire as to extent of any proposed development.

NON-AGENDA PUBLIC COMMENT 2/20/18

- Kane: 50% letter is ready for CPA
- Kane: In La Jolla Light Town Council put Hillside Drive issue on their agenda, what is the context. Trying to get contact information for chair.
- Leira: Clarification Town Council deals with current issues, CPA deals with future development per their 1980's agreement, assuming it has not been changed.
- Corey: Town Council wants to review
- Costello: CPA elections March 1st. w Government issued ID

2. APPROVAL OF MEETING MINUTES

Meeting January 16, 2018 and February 13, 2018

3. PRELIMINARY REVIEW 2/20/18

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

Project Name:	Fay Avenue & West Muirlands Drive PROW Vacation	Permits:	Initial Review
Project No.:	545519	DPM:	Angela Nazareno
Zone:	RM-1-1	Applicant:	Dena Boylan

I.O. # 13001949 - PROCESS 5 - Summary Street Vacation for the 8 parcels located on the southwest intersection of Fay Ave and West Muirlands Drive as shown in Drawing No. 20918-B. Council District 1.

APPLICANT PRESENTATION AND QUESTIONS (2/20/2018) Dena Boylan, Mary Carlson

- From SD Real Estate Assets Dept. – will be presented to city council.

- Fay Ave already re-aligned, Land no longer needed for street re-alignment
- PROW to be vacated. Property will be made available for future uses.
- .469 acres in RS-1-7.
- Current duplex in ROW is vacant and in poor shape
- Pre-disposition was done 2 years ago, done again before finalization, no offers within city
- Request to keep width along W Muirlands Dr.
- Easements will be reserved for existing utility laterals at no cost to owners.
- Looking to sell, possible to lease but prefer to sell
- Neighbors were noticed in April 2017, posted on April 21, 2017
- No comments reported by city from concerned neighbors
- Property acquired in late 60s.
- In communication with the Storms regarding existing driveway that crosses PROW
- Twin buildings at South end will be offered access first
- Vacation was initiated by staff to remove street status first and then offer property for sale.
- There are no current developers or interested properties with plans for the parcel
- Land is a single parcel, no longer 8 separate parcels
- Property further South is still city land, still part of Fay ave ROW?

PUBLIC COMMENTS (2/20/2018)

- Storm: What is situation for the houses on the South? offered property for sale. What will happen to us? Driveway would not be safe on W Muirlands, driveway off Fay? predates the city ever owning the property. Garage off this drive. Possible to make a parking area for school? School would be offered.

COMMITTEE DELIBERATION (2/20/2018)

- Costello: We received a letter from a US Navy Lieutenant whose home is affected by this potential Vacation. Since he is presently deployed to Iraq I would ask this action not be completed until after his return. If this was during WWII or the Korean Action, this Vacation would be suspended for the duration.
- Leira: Concerned about pedestrian usage/ traffic and relationship to schools
- Kane: Can support vacation, what is the next reincarnation of this area? Makes sense to enhance the multi-modal transportation needs, parking, encourage city to look at transportation related uses, parking, or park land.
- Costello: Can you get the square footage of the parcel. And then what square footage would be set aside for neighbor A, B, C, What is left? And then what would be next? Please provide areas.
- Welsh: Please outline the original 8 parcels if still exist
- Leira: Been here too long, I don't think city property should be disposed of unless a specific project will do significant good for the community that it cannot be resisted. The site is a gateway to LJHS and MJHS. Condos on North side of Fay used to be city property. The criteria should be: 1. Look for public purpose project. Locals like to have some urban relief space. 2. What private uses if any within this public use are possible. 3. Prefer lease rather than a sale.
- Zynda: Could a traffic engineer project the future, city streets dept have already looked at this and they will look at it again prior to a sale.
- Welsh: Would like to see further context
- Kane: Where are sidewalks and bicycle lanes? It is a shared vehicle lane

- Leira: Some months ago, issue related to community use of HS fields. Walk/Run. HS does not want to allow community use. This property could fill public need. Community workshop to gather ideas for use.

DELIVER FOR NEXT PRESENTATION (2/20/2018)

- Provide square footage of parcel and subdivision areas allocated for potential neighbor purchase/easement to continue utility service and vehicular access.
- Outline the original 8 parcels
- Investigate options to maintain as city property and develop (or preserve for future) park or suitable public use. Maybe sponsor a public workshop?
- Site context map showing further North and South along Fay, include bike lines, parking, ...

4. FINAL REVIEW 2/20/18

Project Name:	Liaghat Hillside Vacation & Residence 7520 Hillside Drive	Permits:	CDP & SDP & Easement Relocation
Project No.:	503701	DPM:	Glenn Gargas
Zone:	RS-1-5, RS-1-5	Applicant:	Hamid Liaghat

Process 3, Coastal Development Permit/Site Development Permit (for a site containing Environmentally Sensitive Lands) Sewer Easement Vacation and Dedication to relocate existing 8' wide sewer easement to interior property line (and change width from 8' to 15' wide) to allow construction of new, two-story, single family dwelling unit, totaling 7,884-square-feet on a 0.51-acre property. The vacant site (APN 352-13-0030) is located on the south side of Hillside Drive directly north and adjacent to 7520 Hillside Drive, in the RS-1-1/ RS-1-5 Zones, Coastal (non-appealable) Overlay Zone, Coastal Height Limitation Overlay Zone and within the La Jolla Community Plan Area.

THIS MATTER HAS BEEN REFERRED BACK TO THIS COMMITTEE BY THE CPA.

THIS COMMITTEE MAY ELECT TO:

- a) REOPEN THIS AS A DE NOVO REVIEW IN WHICH THE ENTIRE PROJECT IS PRESENTED AND REVIEWED, OR***
- b) REOPEN THIS WITH A LIMITED PRESENTATION AND REVIEW ON ISSUES RAISED AT THE CPA HEARING. THE DPR MAY FURTHER ELECT TO EXPAND THIS REVIEW AT ITS DISCRETION.***
- c) TAKE ANY OTHER ACTION WITHIN THE AUTHORITY OF THE DPR.***

2/13/18: The DPR Committee chose to concentrate its review on item (b) above.

FOR REFERENCE ONLY, THE DPR MINUTES ON THIS MATTER FOLLOW:

APPLICANT PRESENTATION (10/10/2017) Hamid Liaghat

- 1.5 yr CDP/SDP for sewer movement
- Proposing 7,500 sf home, others in neighborhood are much larger

Chair interrupted presentation: Project description is for the Easement Vacation and Dedication only, there has been no notice to community that this meeting would discuss a house. Please limit presentation to the Easement

- Identified location of project
- This project will abandon the diagonal easement across his property and replace with new easement across his rear and side yards (clearing space for future home)
- Replace 80 year old 8" sewer line with new 8" sewer line within 12" sleeve which allows for future upside or replacement.

PUBLIC COMMENT (10/10/2017)

- None

COMMITTEE DELIBERATION (10/10/2017)

- How will the new lines connect (new manhole at each end of property)

DELIVER FOR NEXT PRESENTATION

- Aerial phot with area of work highlighted
- Please contact your project manager and get update on project description
 - Either the city sends us a new project description which includes a house at which time you can repeat your preliminary review
 - Or, return with the sewer easement issue only for Final Review.
- **APPLICANT PRESENTATION (11/14/2017)** Hamid Liaghat, Bejan Arfaa (architect)
- Site orientation. 80% of site disturbed by original sewer installation. Steep descending driveway.
- .352 where .4 FAR allowed. Meet or exceed all required setbacks.
- Roof of house sits almost equal to elevation at Hillside drive. 2 uncovered parking spaces above garage at street level. 29' tall from lowest level.
- Driveway down will combine fill and some "bridge" structure. All below hillside level.
- 3 garage spaces plus 2 off street parking spaces. (potential additional parking under the ramp)
- Hand picking the invasive species out of hillside
- Redefining MHPA boundary, expanding development approx. 9,000sf into MHPA
- Dirt balancing the grading. Two terraced pads approx. 14' below street and 26' below street.
- Portions are within Hillside review. Show the HR line.
- **PUBLIC COMMENT (11/14/2017)**
- Maureen Dulbecco – Is entire sewer easement on subject property?
 - Entire easement on applicant's property, sewer line is much narrower than easement width
 - Only work will happen on subject property
- John Gilcrest – Many homes under construction, street is horrible, concrete trucks on other projects blocking traffic. Concerned about ambulance access. How does no parking and no blocking of traffic get enforced? Too many projects at once.
- Bob Adgern – How will cars back out of parking?
- Judy Benton--Property was split off from her lot. Should not be built on. Hopes that applicant takes her offer to buy back the property to donate as open space.
- **COMMITTEE DELIBERATION (11/14/2017)**
- Leira – concerned about swimming pool on hillside
- Gaenzle – right side setback is too tight. Review option to push it over.
- **DELIVERABLES FOR NEXT PRESENTATION**
- Grading plan
- Colored Steep Hillside Boundaries

- Exhibit colors for veg to remain and veg to restore
- Paving: distinguish impermeable vs permeable surfaces on plan
- Construction plan that responds to some of neighbors' concerns about the crowded street.
- Photo from vacant pad or end of Puente
- Answer to steep hillside cycle issue.
- Consider more generous north-east side setback
- Landscaping Plan

APPLICANT PRESENTATION (12/19/2017) Hamid Liaghat, Bejan Arfa

- Brief review of house, balanced grading on site (net only 10 c.y. import)
- Adjusted home to address neighbors views (Benson and Hughes)
- No steep hillsides exist onsite per city review (due to past grading and removal of native vegetation), no permeable paving, retention pond on site. Possible permeable in front of garage.
- 5' setback at minimum corner. (from 4'-6" at previous meeting) – less than 12' tall at this location.
- Driveway starts level to street, house is below that.
- FAR? 45% allowed (35.2% proposed)
- Will pool remain? ... Yes. Depth of pool? 4' to 6' All paved around pool.
- Height of house 4-5' above Hillside Drive

PUBLIC COMMENT (12/19/2017)

- Shoring will be required on East PL at carport
- Where is the location of fencing? At perimeter of deck/development
- Sewer line is 80 y.o. at either end? Any additional burden? 1 more house... proposed will match existing size. Manhole, slows the flow.
- Hairpin curve on Hillside. Staging will remain onsite. No workers will park on Hillside. Does city enforce this? Life safety issue that trucks do not block street for emergency vehicles. Too much activity on Hillside.
- Will new sewer line work happen ENTIRELY on subject property. - Yes
- Will applicant rebuild "buried" man-hole? If not in good shape, applicant will have to replace it.
- Is 8' adequate to maintain the pipe? Applicant will "future proof" sewer with 12" pipe and 8" sleeve
- Can any potential work required on adjacent property be done entirely within the easement boundaries on that property. – Yes
- Water surge in heavy storm event? Sewer sized for 100 and 200 year rain.

SUBCOMMITTEE DELIBERATION (12/19/2017)

- Construction Staging and access concerns. Applicant has assured that all staging and deliveries will be made entirely onsite (once driveway is graded). No discussion of how building of driveway bridge will affect traffic on Hillside. What about worker parking? No response.
- Neighbors should come to LJCPA meeting on February 1
- Commend applicant for considering staging.
- Building seems too close on East PL. It should move towards South West.
- Community character concerns ... There is open space to South which needs to be respected.

SUBCOMMITTEE MOTION (12/19/2017)

Findings **CAN** be made for a Coastal Development Permit/Site Development Permit Sewer Easement Vacation and Dedication to relocate existing 8' wide sewer easement to interior property line (and

change width from 8' to 15' wide) to allow construction of new, two-story, single family dwelling unit, totaling 7,884-square-feet on a 0.51-acre property (Costello/Collins 4-2-1)

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

- **SUBCOMMITTEE MOTION (2/13/2018)**

- Motion to re-open the Liaghat Hillside Vacation & Residence to hear new information related to the draft MND and the proposed project's contribution to the cumulative construction impacts on Hillside Dr related to traffic, parking, and the general state of Hillside Dr. (Costello/Kane 7-0-1)

- In Favor: Collins, Costello, Gaenzle, Kane, Leira, Ragsdale, Welsh
- Opposed: none
- Abstain: Will, as Chair
- **Motion Passes**

- **APPLICANT PRESENTATION (2/13/2018) Hamid Liaghat**

- The proposed house will be 95' back from the street with plenty of space for parking and staging on-site once the initial grading is complete.
- For the initial grading phases before on-site space is available traffic control permits will be applied for and followed.
- Applicant proposed mitigation plan (below)

- *During construction, the following steps will be taken to minimize the construction impact to the neighborhood.*

- *During construction, we will comply with the construction standards of City of San Diego codes.*
- *We will shuttle the construction workers from their vehicles to the project site and from the project site to their vehicles in order to avoid parking on Hillside Drive. Once our driveway from Hillside Drive to the house pad is in place, vehicles can be parked on the property.*
- *During concrete placement or unloading of materials, we will apply for a traffic control permit and use flagmen to control traffic if we need to use the street.*
- *We will implement approved SWPP Plan.*
- *We will display project address at all times.*
- *We will provide concave mirrors at both sides of the curve to enhance restricted sightlines, if the adjacent property owners allow us to do that.*

- Cars may be parked at the Mt Soledad Cross. It is expected that about 5-6 workers may be on site at any one time, they will be shuttled from site to the cross or another parking location.
- Estimated time before front 95' is usable for on-site parking and staging is 3 months
- Driveway structure is structural concrete with parking below.

- **PUBLIC COMMENT (2/13/2018)**

- Merten: Had hoped to see phase by phase specific plan. Unrealistic to assume contractors can carry all necessary tools with them on daily shuttle from parking. Trucks serve as on-site tool boxes. Does not agree that trucks can pass one another on tight curve of 16' wide driveway

- Majure: When will sewer work happen? Applicant: First step
- Manno: What is slope of driveway? Applicant: Transitions from 6%-15.8%-6%
- Gilchrist: The MND is deficient relative to traffic and life safety issues. List of proposed measures is not enforceable. Parking at the cross is not necessarily feasible and may require approval.
- Manno: The cumulative impacts of multiple projects on Hillside drive is the city's responsibility and the MND for this project is grossly insufficient to address all of the environmental impacts to the community. Extremely poor street quality, insufficient drainage, hazard to life safety. The city is refusing to answer to community concerns.
- Fenton: How is rain run-off handled? Applicant: Except for driveway and decks, the entire site is permeable, additionally there is a retention pond to regulate (delay) flow to storm drains
- Radsan: Suggest using neighboring vacant and graded lot for parking and staging even if requires some fee or indemnification to owner.
- **SUBCOMMITTEE DELIBERATION (2/13/2018)**
 - Leira: Would like to see site context. Sequence, plan view of entire area of hairpin curve. Where do trucks approach from? How do they enter? What is the sequence? When do large trucks come? Excavating?
 - Ragsdale: How fast is traffic passing on Hillside? Too fast.
 - Leira: What about heavy equipment delivery? How steep is the new sewer easement? Can it be used for site access?
 - Ragsdale: Traffic management plan should be substantial and precise
 - Costello: Reminder to community and committee members that the city is not a sympathetic ear. If we can request what is fair and reasonable of this applicant, we might find success. If we ask for too much or say no, we know that the project will be approved at city.
 - Kane: city processes are deficient, MND only considers projects in a vacuum, CPA is the only body listening who can pay attention to this and must send a strong message to the city.
 - Leira: Please provide an aerial view, show available pull-over space for trucks relative to neighboring driveways, overlays for each phase.
 - Ragsdale: draft mitigation list should be included on drawing set

RECOMMENDATION FOR NEXT WEEK (2/13/2018)

- Applicant to provide additional sheet to drawing set with site plan in broad context, should include details as specified in comments above. Include and elaborate on mitigation plans and detail specific phasing, parking, delivery, and staging activities
- Kane to draft response letter to address deficiencies in MND for review and sent by LJCPA.

APPLICANT PRESENTATION AND QUESTIONS (2/20/2018) Hamid Liaghat

- Project site map provided, 24' wide street width measured at all locations of subject property frontage.
- 50' space from site driveway to next adjacent driveway, room for any temporary trucks to not block driveways
- Discussed construction sequence with longtime La Jolla builder to evaluate options
- Existing 25' CURRENTLY at edge of street, onsite available to create immediate parking. Room for at least 5 cars.
- Next create at least 4,000 sf dirt pad for material staging, parking, delivery. Created within 3 weeks. Temporary Pad will be at 370', House pad will be at 365' (stage 2)

- After, pad, do sewer work, retaining walls, and lowest pad for swimming pool.
- At stage 3: shoring will go in place and final garage parking level pad and upper street level parking pad will be built. Then build CMU retaining walls and build driveway. How long to build driveway? 2-3 months to regain access to garage pad. Parking available for approx. 5 cars at street level (on-site) only during that time.
- If there is a day that parking cannot be provided on-site, applicant will provide shuttle to remote parking location.
- Applicant spoke to neighbor's architect regarding vacant lot, project is in escrow, no news as far as potential use.
- What if raining? Can first/upper area be parked? Gravel and gravel catch.
- How long are largest wood/steel beams. (27-28' max length)
- Stage 4: Functional upper parking and access to lower garage pad.
- Stage 5: construct rooftop parking over garage, adds 25' x 60' to use. Structural slab will support loaded trucks.
- All framing etc, happens from here forward with parking areas provided in stage 5.

PUBLIC COMMENTS (2/20/2018)

- Gilchrist: Question the 25' adjacent to street. Have delivered a comprehensive plan and tried. What assurance that you will execute per this plan? Still feel the environmental document is inadequate. Cumulative impacts of multiple projects.
- Majure: Applicant will not personally going to be on-site. Who will? Who will police this? Applicant will stop by everyday in the morning. Applicant does not know if superintendent will be on-site 100%.
- Radsan: Listening too long. City does not regulate parking. City is not concerned with cumulative construction. Not fair to hold this applicant accountable for all these issues. Trust applicant to be kept honest with proposed. Trust that this applicant has done more than any other applicant. Traffic bothers me. Likes the idea of off-site parking. Please: keep a responsible person on-site at all time to address concerns. 2. Meet at regular basis with neighbors. 3. Minimize the snarl of product/material delivery. 4. Do as quickly as possible. 5. In exchange for these items he offers 2 parking spaces from his own driveway to alleviate hardship. Do you hold your promises? To the best of his powers yes.
- Manno: Bridge? No, gentle slope. Clearing upper brush and add gravel is 1st step. Anticipate to close any portion of Hillside Dr? Possible traffic control for deliveries. Pipes may require. 2-3 months for sewer construction. No cement. Temporary pad? no cement or compaction. Grading? How much? There is extensive grading on site, 3 pads. Shoring? Will require piles driver? Yes, position on-site.
- Grunow: Neighbor and General Contractor: Full-time superintendent should only cost \$70k more and is worthwhile. Concerned of rate of run-off on-site. Catch basin may be undersized. There is no engineered storm drain to tie into and crosses Soledad. Still just a ditch. Applicant tall 15' wall to serve as holding reservoir. Edge of street. 4' paved to PL. Complying with city standard driveway. Do not slope driveway to block city from improving street.
- Manno: Slope is steep. Applicant: max slope 16%

COMMITTEE DELIBERATION (2/20/2018)

- Costello: impressed with plans, applicant is being held to a standard that no one has ever been held to.

acre site is in the Coastal (Non-Appealable) overlay zone in the RM 1-1 base zone of the La Jolla Community Plan Area.

- - **APPLICANT PRESENTATION (2/13/2018)** Joshua Kordesiewicz
 - Currently there is a two-story single family home.
 - Proposed 2 freestanding 2-story over basement townhomes
 - 60'x102' lot in RM-1-1 zone, .75 FAR, .749 proposed
 - Four parking spaces in 2 garages and 2 carports, Auto lift in one garage provides 5th parking space. (allowed per tandem overlay zone)
 - Roof decks with PV panels over no deck area
 - 29'-10" max height from low side of lot. 10' ceilings first floor with sunken living room at 13'9" ceiling. 9' and 10' ceilings upstairs
 - Approximate 5' grade front to back
 - **PUBLIC COMMENT (2/13/2018)**
 - Davidson: next door neighbor, concerned about size of project, roof decks impose on privacy.
 - Merten (representing Davidson): Drafted 3 letters to city regarding issues (circulated to committee members).
 - Building is too big, portion of carport with habitable above should be counted in FAR. Phantom floor area in living room should be counted. Basement areas over 3.5' above grade should be in FAR. The living room floor to floor above exceeds 15' which triggers the phantom floor rule and FAR should be counted twice for that area.
 - There is a vertical wall that encroaches into the 45 degree angled front setback
 - There are drawing inconsistencies. A window on the front elevation is shown as a parapet wall in section.
 - Bathtub pop-outs encroach into side setback
 - Suggestion to remove parapets and end vertical wall at gravel stop flush to roof surface
 - Not enough parking provided, 4 proposed, 5 required
 - Architectural design elements (horizontal bands) reduce the internal spacing between buildings to less than 6'
 - Vertical wall on deck of easterly unit blocks neighbors view
 - Applicant response to above items: (the applicant presented an updated set of drawings from those distributed to LJCPA and reviewed by Merten)
 - The habitable/enclosed space over the carport was pulled back and overhangs less than 4' and is exempt from FAR. The carport is 75% open on 2 sides
 - The lot has a slope exceeding 5% allowing 5' of basement projection before counting as FAR, basement does not exceed 5' above grade
 - The bathtub pop-outs meet the city definition of a bay window and are exempt from FAR
 - A 5th parking space is provided by car lift in a tandem parking zone allowable
 - The floor to floor height which exceeded 15' was reduced to less than 15', no need to double count FAR.
 - The code allows roof overhangs to encroach into setbacks and solid elements including walls to encroach into the angled front and side setbacks up to 1/3 of the envelope width.
 - Merten: The neighbors request that the master bedroom ceiling be lowered by 1' and that the parapets be removed per the detail provided.

- Sim: applicant has maximized every allowable “trick” in the municipal code. There is a dark canyon between the buildings, the car lift is an unrealistic solution to parking concerns. The driveway width should be limited to 12’. Privacy concerns over proximity of rear patios to neighbors. There are many duplexes in the neighborhood that use a common-wall design.
- Metz: Applicant may wish to apply for future lot split and thus needs separate buildings
- **SUBCOMMITTEE DELIBERATION (2/13/2018)**
 - Gaenzle: How do the roof decks relate to adjacent properties?
 - Ragsdale: What is the area of the “carports”? A: approx. 190 sf
 - Kane: Asked about permeable vs impermeable lot coverage
 - Leira: Prefer to see a commonwall design without the 6’ space in between and apply that space to side setbacks
 - Will: How did you arrive at a 14’ curb-cut? Is 12’ required in parking impact zone?
 - Leira: The dominant pattern in the neighborhood is 50’ wide lots with single structures. Two separate townhomes disrupts the character.
 - Kane: The 6’ space between buildings is a lost opportunity, dark, ugly. The applicant has an opportunity to lower the height at least 1-2’
 - Leira: The 30’ height limit is appropriate for pitched roofs. Flat roofs should be lower.
 - Will: Before next meeting please confirm if there is or is not a condo conversion or small lot subdivision planned.
 - Costello: Missed opportunity to transition between old and new and consider needs of neighbors. Wish to see garage/carport called a garage and see the FAR reduced elsewhere. Combine the buildings into one and increase side setbacks
 - Gaenzle: Design is out of character, remove walls on front balconies, carports are ugly full of garage “stuff” no one wants to see.
 - Will: What is the width of each of your units compared to neighbor to the east? A: Lot width of proposed is 60’ with two units. Lot next door is 30’ wide with one unit.
- **RECOMMENDATION TO DELIVER FOR NEXT PRESENTATION (2/13/2018)**
 1. Please consider the following design changes.
 - enclose the carport and lose the FAR on the 2nd floor
 - combining both structures into one to increase side setbacks and replicate single structure massing/rhythm on street
 - lower the structure height including reducing parapets
 - remove vertical element on South East corner of front balcony
 - stepping the second floor back from the street and the wall below
 2. Please provide a streetscape image/collage showing the proposed structure relative to the neighbors
 3. Provide a section through the proposed structures and the immediate next door neighbors
 4. Provide justification for the 5% lot slope
 5. Provide a birdseye or satellite view with the proposed structure, identify location of roof decks relative to uses of neighboring homes
 6. Provide a materials board
 7. Identify and provide exhibit to identify window alignment between proposed structures and with next door neighbors

LA JOLLA SHORES PERMIT REVIEW COMMITTEE AGENDA
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Revision 2 (Draft)

Tuesday, February 20th, 2018 @ 4:00 p.m.

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

Meeting Room 1

1. **4:00pm Welcome and Call to Order:** David Gordon, Chair
 - a. Committee Members in Attendance: Michael Czajkowski, Matt Edwards, Janie Emerson, David Gordon, Angie Preisendorfer, Bob Steck, Tony Crisafi. Myrna Naegle (arrived 15 minutes late)
2. **Adopt the Agenda** – Motion made by Janie Emerson to Adopt the Agenda, 2nd by Bob Steck
VOTE 7-0-0
3. **Approve January Minutes** - Motion made by Janie Emerson to Approve January Minutes, 2nd Tony Crisafi
VOTE 7-0-0
4. **Non-Agenda Public Comment:** 2 minutes each for items not on the agenda – please limit topics relevant to the LJS Permit Review Committee
 - a. Calle Frescota resident concerned about meeting notification on projects. Chair explained the notification are done by the Development of the City of San Diego. Chair asked for email of the resident to send her information on where she can find future agendas.
5. **Non-Agenda Committee Member Comments** - None
6. **4:05pm Chair Comments** - Chair discussed and reviewed that committee members are not allowed to have private discussions about projects that will be reviewed at upcoming LJSPRC meetings. It could result in a violation of the Brown Act. While it is not technically forbidden for a committee member to discuss the project with one or two people, if one of those people then continue the conversation with other committee members (particularly if communicated by email), that could be interpreted as a “serial meeting” which is prohibited by the Brown Act. Chair recommended that committee members avoid any private discussions about projects that they will be voting on at upcoming meetings.
7. **Project Review:**
 - a. **4:15-4:30pm BLACK HALIBUT Project (Previously reviewed Jan 2018)***
*** Note – only open items from Jan minutes will be reviewed**
 - **Project #:** 516011
 - **Type of Structure:** Single Family Residence
 - **Location:** 8470 El Paseo Grande
 - **Applicant’s Rep:** Claude-Anthony Marengo (619) 417-1111
CAMarengo@marengomortonarchitects.com
 - **Project Manager:** Glenn Gargas (619) 446-5142 GGargas@sandiego.gov
 - **Project Description:** (Process 3) Site Development Permit and Coastal Development Permit for demolition of an existing 2,578 sq ft single story residence and 639 sq ft building. Proposed

construction of a new two story (over basement) 6,927 sq ft single family residence (proposed FAR 0.60). The 0.27 acre site is located at 8470 El Paseo Grande within the Coastal Overlay Zone (appealable area) and the Sensitive Coastal Overlay Zone, in the LJSPD-SF zone of the La Jolla Shores Planned District Area within Council District 1.

- **Continued from January 16 meeting** to address:
 - FAR without sand beach included - without sand beach: (.81), with sand beach: (.59)
 - Provide upgraded west side rendering – provided
 - Meet with neighbor to north (Mr. Richard Johnson) Applicant met with Mr. Johnson and Mr. Johnson attended the meeting and spoke. His concerns were the basement level and if the project met with the City plan. He was also concerned about the fragile masonry wall between the properties. The Applicant related that The project will use strength meters on the existing cracks to keep aware of possible damage, and if damage it would be resolved between the neighbors.
- **Public Comment:**
 - A resident was concerned about the protruding deck on first floor is setting precedence. Mr Marengo (applicant) showed that if a string line used it would line up with neighbors on the North and South side
 - Peggy Davis voiced concerns about excavation/grading on the 4000 sq ft basement, and Bulk and Scale. Mr. Marengo said the grading of the project will be approved by City Engineering staff.
- **Motion:**
 - Findings can be made for the Site Development Permit #: 516011, and Coastal Development Permit.
 - Bob Steck made motion, 2nd by Angie Preisendorfer.
 - **Vote: 4-2-1**
 - Janie Emerson & Myrna Naegle voted no, Michael Czajkowski abstained, Tony Crisafi recused

b. 4:30-5:00pm PRICE/COHEN RESIDENCE (Previously Reviewed Oct 2017 as Information Only)*
***Note that since Oct presentation, project scope has significantly changed – see description below**

- **Project #:** 565738
- **Type of Structure:** Single Family Residence
- **Location:** 2045 Lowry Place
- **Applicant's Rep:** Bruce Peeling (619) 517-7400 brucepeelingaia@me.com
- **Project Manager:** Glenn Gargas (619) 446-5142 ggargas@sandiego.gov
- **Project Description:** (Process 3) Coastal Development Permit and Site Development Permit for a demolition of an existing 2432 gross sf area single story residence (current FAR 0.42) and construction of a new 3,533 gross sf two story residence containing 1,562 sf on the main level, 1,367sf on the upper level, 604sf of garage and storage space and a 190sf deck. The new FAR will be 0.61. The new residence will consist of 3 bedrooms (plus a 4th den/bedroom flex space),

4 bathrooms, and a 2-car garage. Maximum proposed height not to exceed 24' 9 1/2'. 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.

- **Presentation:**
 - Project redesigned from a remodel to demolition of existing 2432 sq ft residence and new construction. Mr. Bruce Peeling explained the difficult shape of the lot leaves little room for flexibility. Irving Gill style.
- **Public Comment/ Discussion:**
 - Phil Merten (representing Kathleen Neil direct rear neighbor). Concerned about bulk and scale, air flow blockage. Per the PDO suggests a step back/ articulation on the 2nd story (i.e. wedding cake).
 - Kathleen Neil requested the bedroom over the garage move to allow more airflow from the ocean.
- **Committee Comment/ Discussion:**
 - Discussion of redesigning the 2nd floor to add articulation and avoid the flat 2 story wall on the west side and also the front door flat wall on east/north sides fireplace.
- **Motion:**
 - Defer the project approval to a future meeting date to address concerns and comments regarding west side set backs on the 2nd story.
 - Janie Emerson made motion, 2nd by Myrna Naegle
 - **Vote: 7-1-0**, David Gordon voted no. All others voted yes.

c. 5:00-5:30pm PATHRIA RESIDENCE (first presentation)

- **Project #:** 566727
- **Type of Structure:** Single Family Residence
- **Location:** 7975 Calle De La Plata
- **Applicant's Rep:** Hector Aramburo (619) 522-9040 ha@christianrice.com
- **Project Manager:** Glenn Gargas (619) 446-5142 ggargas@sanidiego.gov
- **Project Description:** (Process 3) Coastal Development Permit and Site Development Permit for a demolition of an existing single family residence and construction of a new 3,995 sf two story residence at 7975 Calle De La Plata. The 0.15 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.
- **Presentation:**
 - Unusual shaped lot on corner with only one direct neighbor. 25' height.
- **Public Comment/ Discussion:**
 - Peggy Davis asked if applicant had contacted neighbors. Applicant responded that they had contacted several but several could not be reached, as those properties were short term and other rentals with out-of-town owners.
 - Phil Merten commented that city code does not allow pools in "street yard" setbacks.

- **Committee Comment/ Discussion:**
 - Tony Crisafi commented that the project looked “too busy”, with too many levels on the roof line and that the design was “over-articulated”.
 - **Result:**
 - Applicant agreed to return for project approval to address concerns about “street yard setback, solid fence located close to property line (in setback) and driveway length.
- d. 5:30-6:00pm SIDE LLC Project (first presentation)**
- **Project #:** 571249
 - **Type of Structure:** Single Family Residence
 - **Location:** 7687 Hillside Drive
 - **Applicant’s Rep:** Alejandro Doring (858) 349-3355 adoring@mac.com
 - **Project Manager:** Pancho Mendoza 619-446-5433 FMendoza@sandiego.gov
 - **Project Description:** (Process 3) Site Development Permit and Coastal Development Permit for a 3,868 sq ft addition and interior remodel to and existing 3,126 sq ft single dwelling residence and construction of a new 6,880 sq ft residence with new 815 sq ft 3 car garage located at 7687 Hillside Drive. Each of the two homes will be constructed on separate but adjacent lots. The 0.368 and 0.265 acre attached sites are within the Coastal Overlay (Non-Appealable) overlay zone within the LJSPD-SF zone(s) of the La Jolla Shores Planned District within the La Jolla Community Plan Area within Council District 1.
 - **Presentation:**
 - 2 lots on a steep hillside one lot with existing to be remodeled with a FAR .25 with 69% landscaping. New construction of a new residence on the 2nd lot, FAR .35, 40% landscaping slope on driveway 15% slope.
 - **Public Comment/ Discussion:**
 - Tom Grunow neighbor concerned about new construction on the property line, pushing the limit. No storm drain on Hillside and this property has a water issue.
 - Chris Day expressed concerns about adequate construction management. Anne Gilchrist expressed concerns that there needed to be a full time site manager. PRC advised that while the committee is sympathetic to their concerns, these are outside the purview of the LJSPRC. Recommended working through City Council and appropriate city departments.
 - John Gilchrist, neighbor concerned about fire lanes, parking of construction worker vehicles. EIR needs to be required traffic/ parking cumulative traffic on the city street. MMD report.
 - **Committee Comment/ Discussion:**
 - Bob Steck asked if the applicant had met and discussed with neighbors.
 - Tony Crisafi commented that the zero front setbacks need to be justified by the city, expressed concern about the second story located right on the property line.

- Committee discussion regarding the fact that LJSRPC has responsibility for one side of the street and DPR has responsibility for the other side of the street and each side is subject to different rules. LJSRPC side subject to the LJS PDO, the other side is not.
- Matt Edwards and David Gordon expressed concerns about length of driveway.
- Janie Emerson stated that the chimneys exceed the 30' height limit.
- **Motion:**
 - For applicant to return to future meeting to report to committee to address concerns:
 - Lowering Chimneys to below the 30' height limit
 - Front setback/ zero property line justification
 - Driveway 20' from where the sidewalk would be if there was a sidewalk
 - Contact neighbors and obtain feedback/ answer questions.
 - Tony Crisafi made motion, 2nd by Janie Emerson
 - **Vote: 8-0-0**
 -
- e. **6:00-6:30pm SPINDRIFT RESIDENCE Project (first presentation)**
 - Project #: 584820
 - Type of Structure: Single Family Residence
 - Location: 1834 Spindrifft Drive
 - Applicant's Rep:

Scott Frantz	(858) 869-2865	sfrantz@islandarch.com
Lisa Kriedman	(858) 869-2840	lkriedeman@islandarch.com
 - Project Manager: Karen Bucey (619) 446-5049 KBucey@sandiego.gov
 - **Project Description:** (Process 3) Site Development Permit and Coastal Development Permit for the demolition of an existing dwelling unit and construction of a new 6,374 SF, two-story dwelling unit over basement, 453 SF guest quarters above open cabana, and new pool at 1834 Spindrifft Dr. The 0.57 acre site is located within the Coastal Overlay Zone (appealable), First Public Roadway in the LJSPD-SF zone(s) of the La Jolla Shores Planned District Area within Council District 1.
 - **Presentation:**
 - Tony Crisafi made presentation. Property built 1932-36 but after extensive research determined not to be historic. Structure was remodeled/ altered with 17 additions through its history. 24' driveway with additional 8' to property line. Applicant contacted all neighbors.
 - **Public Comment/ Discussion:**
 - Peggy Davis expressed concern that the pool was too close to the side yard property line. Tony Crisafi responded that it conformed to the current code.
 - **Committee Comment/ Discussion:**
 - None of note
 - **Motion:**

- Findings can be made for Site Development Permit and Coastal Development Permit (CDP) Project #: 584820.
- Motion made by Matt Edwards, 2nd by Janie Emerson
- **Vote: 6-0-0** Tony Crisafi recused, Bob Steck not present

Adjourn to [next PRC meeting Monday, March 19, 2018 @ 4:00 p.m.](#)