



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: Cindy Greatrex

Vice President: Helen Boyden

2nd Vice President: Bob Steck

Secretary: Patrick Ahern

Treasurer: Janie Emerson

DRAFT AGENDA

Annual Meeting | Thursday, 2 March 2017, 6:00 pm

- 1.0 Welcome and Call to Order: Cindy Greatrex, President
- 2.0 Verify Quorum (Need 20% of total Membership: 170 Members= 34)
- 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 Adjourn to Regular Meeting

DRAFT AGENDA

Regular Meeting | Thursday, 2 March 2017, 6:00 pm

6:15pm

- 1.0 Welcome and Call to Order: Cindy Greatrex, President
Please turn off or silence mobile devices
Meeting is being recorded
- 2.0 Adopt the Agenda
- 3.0 Meeting Minutes Review and Approval
- 4.0 Elected Officials – Information Only
 - 4.1 Council District 1: Councilmember Barbara Bry
Rep: **Daniel Orloff**, 619-236-6611, dorloff@sandiego.gov
 - 4.2 78th Assembly District: Assemblymember Todd Gloria
Rep: **Anthony Bernal** 619-236-6633 anthony.bernal@asm.ca.gov
 - 4.3 39th Senate District: State Senator Toni Atkins
Chevelle Newell Tate, 619-645-3133, Chevelle.Tate@sen.ca.gov
- 5.0 President's Report – Information Only unless otherwise noted
 - 5.1 **Annual LJCPA Election** from 3:00- 7:00 PM today in adjacent Irving Gill Room.
 - 5.2 **Marine Conservation Facility Presentation:** Steve Gallagher, Assistant Vice Chancellor- Marine Sciences, UC San Diego's Scripps Institution of Oceanography
 - 5.3 **La Jolla Parks & Beaches:** requests LJCPA vote on removing the summer moratorium on beach construction at the Children's Pool, to attain completion by the December beach closure Letter to be sent to SD Park & Rec. **ACTION ITEM**
 - 5.4 **EB Scripps Park Comfort Station Update:** Rep: Elizabeth Schroth-Nichols, PE, Associate Civil Engineer, City of San Diego Public Works Department. **ACTION ITEM**

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.

6.0 Non-Agenda Public Comment

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

6.1 City of San Diego – Community Planner: Marlon Pangilinan, mpangilinan@saniego.gov

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

7.0 Non-Agenda Trustee Comment

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

8.0 Officers' Reports

8.1 Treasurer

8.2 Secretary

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

9.1 Community Planners Committee

<http://www.sandiego.gov/planning/community/cpc/index.shtml>

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

9.3 UC San Diego Long Range Development Plan CAG <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.**

10.1 MURPHY RESIDENCE 7927 El Paseo Grande CDP & SDP

LA JOLLA SUSTAINABLE EXPEDITE PRG (Process 3) CDP & SDP for a 2,167 SF addition with a new second story to an existing 1317 SF residence on a .144 acre site. Coastal (non appealable) overlay zone within the La Jolla Community plan area, Council District 1.

PRC RECOMMENDATION: **Findings CAN be made for Coastal Development Permit and Site Development Permit**

10.2 IS ARCHITECTURAL SIGNAGE 5645 La Jolla Boulevard

Scope of Work: Applicant Ione Stiegler wishes to redesign and paint building facade.

Stiegler recuses herself as a member of the committee and represents herself for the project.

Applicant provided color renderings of the projects proposal for all members to review. Including in the handout, were several color chips that represented the colors that were going to be used. Discussion by members.

PDO RECOMMENDATION: Findings CAN be made to accept the project as proposed by applicant. 5-1-0

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.

11.0 ACTION ITEM: LA JOLLA CONCOURS D ELEGANCE Request for Temporary Street Closures and No Parking areas related to the 13th annual event April 7,8,9, 2017 at Scripps Park (Laurel McFarland)

No Parking begins at Scripps Park from 8:00 am Friday April 7 to 10:00 pm Sunday April 9, 2017 on Coast Boulevard from the Cove to Girard Ave for production set up. Street Closures Begin Sunday April 9, 2017.

T&T RECOMMENDATION: Motion to Approve the La Jolla Concours d'Elegance Request for Temporary Street Closures and No Parking areas on April 7-8-9, 2017. 6-0-0

12.0 Selection of the April LJCPA Minutes-Taker

13.0 Adjourn to next LJCPA Meeting: 6 April 2017, 6:00 PM



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Treasurer: Janie Emerson

DRAFT MINUTES

Regular Meeting | Thursday, February 2nd, 2017 6:00 pm

Trustees Present: Ahern, Boyden, Brady, Collins, Costello, Courtney, Donovan, Emerson, Greatrex, Little, Merten, Ragsdale, Rasmussen, Shannon, Steck, Weiss, Will

Trustees Absent: Palmer

- 1.0 Welcome and Call To Order: Cindy Greatrex, President. Meeting was called to Order at 6:00 PM with advisory to turn off or silence mobile devices and that the Meeting is being recorded.
- 2.0 Motion to Adopt the Agenda (Donovan/Emerson) (15-0-1) Motion Carries.
- 3.0 Motion to Approve the December Meeting Minutes (Emerson/Steck) (15-0-1) Motion Carries.
- 4.0 Elected Officials Report
 - 4.1 Council District 1: Councilmember Barbara Bry
Rep. Mauricio Medino introduced himself, announced an upcoming Torrey Pines Beach Clean-up. Feb 11th from 1:00-2:30pm (Meet at lifeguard tower by entrance to North parking lot)
<https://www.sandiego.gov/sites/default/files/cd1newsletter-1702.pdf>
 - 4.2 78th Assembly District: Assemblymember Todd Gloria
Rep. Anthony Bernal updated his phone number – 619-645-3090
There is a community coffee Saturday morning at Pacific Beach Library
 - 4.3 39th Senate District: State Senator Toni Atkins
No report
- 5.0 President's Report
 - 5.1 La Jolla Reservoir: Action Item
 - A. Marketing video by city staff
 - B. Public comment:
 1. Question about water continuity – Staff response that there is redundancy built in with other reservoirs
 2. Question about quality control of work in light of recent La Jolla Shores project being worked on 5 times. – Staff response that low bidder is selected from pre-qualified contractors
 3. How will city pay for it. – Staff response that utility pays for it through rate payers
 4. Question regarding project time line and any guarantees - Staff response of 18 months plus 6 months to address punchlist and additional 5 years landscape and monitoring
 5. Question regarding mitigating traffic and staging – Staff response that it will be a short

schedule and traffic controlled with flag men.

6. Question regarding plans for the lower reservoir land – Staff response it belongs to the utility and no plans to create a park

C. Trustee comment:

1. Ahern: What are landscape species planned? Are plans available?
2. Brady: Is an Environmental Impact Report (EIR) planned?
3. Weiss: What was cost of marketing video? *Staff: \$30,000.00*
4. Emerson: Will the traffic plan go before TnT? We want to see specifics not marketing video.
5. Weiss: Are details available on website?
6. Costello: Need specificity. Provide specs on soil storage and risk of flood
7. Ragsdale: Would like to see an EIR
8. Shannon: Concern over volume of soil export and road damage. *Staff: Approx 3000 truckloads.*
9. Rasmussen: Plan for road repair? *Staff: No information today*
10. Steck: Need more information
11. Boyden: Heard this 2 years ago. Expected more information.
12. Courtney: Traffic plan for 3000 trucks?

D. Cindy Greatrex read the action item and past notes form 3/2015

Vote postponed until presentation by Friends of La Jolla Heights Natural Park, Patrick Ahern

5.2 Friends of La Jolla Heights Natural Park: Patrick Ahern: Presentation

Slide presentation and background on the park

Reviewed the EIR decision tree: Is it necessary, is it the best approach, how can it be monitored

Reviewed community plan, concern over MHPA (Multiple Habitat Planning Area), Death and damage to habitat, closure, traffic bottleneck, pedestrian access, Emergency vehicle access, dust, parking.

Requesting an EIR.

5.1 (cont) Motion

The La Jolla Community Planning Association reaffirms its recommendation that an Environmental Impact Report (EIR) be required for the La Jolla Reservoir project in the La Jolla Heights Natural Park, in accordance with the requirements of the California Environmental Quality Act (CEQA) and the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan due to the potentially significant adverse impacts of the project on sensitive natural resources, and residential neighborhoods. **(Ahern/Donovan) 16-0-1 Motion Carries**

5.3 Last chance to nominate candidate for March Trustee Election prior to adjournment tonight.

5.4 March Trustee Election: Candidate Forum

Gordon: Chair of LJSPD – PRC

Ragsdale: will not run for trustee

Steck: would be honored to serve again

6.0 Non-Agenda Public Comment

Phyllis Minick – La Jolla Parks and Beaches

Cost of the children's pool walk has been over twice projected. Work scheduled to begin late May or early June after pupping season. Request suspension of summer construction moratorium to complete the project before the Dec 15 start of pupping season. Request that it be added as an Action item and next months meeting.

6.1 City of San Diego – Community Planner: Marlon Pangilinan, mpangilinan@saniego.gov

No report

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

- a. Environmental Notice of Preparation issued for the Mesa Housing Nuevo West and East project. It



will demo 436 beds and add 1900 beds East of Regents and North of LJ Village Dr.

b. The community advisory group has had 5 successful meetings thus far

7.0 Non-Agenda Trustee Comment

- Donovan: Comment about impending conflict between new state senate bill streamlining affordable housing and accessory dwelling units and the requirement to protect community character within the LJCP. Request a presentation by city staff.
- Merten: Request that city DSD staff explain how golf course was approved in-lieu of native chaparral at former Copley Estate.
- Courtney: Request agenda item for city update on Torrey Pines widening project.

8.0 Officers' Reports

8.1 Treasurer

Beginning Balance of	\$345.67
Reimbursement for rent from city	+500.00
Donations	+ 49.00
Expenses	- 69.73
Ending Balance	\$824.94

8.2 Secretary Patrick Ahern

If you want your attendance recorded today, you should sign in at the back of the room. There are two sign-in lists: One for LJCPA members and government representatives and one for Guests. LJCPA is a membership organization open to La Jolla residents, property owners and local business owners at least 18 years of age. Eligible visitors wishing to join the LJCPA need to submit an application, copies of which are available at the sign-in table or on-line at the LJCPA website: www.lajollacpa.org. 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 2016 and February 2017 (and similar for all time periods) have let their membership lapse and will need to submit another application to be reinstated.

Boyden: Reminder that attendance today qualifies for voting next month.

Rasmussen: Attendance today qualifies as 3rd meeting qualification for candidacy.

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

9.1 Community Planners Committee

<http://www.sandiego.gov/planning/community/cpc/index.shtml>

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

Did not meet

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

Met at Scripps Institute of Oceanography

Donovan: Remodeling of fisheries building, no specifics yet.

10.0 Consent Agenda- Action Items

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10.1 CAPLAN RESIDENCE 1418 Park Row CDP & SDP

*Sustainable Expedite * (Process 2) Coastal Development Permit for the demolition of a single family residence and construction of a 4,302 sq ft, 2-story single family residence with a 579 sq ft garage located at 1418 Park Row in the RS-1-7 zone within the La Jolla Community Plan, Coastal Height Limit Overlay Zone, Coastal Overlay Zone (Non-Appealable-2), and CD 1 (Historical see PTS#442564).

DPR RECOMMENDATION: Findings CAN be made for a Coastal Development Permit and Site Development Permit. 6-0-1

10.2 LERNER RESIDENCE 8676 Dunaway Drive SDP

Site Development Permit for a two-story 1,362 sq ft addition/ remodel to an existing 2,402 sq ft, one-story residence resulting in a total of 3764 sq ft. The proposed lot coverage is 35%. The proposed maximum height is 25'-4". Approximately 31% of the exterior walls are proposed to be removed (does not necessitate a Coastal Development Permit).

The 0.2 acre site is located at 8676 Dunaway within the Coastal Overlay Zone (non-appealable) within LJSPD-SF base zone within the La Community Plan within Council District 1.

PRC RECOMMENDATION: Findings CAN be made for a Site Development Permit 5-1-0

10.3 LA JOLLA CONCOURS D'ELEGANCE Request for Temporary Street Closures and No Parking areas related to the 13th annual event April 7,8,9, 2017 at Scripps Park (Laurel McFarland)

No Parking begins at Scripps Park from 8:00 am Friday April 7 to 10:00 pm Sunday April 9, 2017 on Coast Boulevard from the Cove to Girard Ave for production set up. Street Closures Begin Sunday April 9, 2017.

T&T RECOMMENDATION: Motion to Approve the La Jolla Concours d'Elegance Request for Temporary Street Closures and No Parking areas on April 7-8-9, 2017. 6-0-0

- **Pulled by Trustee Courtney**

10.4 LA JOLLA CHRISTMAS PARADE & HOLIDAY FESTIVAL Temporary Street Closures and No Parking areas related to the 60th annual event on Sunday December 3, 2017 .The Parade is being held on Sunday

December 3, 2017 from 1:30 pm to 5 pm. Parade begins at 1:30-3:30 pm, photos with Santa 3:30-4:30 pm, Christmas Tree Lighting 4:30 pm and then clean up.

T&T RECOMMENDATION: Motion to Approve the La Jolla Christmas Parade Request for Temporary Street Closures and No Parking areas on December 3, 2017. 6-0-0

10.5 LA JOLLA COMMUNITY PARADE Temporary Road closures and No Parking areas.

Request related to the first event proposed to be held on Sunday December 3, 2017

T&T RECOMMENDATION: Motion to Deny La Jolla Community and Holiday Parade's request for Temporary Road Closures and No Parking areas related to the first event on Sunday December 3, 2017. 6-0-0

Motion to adopt the consent agenda: (Ragsdale/Merten) 16-0-1 Motion Carries

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.

11.0 ACTION ITEM: 7435 EADS AVENUE 7435 & 7437 Eads Avenue CDP/MW

(Process 3) Coastal Development Permit & Map Waiver for a condominium conversion of 2 units. This 0.16-acre site is located at 7435 & 7437 Eads Avenue, in the RM-1-1 zone of the La Jolla Community Plan area, in the PIOZ Coastal Impact and Coastal Height Limit Overlay Zone.

DPR RECOMMENDATION: Findings CAN be made for a Coastal Development Permit & Map Waiver for a condominium conversion of 2 units. 7-0-1

Applicant Presentation – Project is in compliance with municipal code

Trustee Comment:

Shannon: Looks like a lot split

Costello: What is the lot size relative to the minimum

Ahern: No common area except walkway, not shared land, can't recommend

Costello: Defend DPR ... 7-0-1

Brady: support based on 7-0-1

Ahern: will support with reservations

Motion that findings can be made for a Coastal Development Permit and Map Waiver for a condominium conversion of 2 units. (Brady/Collins) 12-4-1

12.0 ACTION ITEM: ELKINS RESIDENCE 8260 Paseo Del Ocaso CDP/SDP

Coastal Development / Site Development Permit to demolish an existing 1877 sq ft residential SDU and construct a new 5,377 sq ft two-story single family residence. Project includes a two-car garage, partial basement and 536 square foot roof deck. Project includes a two-car garage, partial basement and 536 sq ft roof deck. Project includes new outdoor enhancements including patios, a pool, spa and associated landscaping. The 0.18 acre (7866 sq ft) site is located at 8260 Paseo Del Ocaso within the Coastal Overlay Zone (Appealable) within LJSPD-SF base zone within Council District 1.

PRC RECOMMENDATION: Findings CAN be made for a Coastal Development Permit and Site Development Permit. 8-0-0

Applicant Presentation: Tim Golba – slide presentation

LJSPD-AB and PRC were Unanimous, no counter from neighbors prior
75' lot where standard is 50'
Orient trustees to neighborhood, figure ground follows extension of both neighbors
Inverted floorplan, 100% buried basement, 5'+ setback at garage and 10'+ elsewhere
Changes made at suggestion of neighbor
No stair to basement
Moved second floor exterior stair away from PL
Increased setbacks to 7'+ and 12'+
Added fireplace and counter area to separate/shield south neighbor

Penny Elkins: Project owner

Tom has lived here since 1976, part of the community, strong family

Opposition: Julie Hamilton – slide presentation

Client didn't know about the process
House to the south is small
Differing FAR comparison
"Project does not transition"

Public Comment:

Whitney: Opposition included project's garage in FAR but used county records which do not include garage for comparison with other homes.
Davis: The house is big
Mestyanek: Neighbor to the south. Long time La Jollan, didn't know about process
The size and bulk is too big
Concerned about privacy and peace.
Lin: Presented petition by neighbors against
Davis: Underground water concerns

Trustee Comment:

Courtney: house looks nice, the basement doesn't feel like a traditional "storage" basement
Steck: last minute opposition is too little too late
Ahern: good articulation, character, shadow
Rasmussen: What about ground water? *Golba: We are using a mat foundation (bath tub), no mechanical de-watering*
Shannon: Appreciated applicant's flexibility to accommodate neighbor
Little: Too big
Collins: Confirmed parking requirement is met
Ragsdale: proposed delaying 1-month
Costello: nice design, supported 1-month delay
Donovan: Voted in favor at PRC when no opposition, would've changed vote had they
Will: Good articulation, accommodating neighbors, Basement is hidden and has no impact on bulk/scale
Emerson: PRC always asked if they have talked to neighbors, 30 days is a minor delay in grand scheme
Weiss: bothered by late opposition, would agree to 30 day delay if neighbors shared in the cost of the compromise, sensed oppositions lack of willingness to compromise
Brady: This is just a neighbor dispute, not LJCP concern

Merten: 2nd floor articulation meets LJCP. 3 masses reduce scale, it is a “polite” large home. FAR is within the neighborhood trend, hope owners continue to work amicably
Donovan: Just because previous large FARs doesn’t justify future
Costello: does not transition

Motion: to send applicant away to negotiate with neighbors and return at March LJCPA meeting
(Costello/Donovan) 7-9-1 Motion Fails

Findings CAN be made for a Coastal Development Permit and Site Development Permit based on the plans presented 2/2/2017. (Steck/Brady) 11-5-1 Motion Carries

- 13.0 Selection of the March LJCPA Minutes-Taker Ray Weiss
- 14.0 LAST CHANCE TO NOMINATE MARCH YEARLY ELECTION CANDIDATE
- 15.0 Adjourn to next LJCPA Meeting: 2 March 2017, 6:00 PM

**LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION
FEBRUARY 2017 MEETING MINUTES**

Committee Report – February 2017

Attending: Collins, Costello, Gaenzle, Kane, Leira, Ragsdale, Welsh, Zynda

1. NON-AGENDA PUBLIC COMMENT

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

2/21/17: Kane: Councilmember Sherman’s proposed 2017 agenda for the SGLU committee included “consolidating community planning groups into larger regional groups.” Suggested that CPA discuss this proposal and provide feedback to appropriate parties at City Hall.

2. APPROVAL OF MEETING MINUTES, Meeting Jan. 10, 2017

SUBCOMMITTEE MOTION 2/21/17: To approve the Meeting Minutes of Jan. 10, 2017.

(Collins / Leira 5-0-2)

In Favor: Collins, Kane, Leira, Ragsdale, Zynda

Oppose: 0

Abstain: Costello (as Pro Tem), Welsh

Motion Passes

3. COURTESY REVIEW 850 Prospect St. 2/21/17

This presentation is to inform the Committee of this project. No resolution or vote will be taken.

Project Name: 850 Prospect St.

Permits: CDP & SDP & TM

Project No.: not assigned

DPM: not assigned

Zone: PDO Subarea 1A

Applicant: Chris McKellar,
McKellar McGowan LLC

APPLICANT PRESENTATION 2/21/17: (Chris McKellar, Tim McGowan, Chris Barlow)

Demolition of an existing one-story open courtyard medical office building and construction of a new 3-story building. The proposed mixed-use building includes a total of 21,997 sf, which includes 4,442 sf of retail/commercial space and up to 8 residential condominiums. Parking is provided in a subterranean garage with 23 spaces that are accessed from the rear alley. Site has 13,000 sq. ft. and ocean views and is located in the La Jolla PDO-1A zone. Proposed FAR is 1.7.

The 30 ft. scored stucco building has a flat roof and classically inspired façade with large windows and Juliette balconies. The building is approximately 5 ft. below street level and addresses the street with a slightly angled setback. It will be accessed via a wide staircase and arched entrance into a small (approx. 20 ft. sq.) open courtyard, where an exposed staircase accesses upper units. Two commercial/retail units and two residential units are proposed for the ground floor; four residences are on the second floor and two residences are on the third floor. The 2 & 3 BR units range from 1900 to 2200 sq. ft. with undefined floor plans at present. All units will have adjacent outdoor areas like patios, balconies or roof decks.

COMMITTEE & PUBLIC DISCUSSION/QUESTIONS 2/21/17

Leira: Does PDO allow 3 stories in this location? Is commercial/office use allowed on ground floor in PDO? (**Patrick Ahern:** In the subject zone, either retail or commercial uses are allowed on the ground floor.) What about a retail or café component instead of offices to encourage pedestrian orientation of Village? Ground floor is sunk below street grade and appears to have a very hard edge transition from street. Successful retail needs to be at sidewalk level. The sunnier east side of the building, with the wider front setback appears to be a good location for an outdoor café. Provide cross-sections that: 1. improve and soften street-below grade transition; 2. add landscaping; and, 3. compare relationship of this property to adjacent properties on Prospect.

Ragsdale: What are exterior materials? (**McGowan:** stucco, scored stucco on ground floor; wrought iron balconies; bronzed aluminum window frames.) Can stone be added to dress up facade? (**McGowan:** yes.) Provide materials board.

Kane: The PDO encourages courtyards to facilitate pedestrian activity throughout the Village. How does this building fulfill that intent of the PDO? Are doors or windows proposed for the ground floor units and second floor balconies?

(**McGowan:** French doors.) Will they be operable to provide interior/exterior sightlines, movement and air flow?

(**McGowan:** yes.) Will the courtyard be an air shaft, or enhanced to encourage pedestrian activity from the street into the space? (**McGowan:** space will be activated with open staircase.) Can the sunken area in the front setback be connected to the ground floor interior spaces and activated with retail or restaurant uses, as recommended in the PDO? Will the 9 ft. ocean view corridor along the west side of the property be retained and enhanced?

(**McGowan:** yes) Is there a possibility for pedestrian access to the cove? (**Ahern:** No. Site dead ends onto alley that has no outlet to Cove.) Is the property going for a LEED rating? (**McGowan:** possibly.)

Sally Miller: How will flooding of the subterranean garage be mitigated? The rear of the property is 14 ft. lower than the front along Prospect. (**McGowan:** the garage will have sump pumps.)

Gaenzle: Likes building design. Can the building accommodate a café or restaurant?

Maria Duran: Will affordable units be included in the project or will an *in lieu* fee be used instead? (**McGowan:** an *in lieu* fee.)

Issues:

1. Is sunken first floor setting up commercial & retail space for economic failure due to poor street visibility? Could this be a problem for either the LJ Community Plan or LJ PDO?

2. Does design of public space in courtyard and front setback enhance Village pedestrian activity?
3. Is existing building historic?

Please Provide for PRELIMINARY REVIEW

- a. Cross-sections that:
 1. Improve and soften street-below grade transition;
 2. Add landscaping;
 3. Compare relationship of this property to adjacent properties on Prospect.
- b. Materials Board
- c. Consider design with retail/restaurant/café use on ground floor

4. DISCUSSION AND INFORMATION ITEM 2/21/17 (Diane Kane, Angeles Leira)

Overview of recent approvals of condo conversions in the RM 1-1 zone. This item includes a discussion of the effects these conversions have on neighborhood character where information is limited.

Further discussions at later meetings may result in requests that the applicants and/or City staff clarify the application of the SD Municipal Code to condo conversion projects.

A vote may be taken regarding a referral of the recommendations of the DPR Committee to the CPA.

Leira: According to the California Civil Code Sec. 1352, a condominium consists of an undivided interest of real property owned in common and a separate interest in a “unit of space”. This arrangement is legally described by:

- A recorded declaration of conditions, covenants & restrictions (CC & R’s)
- A recorded subdivision or parcel map
- A recorded condominium plan
- A conveyed private unit filled with air, earth or water

All cities have condo conversion regulations. Condo conversion regulations reviewed in 6 cities included San Jose, Los Angeles, Oakland, La Mesa, El Cajon and Vista. Common requirements are noted on the attached list. The City of San Diego’s requirements are noted below:

1. Building Conditions Report
2. Electrical system up to standards
3. Energy windows required
4. Smoke alarms required
5. Landscaping and street trees per Sec 142.0202
6. Upgraded building component system and water heater
7. Parking requirements
8. Deviations require Site Development Permit/Process 4 with Findings
9. Condominium Conversion Map

Subdivision map required except for less than 4 units, if certain criteria are met with Supplemental Findings

10. Supplemental Findings:
 - a. Address specific benefits to the community
 - b. Strict adherence to Sec. 144.0507, plus impact on neighborhood if demolitions are included or loss of architectural character that contribute to community character results.

DPR has reviewed several recent condo conversion projects that have ambiguous maps and no CC & Rs. Supplemental Findings that enable Map Waivers have not been included in the review package. The general consensus is that these condo conversions are de facto lot splits in zones where the lots are too small to use the Small Lot Subdivisions section of the muni code. Lot splits also have requirements to ensure individual and community responsibilities are clearly delineated and neighborhood character is upheld.

DPR concerns about condo conversion map waivers for fewer than 4 units in the R1-1 zone included:

- Lack of Supplemental Findings that justify a Map Waiver
- Lack of map and CC & Rs
- Lack of clarity on location of common area and responsibility for its upkeep
- Lack of clarity on who gets surplus FAR when one unit was enlarged or rebuilt
- Lack of design guidelines or architectural controls for future construction
- Lack of clarity on how new construction would affect neighborhood character

The group supported a condo conversion check list that includes, at a minimum:

- A map that delineates private area, common area, parking area & trash area
- A formula or description of how surplus FAR is divided
- Architectural requirements for future development
- Building conditions report with evidence that structures meet current codes
- Separate metering for electrical and water use
- Landscaping that supports Climate Action Plan

Another issue was the sequence of city's approval process that requires the condo map and CC & R's AFTER the conversion has received final approval. This sequence should be revised to require these items before community review.

The checklist will be discussed at the March 14, 2017 DPR meeting. When approved, it will be forwarded to CPA for further action.

**LA JOLLA SHORES PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION
FEBRUARY 2017 MEETING MINUTES**

Tuesday, February 21, 2017 @ 4:00p.m.

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

In Attendance- Dave Gordon, Angie Preisendorfer, Mike Czajkowski, Janie Emerson, Myrna Naegle

Absent - Tony Crisafi, Matt Edwards, Bob Steck

Executive summary of Motions

1. **Adopt the Agenda-**

- a. Angie Preisendorfer- Moved to approve
- b. Mike Czajkowski- seconded
- c. Action Approved 5-0

1. **Adopt the January Minutes-**

- a. Janie Emerson- moved to Approve
- b. Mike Czajkowski- seconded
- i. Action approved 5-0

1. **Non Agenda Public Comment:**

- a. Nothing was heard

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

- a. Janie Emerson- concerned for a remodel on El Paseo Grande is taller then 30' not code compliant, Coastal over lay, removal of parking spaces. She contacted SD City code enforcement with no response. Dave Gordon to contact Marlon Pangilinan and Cindy Greatrex

1. **Non Agenda Chair Comment:** None

- 1. Project Review:

SHORE HOUSE RESTAURANT-1ST REVIEW

Project #: 508870

Type of Structure: Commercial Business

Location: 2236 Avenida de la Playa

Applicant's Rep: James Lee (James PJ Architects)

858-414-0856 JPJA926@gmail.com

Project Manager: P.J. Fitzgerald 619-446-5220 ???@[sandiego.gov](mailto:???@sandiego.gov)

Project Description: Neighborhood Use permit and Site Development Permit for encroachment of a new 250 square foot shade structure, sidewalk cafe, outdoor seating, dog house, enhanced paving and seating benches built without permit or EMRA within the right of way and visibility area. The site is located at 3336 Avenida de la Playa within the Coastal Overlay Zone (Non- Appealable) within the LJSPD-CC zone within Council District 1. Code Enforcement Case no. 224970.

Complies with LJSPDO If the permanent roof covering was removable ie canvas. Also the the view triangle on the corner was a concern large existing planter with large palm tree. Regarding the faux dog house that camouflages the Back Flow protector was a clever way to disguise a required Ck Valve.

Asked to return to the next LJSPRC March 28 with new design after responding to SD City Planners.

Murphy RESIDENCE- PREVIOUSLY REVIEWED Oct 2016

Project #: 501936

Type of Structure: Single Family Residence

Location: 7927 El Paseo Grande

Applicants's Rep: John Ambert 805-801-2015 johnambert@gmail.com

Project Manager: Karen Bucey 619-446-5049 kbucey@san Diego.gov

Project Description: LA JOLLA SUSTAINABLE EXPEDITE PRG (Process 3) CDP & SDP for a 2,167 SF addition with a new second story to an existing 1317 SF residence on a .144 acre site. Coastal (non appealable) overlay zone within the La Jolla Community plan area, Council District 1.

Findings can be made for Site Development Permit SDP for Project #501936

Vote 5-0

Meeting adjourned 5:30 pm. Next PRC meeting Tuesday March 28, 2017 @4:00 PM @ LJ Recreation Center, 615 Prospect Street, La Jolla CA

**LA JOLLA PLANNED DISTRICT ORDINANCE COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION
FEBRUARY 2017 MINUTES**

Present: Marengo, Stiegler, Pitrofsky, Ovanessoff, Fortune, Lopez, Forbes

Visitors: David McCyulohogh, Chris McKeller, Tim McGowen, John Leppert, Scott Myers, Corey Alquze, Colby Young, Mark Dibella

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

NONE

2. **Chair Report / Board Discussion**

- a. Review and Approve January Minutes
Pitrofsky motion to approve/seconded by Forbes
Vote: 3-0-4. (Only those who attended last meeting were eligible to vote)
- b. Issues regarding PDO compliance and means to promote enforcement.
NONE

3. **Recommendations to CPA Committee**

- a. **Project Name:** 1251 Prospect St
Address: 1251 Prospect St., La Jolla, Ca. 92037
Project Number:
PDO Zone: Zone 1
Applicant: Marengo Morton Architects
Agent: Deborah Marengo
City Project Manager: None
Date **of** **App** **Notice:** None

Marengo recused herself from the Chair and presented the project. Stiegler Chair for this item only.
A color rendering of the proposed project was presented to the members. The scope of the project

was to change the façade of the building only. There would not be any square footage added to the restaurant. Not changing the existing footprint of the building. Exterior to be stucco and wood. All to be off-white colors. Landscaping requirements are met with planter boxes and landscaped site walls. Project already is in compliance with the 700 sq. ft of required landscaping. A new parapet wall will be built on the roof to hide all the mechanical equipment that is currently visible from the street. No signage presented at this time. The signage will be presented at a later date. All parking requirements are grandfathered in.

Ovanessoff motion/seconded by Stiegler: "The project, as presented, is in substantial conformance with the PDO requirements and is accepted." Vote: 6-0-0. Passed unanimously

- b. **Project Name:** Spa La Vie
Address: 1125 Coast Blvd., La Jolla, California 92037
Project Number: 460321
PDO Zone: 5
Applicant: La Valencia Hotel – Mark DiBella
Agent: Andrew Crocker, T7 Architecture, Inc.
City Project Manager: Jim Combs
Date of App Notice:
Scope of Work:

Remodel existing 3 story building into a new day spa. Work includes remodeling the interior, adding a new elevator, adding a new exterior deck, privacy walls and entry court and modification of selected exterior openings. The exterior color and style of the building are to remain in keeping with the current aesthetic where possible.

Applicant wishes to present updated plans for review – landscape, elevations, front façade, materials and colors

Scope of Work: Applicant wishes to present new front façade, materials and colors

The project was presented by Mr. Mark Dibella. Very detailed and elaborate color renderings of the project were distributed amongst the members. Additional, large color boards/renderings were used to present the project. This project was previously presented to this committee in 2015. Since then the applicant has met with the Historical Society and have changed/modified their plans to satisfy the historical preservation requirements. The applicant explained many of the changes that were made from their original design. Many of the deleted windows were no longer being deleted. All the original windows will remain except for one window which was removed several years ago. There was a reduction in bulk and mass. Landscape architect David McCella illustrated the landscape design with color renderings and a board indicating all the plants that were going to be planted. The color palette for this building would be very similar to that of the Hotel Valencia. Stiegler remarked that the landscaping plan as presented was well above the PDO requirements as well as the window to wall matrix also conformed with the PDO requirements. The height of the building was also acceptable. Stiegler motion/seconded by Fortune: "Accept the project as presented as it conforms with the PDO requirements." Vote: 7-0-0. Passed unanimously

4. **Recommendations to DPR Committee**
a. **None**

5. Information Items

b. **Project Name:** 850 Prospect St (working name)
Address: 850 Prospect St., La Jolla, Ca. 92037
Project Number: No City application filed
PDO Zone: Zone 1, Subarea 1A
Applicant: McKellar McGowan LLC
Agent: Chris McKellar
City Project Manager: None
Date of App Notice: None

Scope of Work: Demolition of existing 1 story dental office building, Excavating, shoring and constructing a below grade parking garage. Above parking structure, constructing 2 retail spaces on the first level adjacent to Prospect St. and 8 residential condominiums above the retail and to the rear of the lot. The parking garage and construction above are designed as 2 separate structures.

The project was presented by Chris McKellar and John Leppert. Color renderings/boards illustrating aerial view, cross section of the proposed building, building floor plans, and building elevations were presented to the committee. A statement from the architect explaining the nature and design of the building was read by McKellar. FAR is 1.7. Parking is per code requirements. Exterior material will be stucco and wrought iron. McKellar illustrated how the project was two structurally separated buildings. Forbes requested the applicant to investigate whether the handicap access can be changed to reduce it's 'bends' and be located in a manner so as to be able to access the front entrance directly from the front. Stiegler informed the applicant that their landscape plan should be compliant with zone 1 of the PDO regulations. Leppert noted that even though there was an elevation difference between the front and the back of the building, the applicant is not requesting any deviations. Stiegler advised the applicant to make sure that the interior height requirements for the commercial areas are met. Forbes remarked how difficult sunken retail space has proven to be in the past. Meeting adjourned at 5:10

Respectfully submitted,

Peter Ovanessoff, Acting Secretary

LA JOLLA TRAFFIC AND TRANSPORTATION BOARD
FEBRUARY 2017 MEETING CANCELLED