

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 –

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

6:00pm

1.0 Welcome and Call to Order:

Please turn off or silence mobile devices

Meeting is being recorded

2.0 Adopt the Agenda

3.0 Meeting Minutes Review and Approval

4.0 Officer Reports

4.1 Treasurer

4.2 Secretary

Scheduled Minutes takers: November: Merten; December- March: Donovan

5.0 Elected Officials – Information Only

5.1 Council District 1: Councilmember Barbara Bry –

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

5.2 78th Assembly District: Assemblymember Todd Gloria

Rep: **Javier Gomez** 619-645-3090 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 Oath of Office: Trustee elected in September Special Election

6.2. Project Updates

a. Blue Heron Appeal filed June 13, 2017—continuance denied at City Council meeting at 2:00 PM, Tuesday, October 10, Environmental appeal denied 6-0-0. Information given that a group has filed an appeal to the Planning Commission based on geological concerns. No date as yet.

b. Beginning on Monday, Monday November 20, the PRC will meet on the 3rd Monday of the month at 4 PM in Room 1 of the Rec Center.

6.3 Ratify Mike Czajkowski as an LJA appointee to the La Jolla Shores Permit Review Committee

6.4 The UCSD Draft EIR for the proposed Torrey Pines Living Learning Neighborhood will be issued November 1-6 with a 45-day comment period expiring December 21.

6.5 Appoint Election committee for the March election (Janie Emerson and others TBA)

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.

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@saniego.gov

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

7.3 General Public

8.0 Non-Agenda Trustee Comment

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

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

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

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 <http://lrdep.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 Robbins Residence CDP [Project No: 521651] 314 Ricardo Place

(Process 3) The project is a Coastal Development Permit for an 807-square-foot second story addition with deck and roof deck to an existing 2,802-square-foot residence at 314 Ricardo Place. The 0.164-acre-site is in the RS-1-7 zone, Coastal Appealable and Non-appealable overlay zones Parking Impact Overlay Zone (Coastal and Beach) within the La Jolla Community Plan Area.

DPR Motion: (10/17/2017) Findings **CANNOT** be made based on impacts to scale and character to the neighborhood. Larger second floor front setback would be consistent with neighborhood character. (Leira/Ragsdale 5-1-1)

10.2 GREENBERG RESIDENCE (4th Review)[Project #: 556536]; 8276 Paseo Del Ocaso (Process 3) Coastal Development Permit and Site Development Permit to demolish an existing 2,069 sq ft one story single family residence dwelling and construct a 4,364 sq ft two story dwelling with a 814 sq ft basement located at 8276 Paseo Del Ocaso. New roof deck area and roof-mounted PV system. Provide other miscellaneous site improvements as shown on the site plan such as new lap pool, site walls, fences, and hardscape. The FAR is 0.83 and the 0.12 acre site is located within the Coastal Overlay Zone (non-appealable area), in the LJSPD-SF zone(s) of the La Jolla Shores Planned District Area within Council District 1. (Note – applicant revised square footage and F AR; new numbers (above) were updated prior to the meeting).

PRC Motion: (10/24/2017) Findings **CANNOT** be made for a CDP/SDP based on bulk and scale compared to other homes in the surrounding area. Vote: 5-1-1 (Emerson/Naegle)

No T&T or PDO meetings in October

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

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

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

DPR Motion (9/19/2017) Findings CAN be made for the CDP as proposed 4-1-0) Pulled from October agenda.

13.0 Abbott Residence CDP/SDP—6340 Camino de la Costa [No. 538814] (Process 3) Coastal Development Permit and Site Development Permit for a second story addition to an existing residential single dwelling unit with detached garages for 4325 square feet of construction and a total of 9580 square feet. The 1.37-acre site is located at 6340 Camino De La Costa in the Coastal (Appealable) overlay zone within the RS-1-5 base zone in the La Jolla community plan area.

DPR Motion (10/10/2017) Findings CAN be made to recommend the CDP/SDP for the project as presented (Will / Leira 4-1-2)

14.0 Proposal for New Language for SD LDC Sec. 126.0704--Exemptions from a Coastal Development Permit-- Version 6.0 October 28, 2017 Diane Kane and Erik Lindebak, presenters. Committee Members: Diane Kane, PhD, DPR member; Eric Lindebak, R.A.; Angeles Leira, Retired Principal Planner, City of San Diego; Diana Scheffler, Del Mar architect; Sharon Wampler, PhD. **10 minute presentation**

15.0 Rebuttal – Mark Lyon – 10 minute presentation

16.0 La Jolla Parkway Concerns of Hidden Valley residents—

- a. Actions of LJCPA and others to date- 10 minutes
- b. Power Point Presentation by Mark Pretorius and Dr. Rayan Hourani – 10 minutes

17.0 Announcement of the December LJCPA Minutes-Taker – Dede Donovan

18.0 Adjourn to next LJCPA Meeting: December 7, 2017, 6:00 PM



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President: Bob Steck

Vice President: Helen Boyden

2nd Vice President: Brian Will

Secretary: Dede Donovan

Treasurer: Janie Emerson

DRAFT MINUTES

Regular Meeting | Thursday 5 October 2017

Trustees present: Ahern, Boyden, Brady, Collins, Costello, Courtney, Donovan, Gordon, Little, Rasmussen, Shannon, Steck, and Will

Trustees absent: Emerson, Greatrex, Merten, Palmer, Weiss

Trustees arriving at 6:05 or later: Ahern, Gordon, Rasmussen

6:00p

- 1.0 Welcome and Call to Order:** 2nd VP Bob Steck . Meeting commences at 6:06
- 2.0 Adopt the Agenda:** Action Item, Emerson/Little 10-0-1
- 3.0 Meeting Minutes Review and Approval:** Minutes reflected to correct David Little's attendance at September meeting. Action Item to approve as corrected: Emerson/Will 10-0-1
- 4.0 Officer Reports**
 - 4.1 Treasurer:** In absence of Treasurer, Dede Donovan passes Treasury box, stresses the importance of donating, and thanks Copy Cove for offering us a discount on October printing. Beginning balance: \$361.09. September Donations: \$95.00. CD Sales: \$20.00. Phone Expenses: \$84.88. Printing: \$99.97. Ending Balance: \$291.24
 - 4.2 Secretary:** Dede Donovan reads Secretarial statement on attendance requirements and explains that the LJCPA Membership Form will be altered in future to provide more alignment to 600-24. 1st VP Boyden requests that Marlon Pangilinan be involved with such initiative.
- Scheduled Minutes takers: November 2017 through March 2018: Donovan**
- 5.0 Elected Officials – Information Only**
 - 5.1 Council District 1:** Councilmember Barbara Bry –
Rep: **Mauricio Medina**, 619-236-6611, mauriciom@sandiego.gov
Medina present, reports on Walter Munk street dedication Oct. 18.
Helen Boyden leads discussion on the "Get It Done San Diego" app.
 - 5.2 78th Assembly District:** Assemblymember Todd Gloria
Rep: **Javier Gomez** 619-236-6633 javier.gomez2@asm.ca.gov
Not present.
 - 5.3 39th Senate District:** State Senator Toni Atkins
Rep: **Chevelle Newell Tate**, 619-645-3133, Chevelle.Tate@sen.ca.gov
Not present
- 6.0 President's Report – Information only unless otherwise**

noted.

6.1 Election Results –No challenges received

6.2 Oath of Office: Trustee elected in September Special Election: Postponed until November

6.3 Election of LJCPA President for term ending in March

2018: Boyden, seconded by Donovan, moved that Bob Steck be elected President. The motion passed 11-0-1. Boyden, seconded by Gordon, moved that Brian Will be elected 2nd VP. The motion passes 10-0-2.

6.4. Project Updates

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

b. Results of Hillel City Council Hearing which was rescheduled for Tuesday, October 3 at 2 PM due to additional noticing problems. Steck and Emerson spoke at the Hearing representing LJCPA. Project passed unanimously at Council, with conditions added by Councilmember Bry restricting further expansion and creating a community advisory committee.

6.5 Trustee John Shannon will represent the LJCPA at the 4th Tuesday meetings of the City Community Planners Committee.

6.6 The Companion Unit Ordinance was passed by the City Council 8-1 with no additional changes. Phil Merten represented LJCPA.

6.7 Extension of La Jolla Parkway Sound Barrier. Boyden explains that the request from residents Mark Pretorius and Ryan Hourani that the LJCPA vote on their request for a 1600-foot extension to the La Jolla Parkway sound barrier retaining wall has not been acted upon because the City determined last year that extension of the sound barrier would not be a priority item on its to-do list because of budgetary constraints. Mauricio Medina explains that because the sound barrier request is not an active project and is unfunded, there is little that can be done. The City has suggested a private meeting with Mr. Pretorius and other interested parties.

ACTION ITEM: Donovan/Little, Motion to bring presentation by Pretorius to LJCPA one more time passes 11-0-2.

6.8 Election Hours -- The poll opening and closing hours of 3 p.m. and 7 p.m. are contained in the CPA bylaws and cannot easily be changed.

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, <http://commplan.ucsd.edu/> Not present.

7.3 General Public

No comment.

8.0 Non-Agenda Trustee Comment

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

- Patrick Ahern updates the group on the Reservoir Project.
- Glen Rasmussen updates the group on the stanchions at Paseo Del Norte and Windansea

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> Updates on DeAnza were presented.

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://lrddp.ucsd.edu>

Part 2 of meetings soliciting input from advisory committee, which UCSD will turn into a report.

10.0 Consent Agenda- Action Items

10.1 Pulled by Trustee Merten

10.3 Pulled by a Ms. Redfern

10.4 Pulled by an unnamed attendee

ACTION ITEM: Balance of Consent- Courtney/Will 12-0-1

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

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

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

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

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

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

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

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

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

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

10.1 Hardiman Residence: 5626 Dolphin Place Project No: 550448 (Process 3) Coastal Development Permit for the demolition of existing Single Dwelling Unit and construction of a new SDU of two stories over basement with a total of 4,110 square feet of new construction. The 0.11 acre site is located at 5626 Dolphin Place in the coastal (Appealable) overlay zone of the RS-1-7 base zone in the La Jolla community plan area. **DPR Motion 9/19/2017 Findings CAN** be made to approve the project as presented for a Coastal Development Permit for the demolition of existing Single Dwelling Unit and construction of a new SDU of two stories over basement. The 0.11 acre site is located at 5626 Dolphin Place. 5-0-1

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

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

- 10.3 Henley Retaining Walls** 615 Wrelton Drive. Coastal Development Permit for Site retaining walls located at 615 Wrelton Drive. The 0.33-acre site is located in the Coastal Overlay Zone (Appealable) and RS-1-7 zones of the La Jolla Community Plan Area. The CDP is to grant a permit in response to a Code Enforcement Citation.
DPR Motion (9/19/2017) Findings CAN be made for the CDP as proposed **(4-1-0)**

- 10.4 5785 La Jolla Boulevard Mixed-Use--Mixed-Use** Development improvement to include demolition of existing improvements and construction of 4 retail units and 4 multi-family units over an open parking garage. Work conforms with LJPDO sections 159.0101, 159.0102, 159.0103, 159.111, 159.0201, 159.0202, 159.0204, 159.0207, 159.0301, 159.0302, 159.0306, 159.0307, 159.0308, 159.0402, 159.0403, 159.0404, 159.0405, 159.0406, 159.0407, and 159.0408.
PDO Motion: Fortune motion/seconded by Van Galder: "The project **DOES NOT** comply with the PDO due to the lack of a required commercial loading/unloading area for the project. However, the project does comply with all other PDO requirements." Vote: 6-0-0 Recommendation to DPR.

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

- 11.0 San Diego Triathlon Challenge** - Request by Challenged Athletes Foundation for temporary street closure, lane closure and No Parking related to 24th annual athletic competition event at Scripps Park on Sunday October 22nd 2017 (Kristine Entwistle) – (Omitted from T&T agenda in August; Lack of T&T quorum in September, needs timely decision.)
Kristine Entwistle presents. The following points were made in response to questions from the Trustees: 1) The entire park will not be used; portions will remain open for public use; 2) Challenged Athletes are a non-profit 501(c)(3) tax-exempt organization; 3) No fees are charged to get into the park; 80% of the proceeds will go back to Challenged Athletes.
ACTION ITEM: Brady/Courtney move to approve; motion passes 12-0-1.

- 12.0 Vocational English School: 7979 Ivanhoe Avenue; Project No.:555943** (PROCESS 3) Conditional Use Permit to convert an existing second floor office space to a 5,957 square foot Vocational English School. The 0.60 acre site located within the Coastal Overlay zone (Non-Appealable) at 7979 Ivanhoe Avenue in Zone 1 of the La Jolla Planned District within the La Jolla Community Plan area.
DPR MOTION: 8/15/2017: Findings can be made for a Conditional Use Permit to convert an existing second floor office space to a 5,957 square foot Vocational English School. The 0.60 acre site located within the Coastal Overlay zone (Non-Appealable) at 7979 Ivanhoe Avenue in Zone 1. (6-0-1) pulled from the August Consent agenda.

- 13.0 EC English School: 7979 Ivanhoe Avenue, La Jolla, Ca 92037** -- Conditional Use Permit to convert an existing second Floor office space to a 5,997 square foot Vocational School. Use conforms with LJPDO section 159.0210 And 159.0211 **PDO Motion:** Pitrofsky motion/seconded by Van Galder: "Accept the project as presented as it conforms with the PDO requirements." Vote: 5-0-1.

Items 12.0 and 13.0 presented as a whole by C.A. Marengo.

CA Marengo presents this vocational school located behind the Living Room on Prospect. Trustee comment on concerns over students loitering. Extensive conversation on parking concerns. Concerns over parking availability in relation to the permit. 40 spaces are available with many unused. Trustee Costello questions true availability of spaces. Presenter C.A. Marengo describes the number of parking spaces and their use. Roslyn Lane resident Gail Forbes brings forward a litany of complaints from neighbors about noise, gum, smoking and insufficiency of trash cans and smoking receptacles. Requests more trash can and smoking receptacles.

ACTION ITEM: Courtney/Donovan motion to approve with the following modifications written on Exhibit A of the plans presented by Marengo at the 10/05/17 LJCPA meeting: additional smoking and trash receptacles to be provided and "No Smoking" notices to be posted. Motion passes 9-2-2. Trustee Will abstains for he wanted more information on the Conditional Use Permit.

14.0 La Jolla Blvd CDP/MW – 7209 & 7211 La Jolla Blvd (PROCESS 3) FLAT FEE - Coastal Development Permit and Map.

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

Beth Ryder, Civil Engineer presents. Conversation on the CDP process and the ministerial process. Neighbor Celia Cravat states that what is actually being constructed is not what was shown on the plans. Neighbors want the project returned to the DPR for consideration of propriety of what is actually being built as opposed to what was approved to be built.

ACTION ITEM: Little/Donovan move that the project be returned to DPR for further review. Motion fails to carry at 6-7-0.

ACTION ITEM: Gordon/Will move that the CDP and Map Waiver be approved. Motion passes 6-5-2. Trustee Will abstains on the ground that more information needed on the Map Waiver.

15.0 Consider whether the LJCPA should send a letter asking the City to investigate and arrange to have the 6-foot fence/wall blocking the view of Black's Beach removed as requested by Melinda Merryweather. Melinda Merryweather was unable to stay for this aspect of the meeting and no action was therefore taken. Merryweather did advise earlier in the meeting that this matter may be a code compliance issue and that she is pursuing it as such and will provide LJCPA with an update in November. Noted by Trustee Tom Brady that this is a fence, not a wall.

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

Presenters: Derek Danziger for Nuffer, Smith & Tucker, a P.R. firm, and Genevieve Fong for Cook & Schmidt, also a P.R. firm. Also present in the audience was Irene McCormack, newly appointed Communications Manager for SANDAG. The P.R. firms are working with a consortium formed by SANDAG, MTT, Caltrans and UCSD to put together a program to keep the public informed about what is and will be happening in the Golden Triangle area over the next five years. The program

is named Shift San Diego; its website is shiftsandiego.com. There is also an app for cell phones. One can download information about alternate traffic and transportation routes to compensate for the traffic delays that will be occurring.

Public comment expressed concern about the aesthetics of the projects and suggested attractive retaining walls, trolley struts and bridges such as those seen in Northern California.

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

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

Meeting Adjourns 8:25 PM

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Monthly Report, October 2017

Committee Members attending:

10/10/17: Collins, Gaenzle, Leira, Ragsdale, Welsh, Will, Zynda

10/17/17: Collins, Costello, Leira, Ragsdale, Welsh, Will, Zynda

1. SUBCOMMITTEE MOTION (10/10/2017)

Nominate Brian Will as chairman pro-tem. (Welsh/Ragsdale 5-0-1)

- In Favor: Collins, Gaenzle, Leira, Ragsdale, Welsh,
- Opposed:
- Abstain: Will (as subject of vote)
- **Motion Passes**

2. NON-AGENDA PUBLIC COMMENT

Issues not on agenda and within LJ DPR jurisdiction. Two minutes maximum per person.
none

3. FINAL REVIEW 10/10/17

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

Project No.: 538814 DPM: Glenn Gargas

Zone: RS-1-5 Applicant: Lauren Williams

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

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

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

- Street trees, 6 new palms
- Mature developed landscape to remain

COMMITTEE QUESTIONS: 7/18/2017

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

PUBLIC COMMENT: 7/18/2017

- Name? – represent neighbor (Midler), would like to see actual plans.
 - Is this an amendment to previous CDP? - this is a new CDP. All previous CDPs have been exercised
 - Norther garage with Lanai (2008), was a view corridor required then?
 - All existing landscape/hardscape to remain in place. Some concern that North/West palm tree has been removed.

APPLICANT PRESENTATION August 8, 2017

Mike McCarley, Matrix Design Studio

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

Committee Deliberation (8/8/2017)

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

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

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

Please Provide for FINAL REVIEW:

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

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

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

COMMITTEE QUESTIONS/DISCUSSION: : 9/12/2017

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

PUBLIC COMMENT: 9/12/2017

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

BRING FOR NEXT TIME:

50% calculations for house and buildings

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

APPLICANT REQUESTED A CONTINUANCE

APPLICANT PRESENTATION (10/10/2017) Lauren Williams

- To address issue of non-conforming front yard setback, went back to drawing board for garages
 - Entire property within required setbacks
- No plants or structure over 36" high in view corridor
- Demo existing beach side of home to pull out of 25' coastal bluff setback
- 7'-4" North side setback, 7'-6" South side setback
- Main house side setbacks are 31-6 and 30-7, 39' and 43' to upper level
- Allowable FAR .45 (26,900 sf). Proposed FAR .188 (11,805 sf)
- Home is lowered on a pad below street level, second floor roof is 4' above existing 11' garage roof
 - Proposed garage roof grows to 12'
- Added street trees, used exist'g curb cuts, 68% landscape coverage
- Existing 5.5' deep pool to remain

PUBLIC COMMENT (10/10/2017)

- Neil Hyytinen (represents neighbors to north – Midlers)
 - Midlers have not seen full set of plans. He emailed copies of letters from neighbors who are in opposition

- The updated plans are not submitted to city yet, Coastal bluff setback is not adequate, letter from another soils engineer said that CCC could require 30’.
- Asked applicant to confirm nothing will project above height limit (applicant confirmed)
- Antony Nash (represents Abbotts)
 - Bluff edge is determined by the Christian Wheeler Engineering report that called for 25’
 - GEI letter is not definitive, uses language like “could require”
 - Has over 20 letters from neighbors in support after seeing plans
 - Many were retractions by neighbors who signed Midler letter without seeing plans
 - House is less than ½ of what is allowable by FAR
- Roger Abbott (project owner)
 - Neighbor submitted petition without presenting the facts
 - Proposed house is the same floor area as neighbor, one story shorter, on twice the lot size
 - When neighbors saw actual plans they were converted to support the proposed design
- Bill Metz (Architect)
 - Applaud design, earth tones, natural, fits neighborhood
- Neil Hyytinen
 - Repeated his request to see a set of plans (presentation set will be available at offices of Alcorn-Benton Architects)

COMMITTEE DELIBERATION (10/10/2017)

- Applicant should oblige neighbor and provide plans
- Discussion on 25’ vs 40’ bluff setback as a staff decision based on Geotechnical report, not a Variance or Deviation.
- Can we review a project that is not submitted at city (yes if it substantially conforms to submitted set) it is a response to the committees concerns regarding front setbacks
- Setbacks look better than most in neighborhood
- Appreciate restraint and not maxing out FAR
- Wish to see front of site open to public without gate
- Some exhibits were unclear/confusing but explanation resolved
- Only 4’ taller than existing garages, approximately the same size house as most in neighborhood but on twice as much lot
- Applicant agreed to provide Midlers with a full set of plans

SUBCOMMITTEE MOTION (10/10/2017)

Findings **CAN** be made to recommend the CDP/SDP for the project as presented (Will / Leira 4-1-2)

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

4. FINAL REVIEW 10/17/17

Project Name: Robbins Residence CDP
314 Ricardo Place

Permits: CDP

Project No: 521651

DPM: Martedi, Gaetano

Zone: RS-1-7

Applicant: Bill Metz

(Process 3) The project is a Coastal Development Permit for an 807-square-foot second story addition with deck and roof deck to an existing 2,802-square-foot residence at 314 Ricardo Place. The 0.164-acre-site is in the RS-1-7 zone, Coastal Appealable and Non-appealable overlay zones Parking Impact Overlay Zone (Coastal and Beach) within the La Jolla Community Plan Area.

APPLICANT PRESENTATION (10/10/2017) Bill Metz

- 2nd story addition to existing house. No 1st floor increase. Added approximate 6' hidden story for storage above garage to raise second floor to increase view
- Office, Bedroom, Bath, Second floor deck + spiral stair to roof deck
- Barreled metal roof at highest point (office) overhangs front garage to front setback
- Barreled component “kisses” 30' height (actually 29-10) at front setback
 - Width is 1/3 of front envelope so allowed to encroach into angled front setback
- 3.5' overhang in front of front garage plane starts at 13' above grade to allow neighbors first floor view under overhang

PUBLIC COMMENT (10/10/2017)

- Allie Simon (neighbor to East)
 - Wants to protect view corridor down Ricardo Place
 - Angled lot orientation and “sawtooth” layout maintains some ocean view for all homes in neighborhood character
 - All second floors in neighborhood are stepped back, this steps forward, concerned about precedent
- Pat Robbins (project owner)
 - Long time community members, Lifeguard family, Second floor to suggest lifeguard tower
 - Thought overhanging second floor was better than pushing garage forward

COMMITTEE DELIBERATION (10/10/2017)

- Neighborhoods change that second floors should step back to protect street scale/façade.
- LJ Community plan requires second stories to stepback from street and street side setbacks
- Why is second floor so tall and project forward (to capture views)
- Instead of stepping forward, stepping back creates a positive precedent for second floor additions
- Neighborhood will go up, how to plan for growth
- Did the neighbor to the west review plans (yes)

DELIVER FOR NEXT PRESENTATION

- Expanded and larger scale aerial photo with both sides of Ricardo Place
 - Connect with lines to photos of neighboring homes
- Provide FAR and area breakdown for the house, how does it compare to neighborhood
- Consider stepping second floor back and reducing height of second floor
- Provide a photo montage of street elevations, specifically show grade change as you go up Ricardo.

APPLICANT PRESENTATION (10/17/2017) Bill Metz

- Reviewed forward projection, felt that existing roof eave is good standard. To use for the tower element originally proposed was 42", now 28"
- Reduced height one-foot
- GFA = 20 sf less.
- Garage is furthest forward on existing, projection steps forward from there.
- Setbacks (existing 5.5' and 4' sides) 2nd floor addition matches 5'5" on one side, >15' on other side
- Second floor steps back approx. 4' (except at tower feature 12'-6" wide)
- 5'-8" intermediate attic height (+approx. 1' structure height)

PUBLIC COMMENT (10/17/2017)

- Bill Johnson – 5361 Calumet (neighbor to West)
 - Concern about loss of privacy, sky view
 - Applicant may add higher wall at North end of roof end
 - Drainage from roof? Same qty as existing, water to all landscaped, please connect to existing drain lines.
- Sally Miller
 - Are they adding AC – No

- Richard Obler
 - Prefer second floor setback
- Allie Simon – next door neighbor East
 - Letters from almost everyone on street – opposed to stepped forward 2nd floor
 - Showed photographs of surrounding houses and Street Public Realm as well as views to the Coastline.
 - Sawtooth pattern, stepped pad heights, only 2-story on street is stepped back
- Pat Robbins
 - Thought they made a compromise
 - 2 second floor homes on next cul-de-sac

COMMITTEE DELIBERATION (10/17/2017)

- Second story is OK, Should be stepped back, step forward is inconsistent with neighborhood character and scale. The single one-story house on the street corridor appropriately sets back the second floor from the street. This project would step forward on to the street..
- Where is neighbors privacy affected, deck is towards front of house
- What if slide the whole second floor back?
- Garage already pushes forward, this exacerbates the problem
- Page 76 of LJCP, requires step back on street façade second floor
- Unfortunate that no other neighbor uphill would have to do be subject to committee review and do this (this property is less than 300 ft for the high tide line).
- It was suggested that a potential to redesign could allow all the features the applicant wants. However, the Applicant insisted on a vote at this time on the project as shown.

SUBCOMMITTEE MOTION (10/17/2017)

Findings **CANNOT** be made based on impacts to scale and character to the neighborhood. Larger second floor front setback would be consistent with neighborhood character. (Leira/Ragsdale 5-1-1)

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

5. PRELIMINARY REVIEW

10/17/17

Project Name: Liaght Hillside Vacation
7520 Hillside Drive

Permits: CDP & SDP & Easement Relocation

Project No.: 503701

DPM: Glenn Gargas

Zone: RS-1-5, RS-1-5

Applicant: Hamid Liaght

Process 3 or 4. The project is a CDP, SDP, and Sewer Easement Vacation and Dedication to relocate an existing 8 ft wide sewer easement to interior property line and change width from 8 ft to 15 ft to allow construction of new residence. The vacant site 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 within the La Jolla Community Plan Area.

APPLICANT PRESENTATION (10/10/2017) Hamid Liaght

- Applicant reported that he has been working for the last 1.5 years to process this sewer easement vacation and dedication in new location.
- 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 upsize 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 (10/17/2017) Hamid Liaght

- Preliminary discussion about whether this project is for sewer only or house + sewer, dated today there is a new project description for project with easement and new 2-story house. Without proper notice to community on agenda, we cannot discuss the updated project description (the house).
- Some new photos of site to so grade changes and drainage direction of sewer

PUBLIC COMMENT (10/17/2017)

- none

COMMITTEE DELIBERATION (10/17/2017)

- Suggestion to applicant for when he presents house, to bring sections through site including proposed and adjacent houses uphill and downhill and retaining walls sections.
- Further slope/grading analysis

6. FINAL REVIEW 10/17/17 (Not reviewed at the request of the Applicant)

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

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

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

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

- Clear glazing at retail, grey tinted at residential above.

COMMITTEE QUESTIONS/DISCUSSION: : 9/12/2017

- Zero side yard requirements all PL, 16' street setback (curb to building) – proposed closer to 30' along LJ Blvd
- Stormwater – standard priority, exempt from permanent BMPs and hydromodification
- Trench drain in front of building face (alley side), area drains in garage with sand/oil filter
- Height = 19' above grade on alley side.
- Likely remove stairs from retail rear into each private residential stair well.
- No openings along South side. Wall seems large, monotonous, could use decorative modulation. (even just color)
- Have not been to Bird Rock CC
- Loading zones? Requested deviations from PDO, limited frontage on alley, 600sf invites trash, loitering, transients.
- Revise parking to angle spaces 4a/b 15 degree.
- Prominent corner ... is it soft enough?
- Project will include new curb and gutter along CDLC, and improvements along alley
- Landscaped 10'x14' open air stairwells
- Alley is 15', exceeds parking requirement by 1 space

PUBLIC COMMENT: : 9/12/2017

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

FOR NEXT MEETING

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

APPLICANT DID NOT PRESENT

- Project is continued to future meeting

7. FINAL REVIEW 10/17/17 (Not reviewed at the request of the Applicant)

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

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

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

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

PUBLIC COMMENT (9/19/2017)

- None

COMMITTEE DELIBERATION (9/19/2017)

- Concern for 4.5' below street level retail because local experience with sunken retail access shows it is detrimental to business. Any tenants planned (not yet)
- Are Torrey Pines protected? – existing won't survive construction
- Historical review at city being prepared by Scott Moomjian (historic consultant)
- Two committee members (not in attendance) believe existing building is a potential Historic resource, and could be designated.
- Wheel chair, ADA, access path is long, can it be shorter, easier?
- Prop D separation in two separate buildings. The proposed project is structurally separate by a double firewall, but architecturally and "skinned" as one. Seen by some Committee members as an attempt to circumvent Prop D.
- PDO response?

- Landscape % (this was updated and achieved)
 - Material Color board (provided)
- Proposed design is beautiful
- Increasing view corridor along side setback

REQUEST FOR ADDITIONAL MATERIAL

- Provide historic report and/or determination
- Consider option to move ADA access from Prospect “closer”
- Consider option to raise retail to street level
- Consider option to separate buildings or bring supporting evidence of determination
- Consider Enlarge front courtyard area
- Confirm 8% max ADA slope (That 5% as proposed is adequate)
- Elevation from Prospect to include subject and two adjacent buildings
- Consider options for appropriate signs (where to place?)

APPLICANT DID NOT PRESENT

- Project is continued to future meeting

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

Revision 0

Tuesday, October 24th, 2017 @ 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. Members in Attendance: Michael Czajkowski, Janie Emerson, David Gordon, Myrna Naegle, Angie Preisendorfer, Bob Steck, Tony Crisafi (arrived 10 minutes late)
 - b. Not in Attendance Matt Edwards
2. **Adopt the Agenda** - Motion made by Janie Emerson, 2nd Angie Preisendorfer VOTE 6-0-0
3. **Adopt September Minutes** - Motion made by Janie Emerson, 2nd by Bob Steck VOTE 6-0-0
4. **Non-Agenda Public Comment:**
 - a. Phil Merten Objects to The information only item Price/Cohen residence, Project #: 565738 on the agenda, siting cycle issues, and public notification.
 - b. David Gordon, Chair noted No limit on Information Only projects. Asked Phil Merten about his financial interest as a paid consultant and a member of the CPA
 - c. Phil Merten replied that he was paid by Kathleen Neil a neighbor to the Price/Cohen project.
 - d. Chair stated that this project was on the agenda and to wait as all comments this was time is for Non agenda comments.
5. **Non-Agenda Committee Member Comments** – none.
6. **4:05pm Chair Comments** = none.
7. **Project Review:**
 - a. **GREENBERG RESIDENCE (4th Review)**
 - Project #: 556536
 - Type of Structure: Single Family Residence
 - Location: 8276 Paseo Del Ocaso
 - Applicant's Rep: Michael Morton (858) 459-3769 michael@marengomortonarchitects.com
 - Project Manager: Martha Blake (619) 446-5375 mblake@sanidiego.gov

Project Description: (Process 3) Coastal Development Permit and Site Development Permit to demolish an existing 2,069 sq ft one story single family residence dwelling and construct a 4,364 sq ft two story dwelling with a 814 sq ft basement located at 8276 Paseo Del Ocaso. New roof deck area and roof mounted PV system.

Provide other miscellaneous site improvements as shown on the site plan such as new lap pool, site walls, fences, and hardscape. The FAR is 0.83 and the 0.12 acre site is located within the Coastal Overlay Zone (non-appealable area), in the LJSPD-SF zone(s) of the La Jolla Shores Planned District Area within Council District 1. (Note – applicant revised square footage and FAR, new numbers (above) were updated prior to the meeting).

Discussion:

Project Representative, Michael Morton, stated the project FAR 0.81 down from 0.89, side set backs on the 2nd story have been pulled in both on the north and south, and rear set back 18' on 2nd story deck with obscure glass railing. Project is now 5 bedrooms not 6. Basement now has a light well.

Mary Little (west neighbor) worries about privacy, pool splash run off.

Bob Whitney asked if the La Jolla Shores PDO had a FAR requirement? Asked about the height of existing west side hedge. 18'6"

Karen Winner (neighbor to north) appreciates the attempt to accommodate her concerns, Still worried about bulk and scale of the project.

Peggy Davis concerned with the cycle issues, Geology reports, landscaping, drainage, excavation and shoring of the basement.

Phil Merten stated the is project not in conformance with rear set backs based on a string line evaluation that he admitted has not been used by DSD for quite some time.

Bob Whitney asked Phil Merten if he was also a paid consultant on this project, His reply "No". Contractor for the project, Lee Austin, pointed out that DSD quit using that "string line method" because it was not a suitable method of evaluation.

Action:

Janie Emerson made a motion Findings cannot be made for Project #556536 for CDP and SDP to demolish an existing 2,069 sq ft one story single family residence dwelling and construct a 4,364 sq ft two story dwelling based on bulk and scale in the surrounding area. 2nd Myrna Naegle. VOTE 5-1-1

b. Shteremberg Residence (Information Only)

- Project #: 568083
- Type of Structure: Single Family Residence
- Location: 8361 Del Oro Court
- Applicant's Rep: Carlos Wellman (858) 442-8009 carlos@thelotent.com
- Project Manager: Francisco (Pancho) Mendoza (619) 446-5433 FMendoza@saniego.gov

Project Description: (Process 3) Site Development Permit and Coastal Development Permit for demolition of an existing 2,875 sq ft single story residence (current FAR 0.14) and construction of a new 5,259 sq ft single story residence (proposed FAR 0.26) at 8361 Del Oro Court. The new residence will include 5 bedrooms, 6 bathrooms, 3 car garage, pool, spa with an additional pool bath and a 400 sq ft roof deck. Existing and proposed setbacks are 10 ft side and 20 ft front. Maximum proposed height not to exceed 20 ft. The 0.46 acre site is in 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.

Summary: Cycle issues have not been completed by DSD. Information only, no vote at this time.

c. _PRICE/COHEN RESIDENCE (Information Only)

- Project #: 565738
- Type of Structure: Single Family Residence
- Location: 2045 Lowry Place
- Applicant's Rep: Michael Morton (858) 459-3769 michael@morengomortonarchitects.com
Audrey Cordero (858) 454-9133 ACordero@designstudiowest.com
- Project Manager: Glenn Gargas (619) 446-5142 ggargas@san Diego.gov

Project Description: (Process 3) Coastal Development Permit and Site Development Permit for a 1254 sq ft second floor addition to an existing 2432 sq ft single story residence. including a garage, spa and new deck to an existing dwelling unit. The site is located at 2045 Lowry Place within the Coastal Overlay Zone (non-appealable area), in the LJSPD-SF zone(s) of the La Jolla Shores Planned District Area within Council District 1.

Public Comment:

Phil Merten representing neighbor Kathleen Neil concern about the spa permit inclusion.

Suggested a site plan, and side lines. Sited 600.24

Bob Whitney concerned about this being an action item on the posted agenda and now an information only item. Code 600.24 not cycle issues

Neighbor Kathleen Neil concerns regarding notification to all surrounding neighbors, still have questions.

Lee Austin, contractor for the project, stated this addition is “modest” for the area

Committee Comments: Myrna Neagle concerned with 2nd story not “wedding cake” style setbacks on the sides.

Bob Steck 50% addition to a home addition was not modest

Summary: Cycle issues have not been completed by DSD. Information only, no vote at this time.

Adjourn to [next PRC meeting Monday, November 20, 2017 @ 4:00 p.m.](#)