



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: <http://www.LaJollaCPA.org>

Voicemail: 858.456.7900

Email: info@LaJollaCPA.org

President: Bob Steck

Vice President: Helen Boyden

2nd Vice President: Brian Will

Secretary: Cindy Greatrex

Treasurer: David Gordon

DRAFT AGENDA –

Regular Meeting | Thursday 4 October, 2018

6:00pm

1.0 Welcome and Call to Order: Bob Steck, President

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

2.0 Adopt the Agenda

3.0 Meeting Minutes Review and Approval: 6 September 2018

4.0 Officer Reports:

4.1 Treasurer

4.2 Secretary

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, Senate President pro Tempore

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

6.0 President's Report – Information only unless otherwise noted

6.1 Re: President's appeal of the CEQA exemption staff decision for the Ryan lot line consolidation. The LJCPA received an email from DPM Pancho Mendoza stating that staff had reviewed the record and found that the project had been segmented in CEQA terms and the exemption was being rescinded. The application will be refiled and noticed again. As a result of staff action the LJCPA has withdrawn its appeal.

6.2 the California Coastal Commission postponed the hearing on Ure Kretowicz's proposed CDP amendment to "Replace decorative paving currently within Princess Street public right-of-way- with new granite porcelain tiles and signage identifying public access to the pocket beach) for the property at 7957 Princess St. La Jolla. It is now scheduled to allow it to be held at the CCC meeting 10-12 Oct 2018, at the Wyndham Hotel San Diego Bayside, 1355 North Harbor Drive, 10-12 Oct 2018.

The President submitted a timely statement to the Coastal Commission following DPR action on same (see DPR minutes) **ACTION Item:** Approve President's letter to CC. If LJCPA is to be officially represented, the President needs to appoint a trustee.

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.

6.3 The LJCPA has received a letter from CPPT Bry asking that the LJCPA form a subcommittee to work with her “office, city staff and the SDPD to find alternative design options that minimize the public safety risk of wrong-way driving on Playa Del Norte.” The President is appointing an ad hoc committee accomplish this task. (Names to follow) **ACTION Item.**

6.4 50% rule letter: Whether to revise the letter we sent to the City Attorney and direct to others. We have not received a reply to our letter dated June 7, 2018 **ACTION Item**

6.5 Robbins appeal: The Planning Commission denied the appeal. All neighbors present spoke for or indicated approval of the project.

7.0 Public Comment

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

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

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

7.3 General Public

8.0 Non-Agenda Trustee Comment

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

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

9.1 Community Planners Committee <http://www.sandiego.gov/planning/community/cpc/index.shtml>- **John Shannon, Rep.** Did not meet in September

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

9.3 UC San Diego Long Range Development Plan CAG, one of LJCPA delegates, will report on discussion <http://irdp.ucsd.edu> (Steck, Greatrex) Did not meet in September

9.4 Hillside Drive Ad Hoc Committee – Diane Kane, Chair

9.5 Airport Noise Advisory Committee – Cindy Greatrex, Delegate. Did not meet in September

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 Deborah Marengo, 2nd Monday, 4:00 pm

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

PRC – La Jolla Shores Permit Review Committee, Chair David Gordon, 3rd Monday, 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

T & T and PDO did not meet in September

10.1 Newmann Residence – 7742 Whitefield Pl. CDP/SDP. No.: 607808 (PROCESS 3) Site Development Permit and Coastal Development Permit to demolish an existing one-story single family dwelling and to construct a new two-story 10,861 square-foot dwelling with basement and attached garage at 7742 Whitefield Place. The 0.55 acre site is located

in the RS-1-5 zone and the Non-appealable area of the Coastal Overlay Zone in the La Jolla Community Plan area. Council District 1.

DPR Motion: Findings **CANNOT** be made for the SDP/CDP. The project is inconsistent with community plan with respect bulk scale, community character, and transition between new and old development and public views from Torrey Pines and the Canyon. (Kane/Welsh) Passes: 6-0-2. To be pulled by applicant.

10.2 Herschel Avenue MW & CDP - 7460 Herschel Ave. MW & CDP Amendment (ref 472934) No.: 602979

LA JOLLA: (Process 3) Map Waiver and Amendment of Coastal Development Permit No. 472934 for the creation of three residential condominium units under construction and to waive the requirements to underground existing utilities at 7460 Herschel Ave. The 0.11 acre site is in the RM-3-7 zone, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan area. Council District 1

DPR Motion: Findings CAN be made for the MW/CDP. (Kane/Ragsdale). PASSES 6-1-1

10.3 MARDOUM PROJECT – 7830 Roseland Drive No. 482904; (Process 3) Site Development Permit for additions and alterations to an existing 1,933 square foot single family dwelling within the La Jolla Shores Planned District area at 7830 Roseland Drive. Work includes alterations and a 54 square foot addition to the first floor and a 1,377 square foot second floor addition. The 0.23 acre site is located in the LSPD-SF zone and the non-appealable area of the Coastal Overlay zone, within the La Jolla Community Plan area and Council District 1.

PRC Motion: Findings **CAN** be made for Site Development Permit (SDP) and Coastal Development Permit (CDP) for Project #: 482904. VOTE 8-0-0

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 La Jolla Concours d’Elegance- Request for temporary street closures and no parking areas related to the 15th annual event at Scripps Park on April 12, 13, and 14, 2019 (Laurel McFarlane)

T&T Motion to approve request for temporary street closures and no parking areas related to the 15th annual event at Scripps Park on April 12,13, and 14, 2019: Brady, Second: Earley 7-0-0.

12.0 5251 Chelsea St – CDP LA JOLLA - (Process 3) Coastal Development Permit for the remodel and addition to an existing 2-story single dwelling unit for a total of approximately 4,332 square feet of construction located at 5251 Chelsea Street. The 0.17 acre site is located in the RS-1-7 Base Zone within the Coastal (Appealable) Overlay Zone of the La Jolla Community Planning Area. Council District 1.

DPR Motion: Based upon the applicant’s 2nd update to the plans to move the roof deck 3’ further from its current side yard locations AND add a planter buffer inboard of the new guardrail location AND reduce the front overhang to 6’ maximum from face of 2nd floor windows below, Findings **CAN** be made for CDP. (Kane/Dewhurst) Motion approved 6-3-1.

13.0 Approval for City requested all-way stop (AWS) at the intersection of La Jolla Scenic Dr. (N) & Sugarman Dr. both northbound & southbound. This location met the basic warrants per council policy and qualified for an AWS, per Noor E. Kasto, Transportation and Storm Water Department. T&T did not meet in September and requested LJCPA hear it directly. Currently there are stop signs on Sugarman and pedestrian warning signs on LJ Scenic North. Other information to be provided by Trustee Boyden, not an applicant, but nearby resident.

14.0 Whether to support a waiver of the Summer Beach Moratorium to allow continued construction of the Scripps Park Comfort Station in 2019. Parks and Beaches request LJCPA support for same. Trustee Ahern.

15.0 Mayor’s Update to the City’s Park Plan: Three-year Budget item to study and update the 20-year park Plan. Parks and Beaches has requested various La Jolla Groups to review and add suggestions and return to Parks and Beaches.

DPR Approved Motion: Forward the document to CPA as adjusted (Costello/Collins: 6-0-1)

16.0 Adjourn to next LJCPA Meeting: Thursday, November 1, 2018 at 6:00 PM



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DRAFT MINUTES

Regular Meeting | Thursday 6 September, 2018

6:00pm

1.0 Welcome and Call to Order: Bob Steck, President

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

Meeting Called to Order at 6:05 PM with quorum present.

Trustees Present: Ahern, Boyden, Brady, Costello, Courtney, Gordon, Greatrex, Kane, Little, Mangano, Merten, Rasmussen, Shannon, Steck, Weissman, Will.

Trustees Absent: Weiss

Gordon, Mangano arrive late; Courtney arrives late and exits early; reflected in vote counts.

2.0 Adopt the Agenda

Costello asks that Kretowicz letter be reviewed by DPR. **Boyden** asks that Playa Del Norte be moved as Time Certain to 6:30.

Motion: To Adopt the Agenda as above (Costello/Boyden) Vote: 12-0-1 **Motion Carries**

In Favor: Ahern, Boyden, Brady, Costello, Greatrex, Kane, Little, Merten, Rasmussen, Shannon, Weissman, Will

Opposed:--

Abstain: Steck (Chair)

3.0 Meeting Minutes Review and Approval: 6 August 2018

Kane asks that Vote not be made. Request denied.

Motion: To Approve August Minutes (Shannon/Rasmussen) Vote: 11-0-3 **Motion Carries.**

In Favor: Ahern, Boyden, Brady, Costello, Courtney, Greatrex, Kane, Merten, Rasmussen, Shannon, Will

Opposed:---

Abstain: Steck (Chair) Little (Absent in August) Gordon (Absent in August)

4.0 Officer Reports:

4.1 Treasurer

Dave Gordon reports:

La Jolla Community Planning Association

Treasurer's Report for September 6, 2018 Regular Meeting

Beginning Balance as of 8/1/18

\$ 345.75

Income

• Collections	\$ 125.00
• CD Sales	\$ <u>0</u>
Total Income	\$ 125.00

Expenses

• Agenda printing	\$ 63.44
• AT&T telephone	\$ <u>74.78</u>
Total Expenses	\$ <u>138.22</u>
Net Income/(Loss)	\$ (13.22)
Ending Balance of 8/31/18	\$ 332.53

4.2 Secretary

Cindy Greatrex reports: If you want your attendance recorded today, you should sign in at the back of the room. LJCPA is a membership organization open to La Jolla residents, property owners and local business and non-profit owners at least 18 years of age. Eligible visitors wishing to join the LJCPA need to submit an application, copies of which are available at the sign-in table or on-line at the LJCPA website: www.lajollacpa.org/. We encourage you to join so that you can vote in the Trustee elections and at the Annual Meeting in March. You can become a Member after attending one meeting and must maintain your membership by attending one meeting per year. If you do not attend one meeting per year, your membership will expire. To qualify as a candidate in an election to become a Trustee, a Member must have documented attendance at **three** LJCPA meetings in the preceding 12-month period. You are entitled to attend without signing in, but only by providing proof of attendance can you maintain membership or become eligible for election as a Trustee.

5.0 Elected Officials – Information Only

5.1 Council District 1: Councilmember Barbara Bry

Rep: **Mauricio Medina**, 619-236-6611, mauriciom@sandiego.gov .Present. Memo sent by Bry suggesting night work on Torrey Pines construction.

5.2 78th Assembly District: Assemblymember Todd Gloria Rep: **Javier Gomez**, 619-645-3090

javier.gomez2@asm.ca.gov Present. Finished administrative session last Friday. SB-100 went to Governor's desk. Discusses California's net neutrality bill. References Clairemont DMV now having Saturday hours.

5.3 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 Ratify President's appeal of the CEQA exemption staff decision for the Ryan lot line consolidation: ACTION ITEM. Filed on August 29, 2018. Due date of appeal was September 5. DPR reviewed on 8-21-2018. **DPR Approved Motion:** Kane to wordsmith final edit of appeal as presented and then request Bob Steck to send a CPA appeal (Kane/Costello: 6-0-1) She did and he did.

Motion to Approve: (Costello/Merten) 14-0-1 **Motion Carries.**

In Favor: Ahern, Boyden, Brady, Costello, Courtney, Greatrex, Kane, Little, Mangano, Merten, Rasmussen, Shannon, Weissman, Will

Opposed:--

Abstain: Steck (Chair)

6.2 We would like to thank **Bob Collins** for his many years of service to the LJCPA and the La Jolla

Community. His current six years as an LJCPA trustees ended in August (He continues as a member of DPR.) and his seat is now vacant. The 120-day election window would occur in January. As allowed in the LJCPA bylaws, we will defer filling his seat until the March 2019 election. At that time there will be four other trustees terming out: Ahern, Boyden, Steck and Weiss. Trustees Costello, Courtney, Merten and Rasmussen hold seats expiring in

March 2019, but they are eligible to run for reelection. In March there will be two one-year seats (expiring in March 2020), one two-year seat (expiring in 2021) and six seats expiring in 2022, for a total of 9 seats to be elected. An election committee will be formed. Volunteers accepted.

6.3 The President has written the California Coastal Commission asking them to postpone the hearing on Ure Kretowicz's proposed CDP amendment to "Replace decorative paving currently within Princess Street public right-of-way- with new granite porcelain tiles and signage identifying public access to the pocket beach) for the property at 7957 Princess St. La Jolla. It is currently scheduled to be heard September 14, 2018 in Fort Bragg, California. A postponement would presumably allow it to be held at the CCC meeting 10-12 Oct 2018, at the Wyndham Hotel San Diego Bayside, 1355 North Harbor Drive, 10-12 Oct 2018.

6.4 Action Item: With respect to **Item 6.3**, in case the hearing is not postponed, the LJCPA has been asked to review a proposed comment letter to be sent to the California Coastal Commission for its September 14th meeting. As of posting time, letter has not been received. 5 minutes (Costello, Ciani)

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 Present, notes COW schedules for Project Review and CEQA in September and October. Sept 20 is Project Review, at 222 C Street, Silver Room, 6-8 PM. CEQA Review, October 25, same place and time.

7.2 UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://commplan.ucsd.edu/> Dr. Robert Brown present. Discusses EIR being distributed on July 30, with public review ending Sept 12, and updates Osler Structure.

7.3 General Public Hearing none.

8.0 Non-Agenda Trustee Comment

Kane: Seeking two interns for LJCPA.

Little: Should we send a second letter to City Attorney re: 50% rule.

Ahern: Between Marine Room and resident next door. Railing needed. Slippery with kelp coming up.

Costello: Compiling a letter to Coastal Commission to request that they hold meetings on hot-button items in San Diego vs. farther afield.

Merten: Expresses concern on City's repeated lack of enforcement of their rules in re: 1136 Muirlands Drive

Courtney: We had previously supported enforcement of STVR. New City Council vote effectively bans vacation rentals.

Courtney: Huge construction on TPR, a watermains project, working at night. Difficult to sleep.

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. No report

9.2 Coastal Access & Parking Board <http://www.lajollacpa.org/cap.html> Alicia Hawrylyszyn Frank from VMA. Mentions that Sheila Fortune is delegating CAPB via LJVMA.

9.3 UC San Diego Long Range Development Plan CAG, one of LJCPA delegates, will report on discussion <http://lrddp.ucsd.edu> (Steck, Greatrex) Did not meet in August.

9.4 Hillside Drive Ad Hoc Committee – Diane Kane, Chair Meeting with Anthony Jordan next week.

9.5 Airport Noise Advisory Committee – Cindy Greatrex, Delegate. Short meeting in August, no action items.

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 Deborah Marengo, 2nd Monday, 4:00 pm

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

PRC – La Jolla Shores Permit Review Committee, Chair David Gordon, 3rd Monday, 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.

LJSPRC and PDO did not meet in August.

Items pulled: 10.2, 10.4, 10.8

10.1 Carrizo Drive CDP/LLA 7224 Carrizo Dr. No.600459 LA JOLLA (Process 2) Coastal Development Permit for a Lot Line Adjustment PM of Lots 14 and 15 in Block B of La Jolla Country Club Heights of Map 1975 located at 7224 Carrizo Dr. The 1.26-acre site is in the RS-1-4, Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan area. Council District 1.

DPR Approved Motion: Findings **CAN** be made for the CDP and LLA: (Kane/Leira **5-0-1**)

10.2 Prospect St CDP VTM 850 Prospect Street: No. 558 121 Process 4) Coastal Development Permit and Vesting Tentative Map to demolish an existing structure and subdivide and construct a 22,430-square-foot mixed-use condominium building (6 residential units and 2 retail units) located at 850 Prospect Street. The project scope also includes a 9,000-square-foot subterranean garage. The 0.30-acre site is located within the Coastal Overlay Zone (Non-Appealable) in the LJP-1A zone(s) of the La Jolla Community Plan area and CD1.

DPR Approved Motion: Findings **CANNOT** be made. (Costello/Leira: 6-0-1)

- ADA access is insufficient
- Sunken commercial is sub-standard
- Building Separation requires 6’ to count height separately
- No space available for future PDO compliant signs
- Courtyard does not meet spirit of the PDO by not being pedestrian oriented

Pulled for full hearing.

10.3 Buckingham CDP 1525 Buckingham Dr. No. 606293 (Process 2) Coastal Development Permit for the construction of new single dwelling unit of two stories over basement and detached garage and guest quarters for a total of 12,670 square feet of construction located at 1525 Buckingham Drive. The 0.91 acre site is located in the RS-1-1 base zone of the La Jolla Community Planning Area. Council District 1.

DPR Approved Motion: Findings **CAN** be made (Kane/Leira: 6-0-1)

10.4 Mayor’s Update to the City’s Park Plan: Three-year Budget item to study and update the 20-year park Plan. Parks and Beaches has requested various La Jolla Groups to review and add suggestions and return to Parks and Beaches.

DPR Approved Motion: Forward the document to CPA as adjusted (Costello/Collins: 6-0-1)

Pulled for full hearing

10.5 Request for Signage on Princess Street at Torrey Pines Road -To alert drivers to the newly installed pedestrian crosswalk (Janie Emerson)

T&T Approved Motion: Forward Janie Emerson’s Letter requesting crosswalk signage at the corner of Princess Street to the City and to the La Jolla Community Planning Association: Brady, Second, Ryan: 7-0-0.

10.6 Request for Crosswalk Lighting at la Jolla Blvd/Genter Street Intersection (Cont’d Item) Boardmember request for City to provide lighting at existing pedestrian crosswalk (Alisha Hawrylyszyn Frank)

T&T Motion: Approve repainting the crosswalk and adding crosswalk lighting at La Jolla Blvd and Genter Street crosswalk: Hawrylyszyn Frank, Second: Ryan 7-0-0.

10.7 La Jolla Art and Wine Festival- Request for temporary street closures and no parking areas on portions of Girard Ave, Wall Street, and Silverado Street for the 10th annual fundraiser event benefiting La Jolla Public Schools on Saturday and Sunday October 6-7, 2018 (Laurel McFarlane)

Motion to Approve Request for temporary street closures and no parking areas on portions of Girard Ave, Wall Street, and Silverado Street for the 10th annual fundraiser event on Saturday and Sunday October 6-7, 2018: Hawrylyszyn Frank, Second: Ryan 7-0-0.

10.8 La Jolla Concours d'Elegance- Request for temporary street closures and no parking areas related to the 15th annual event at Scripps Park on April 12, 13, and 14, 2019 (Laurel McFarlane)

T&T Motion to approve request for temporary street closures and no parking areas related to the 15th annual event at Scripps Park on April 12,13, and 14, 2019: Brady, Second: Earley 7-0-0.

Pulled for full hearing

10.9 Request for Elimination of Parking Space on Prospect Street east of Torrey Pines Rd Intersection to facilitate left turns of large trucks and eliminate lane blockage (Gail Forbes)

T&T Approved Motion to request City evaluation and recommendation for the removal of one parking space adjacent to red curb on Prospect Street east of Torrey Pines Rd: Brady, Second: Earley 7-0-0.

Motion: To Approve Consent items 10.1, 10.3, 10.5, 10.6, 10.7, 10.9: (Boyden, Will) 15-0-1 **Motion Carries.**

In Favor: Ahern, Boyden, Brady, Costello, Courtney, Gordon, Greatrex, Kane, Little, Mangano, Merten, Rasmussen, Shannon, Weissman, Will

Opposed:--

Abstain: Steck (Chair)

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 Revisit the following decision made by the LJCPA in December 2017: LJCPA Motion: To accept proposal #3 to retain Public Vantage Point #67 and access by removing northern bollards along Playa del Norte and retaining western bollards along Neptune place, and installing 2 Green 15 minute limit parking spaces at the foot of Playa Norte with no parking from 9PM to 6AM time. Revisit in 9 months to determine if there have been police complaints. Ahern/Emerson (13/0/2)

A police report (compilation of data) is being prepared and will be made available prior to the meeting.

11.1 HOA PowerPoint presentation 10 minutes

11.2 Windansea Surf Club/ Friends of Windansea presentation 10 minutes

Presentation by SDPD: Kevin Mayer, SDPD Northern Division Captain, discusses issues with one-way driving. Does not have enough police officers.

Presentation by Opponents of parking spaces:Joseph Hayes: HOA President of 6767 Neptune Place. Presents PowerPoint References issues with drivers driving the wrong way. States that he is a lawyer and advises LJCPA to consult with our lawyer to avoid catastrophic consequences and a PR nightmare for us.

Presentation by Proponents of parking spaces:

Melinda Merryweather: 234 people have signed petition to keep parking spaces. This has also been endorsed in writing by the Surfrider Foundation and the WindanSea Surf Club. There is not a single police report filed.

Patrick Ahern: Presents PowerPoint. States that we should uphold the vote to retain two 15-minute parking spaces at this public vantage point and public view corridor. Five police calls made by 6767 Neptune, all five were found

to be unrelated to these parking spaces. These parking spaces work—The one-way-street stanchions work well, it's peaceful, and the public vantage point is protected.

Public Comment:

Mary Lynn Hyde, Tim Bessell, Lee Miller, William Fitzmaurice, Jim Neri, Ryan Miller, Melinda Merryweather, speak in favor of keeping the parking spaces.

Neighborhood Watch Captain **Elizabeth Green, Susan Hayes** speak in opposition to keeping the parking spaces.

Jim Neri: Different landscape architecture can be designed/employed to make it appear more as a one-way street.

Trustee Comment: Boyden: References letters received by LJCPA from Surfrider Foundation and WindanSea, supporting parking spaces. Photo received of commercial truck blocking parking spaces. Surfrider has 250,000 members, with 50,000 local. Melinda Merryweather also submitted data points from City of San Diego website regarding police activities. Four letters additionally received by LJCPA in support of parking spaces. One of the writers stated that he believes that the 6767 Neptune Place Condominium is trying to privatize public land by not allowing use of parking spaces.

Gordon: Suggests spike strips for drivers driving the wrong way in this area.

Kane: Agrees with Dave Gordon's observation. Also suggests a gate.

Shannon: The coast is attractive. In terms of one-way driving, it takes time to rein in people's behavior.

Merten: City discourages removing or lessening parking. Having a place for parents to unload on the way to the beach is important.

Brady: Lives on one-way street. Likes the idea of an improvement in design.

Courtney: Handicapped access is important. Questions if handicapped access can be added.

Little: You can't legislate against ignorance. Recommends higher fines for wrong-way driving.

Rasmussen: Notes that you can place a security camera anywhere in San Diego and capture issues. He spoke to Gary Pence who stated that a white arrow will be placed on street for clearer one-way direction.

Boyden: Changing design principle should be incorporated into motion. Possibly reorienting the parking spaces.

Will: We are the experts on our community plan and character, and that is what we can make a motion on, vs. our being safety experts.

Motion: To make permanent the two fifteen-minute parking spaces at the foot of Playa del Norte as they now exist and to continue to consider design improvements. (Rasmussen/Ahern) 13-2-1 **Motion Carries**

In Favor: Ahern, Brady, Costello, Courtney, Gordon, Greatrex, Kane, Little, Mangano, Merten, Rasmussen, Shannon, Will

Opposed: Boyden, Weissman

Abstain: Steck (Chair)

12.0 5785 La Jolla Blvd Mixed Use CDP No. 552695 (Process 2) Coastal Development Permit for the demolition of an existing single story mixed use building for the development of a new 2-story, 6,732 sq ft mixed use 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. Council District 1.

DPR Approved Motion: Findings **CAN** be made for CDP. (Costello/Will) 4-2-1

Presenter: David Keitel, Principal of DOMUS Architecture. As proposed: .89 FAR. 9822 SF 1632 SF of Retail. Apartments that are 1200 SF each. 600 SF of loading area off the alley. 15 percent landscape coverage. Shows renderings of various sides and elevations.

Public Comment: Philomene and Suleman Offen, Karen Buchman, Don Rushing, Ben and Sonia Kroat speak against project, citing bulk and scale, parking issues, traffic congestion.

Trustee Comment:

Will: This project is exactly what we need, it creates vitality and attracts people to the area. FAR is well under.

Greatrex: Fully supports project.

Gordon: Asks if parking can be mitigated.

Merten: For a commercial building in this district, FAR is under maximum. Scale is comfortable.

Costello: States project came back to DPR as a project in compliance.

Shannon: Updates needed for Bird Rock to be more viable. Supports project as an asset.

Weissman: You can make a rule that people have to park in their garages.

Rasmussen: The northern end is still a retail drought. Asks why apartment dwellers need garages.

Little: Grateful height is under 30'. Supports project.

Mangano: Solar panels? Also mentions that there have been a lot of changes on this block

Motion: Findings can be made (Boyden/Brady) 13-1-1 Motion Carries

In Favor: Ahern, Boyden, Brady, Costello, Courtney, Gordon, Greatrex, Kane, Little, Mangano, Merten, Shannon, Weissman, Will

Opposed: Rasmussen

Abstain: Steck (Chair)

13.0 Torrey Pines Road Construction: Discussion leading to possible decision whether to recommend that construction work on Torrey Pines Road be done at night. Please see T&T minutes accompanying eblasted agenda for notes on discussion held there. Comments at April and /or September 2017 LJCPA meetings led to work being done during the day. Business owners in the village have complained of lost business due to 30 minute traffic delays on TPR. City has the funding to allow at least some night work. CPPT Bry has asked City staff for as much night work as possible.

Public Comment: Phil Coller owner of Everett Stunz. Notes he could get stuck on Genter, Girard and TPR for an hour. This is the problem with daytime construction, for residents and merchants. Mauricio Medina from Barbara Bry's office told Phil that the City followed the actions of the LJCPA, which is untrue.

Alicia Hawrylyszyn Frank asks that we recommend night work to support merchants. **Trustee Comment: Boyden** provided background notes. Bry has contacted Public Works Director to ask for as much night work as possible.

Brady: This came to T&T because we were misinformed on disruption and adverse effect. Contract for project provides for night work. Street carries 53,000 cars per day.

Courtney: Project started over 15 years ago. States that in those times, community groups voted on no night work.

Brady: We did not vote on this.

Kane: Complains that cars are coming through her neighborhood.

Merten: Daytime traffic has affected Nautilus and Soledad Mountain Road.

Costello: How long does crew stay on each block?

Little: It's a lose-lose situation. Sympathy with people on roads and merchants.

Rasmussen: Has received complaints from people on street on the daytime traffic.

Weissman: Takes 30 minutes from Princess Street to Vons.

Shannon: Fewer people impacted at night.

Brady: We did not vote. City is looking for support from community groups for night work.

Motion: Recommend City utilize night work on Torrey Pines Road to reduce the impact on daytime traffic. This is meant to be less than as much night work as possible. (Gordon/Boyden)

To the Motion:

Courtney: Will you ask night work to end at 10 PM?

Gordon: No, I don't think I want to accept that. City Staff needs flexibility.

14-0-1 Motion Carries.

In Favor: Ahern, Boyden, Brady, Costello, Gordon, Greatrex, Kane, Little, Mangano, Merten, Rasmussen, Shannon, Weiss, Weissman

Opposed: --

Abstain: Steck (Chair)

14.0 Meeting Adjourned at 9:18 PM until the next LJCPA Meeting, October 4, 2018

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Minutes – Tuesday September 18, 2018 – 4:00 pm
La Jolla Recreation Center – 615 Prospect Street, Room 1
La Jolla, California

1. NON-AGENDA PUBLIC COMMENT

- Will: Robbins Residence objections ... volunteer, under discussion to pull to later date.
 - Kane: AIA, redesign museum? Is this true and coming back to us?
-

2. APPROVAL OF MEETING MINUTES

Meeting Aug 21, 2018 and Sep 11, 2018

3. FINAL REVIEW 9/11/2018

Project Name:	5251 Chelsea St - CDP	DPM:	Cecilia Ponce
Permits:	CDP	Applicant:	Michael Morton
Project No.:	609389		
Zone:	RS-1-7		
Project Info:	https://opensd.sandiego.gov/Web/Projects/Details/609389		

LA JOLLA - (Process 3) Coastal Development Permit for the remodel and addition to an existing 2-story single dwelling unit for a total of approximately 4,332 square feet of construction located at 5251 Chelsea Street. The 0.17 acre site is located in the RS-1-7 Base Zone within the Coastal (Appealable) Overlay Zone of the La Jolla Community Planning Area. Council District 1.

8/14/2018 APPLICANT PRESENTATION + QUESTIONS (8/14/2018) Michael Morton

- Will: Is the 4,332sf the total after addition or size OF addition. (It is the total AFTER)
- 7600sf lot. Minimum size is 5000sf. FAR is .57 where .57 allowed. 4 on-site parking spaces.
- 15' front setback required. 21'-5" proposed. 29'5" height.
- Family home with 4 bedrooms. New landscape hardscape. Recreating existing two-story home into contemporary coastal architecture.
- All requirements conform. (provided compliance matrix) Remodel plus addition. Extending second floor over existing garage.
- Small pool proposed (equipment surrounded by block wall to control sound)
- Refresh landscape to current trends, low water, drought tolerant
- 5' and 10' side setbacks.
- Roofdeck with BBQ, seating, Firepit, PV panels, storage, Parapet is tallest part.
- Obscured glass on side PLs to protect privacy.
- Second floor steps back
- Addressed stormwater detention
- Already met with immediate neighbors and across the street.
- Well under height limit. Raising floors to 11'-3" and 10'-6" plate height for volume and light into home. Adding 762 sf.

- Thoroughly articulated. Keep retaining wall at rear of lot which keeps house lower in elevation
- Reviewed material board
- Original design was to be exempt until proximity to bluff triggered CDP. Minor offsets in walls is to align with previous existing walls.
- Cool roof where not deck. Porcelain cool roof tile for deck area.

8/14/2018 PUBLIC COMMENT (8/14/2018)

- Landscape Architect: Ironic that the criticism has gone the other direction. Perhaps a simple 3D model would show mass and void and relief. Railing could provide relief.

8/14/2018 COMMITTEE DELIBERATION (8/14/2018)

- Leira: Neighborhood context is a very light feeling to the construction ... thin roof fascia ... less mass to railings and balconies could create a lightness. Put railing back from edge. Sides are heavy.
- Will: I think the street façade is well developed with respect to Leira’s concerns.
- Costello: There should be a transition between the older and the new. There are many different styles in the neighborhood. Original neighborhood was populated heavily (mode) by Doctors.
- Leira: Add proposed home to street scape photo.
- Kane: A simpler massing might appear “quieter”. Pasted on material changes do not create articulation. Drawings are confusing.
- Welsh: this is one box that steps back in one step. Inadequate articulation.
- Will: Can you provide a figure ground to demonstrate articulation?
- Will: Black lines in the rendering at control joints are contributing to “visual clutter” on this building.
- Costello: Where is the nearest earthquake fault.

8/14/2018 DELIVER FOR NEXT TIME:

- Bring renderings back with fewer black lines.
- Look at opportunity to “clean-up” the massing.
- Look for opportunity to “lighten” the fascias and the roof.
- Add the proposed rendering to the street photo montage.
- Adjacent google aerial (adjacent properties only)
- How do side elevations align with neighboring structures and windows (all side PL windows are obscure – moot) – No need to respond

9/11/2018 APPLICANT PRESENTATION: (Michael Morton)

- Project orientation: 2-story, 32% coverage, 4,317 GFA conforms, Hardscape front 359 sf conforms, 24’ driveway, 1,961sf 1st floor, 2,132nd floor.
- 2-story homes in neighborhoods. Conform all setbacks. Set further back than neighbors.
- 10 PV panels, green roof, and cool roof tiles at roof deck (1,700sf), Below 30’ height limit. Wedding Cake step back 2nd story.
- “Lightened” the upper roof area (with glass roof deck). Building articulation.
- Outdoor living focus throughout. Meets/exceeds city low water usage standards.
- Clients want outdoor space on the view. This is a difference from development 30-50 years ago.

9/11/2018 PUBLIC COMMENT:

- Question regarding GFA (answered).

9/11/2018 COMMITTEE DELIBERATION:

- Leira: appreciate thinning of roof and glass.

- Ragsdale: Storm drainage? (collected and diverted to “Flow Well” prior to flow to ROW.
- Kane: Possible to add grass paving to driveway? Thinks landscape is elegant. Much improved drawings. (applicant: responded that is a possibility).
- Costello: Neighbors across the street, concerned of noise from roof deck. House looks crowded. A large rectangle across entire lot. (applicant: roof deck likely only used a few times per year)
- Leira: Occupancy on roof? Looks too big, too many chairs. Overhang negates the second floor setback.
- Gaenzle: Size of roof deck? (1,700sf, max occ 38 people.) Roof decks ruin privacy. There is room to recess deck back from edges, protect privacy. (willing to plant taller specimens on side yards)
- Leira: Would like to see roof deck reduced.
- Will: Would like to see roof deck extents. (drawn)
- Dewhurst: Planters to buffer edges? (Already included, willing to add more) Thinned soffit 18”
- Kane: Overhang dimension? (11-12’) Can it be reduced? (Applicant proposed and drew 3’ inset plus planter buffers on side, Max 8’ overhang.)

9/11/2018 COMMITTEE MOTION

- Based upon the applicant’s update to the plans to move the roof deck 3’ further from it’s current side yard locations AND reduce the front overhang to 8’ maximum, Findings **CAN** be made for CDP. (Will/Collins)
- In Favor – Collins, Dewhurst, Ragsdale, Zynda
- Opposed – Costello, Gaenzle, Kane, Leira, Welsh
- Abstain – Will (as Chair)
- **Motion Fails 4-5-1**
- New reduction per applicant: Guardrail 3’ further in both sides plus landscape inboard of guardrail, Overhang 6’ from face of glass below.

9/11/2018 COMMITTEE MOTION

- Based upon the applicant’s 2nd update to the plans to move the roof deck 3’ further from it’s current side yard locations AND add a planter buffer inboard of the new guardrail location AND reduce the front overhang to 6’ maximum from face of 2nd floor windows below, Findings **CAN** be made for CDP. (Kane/Dewhurst)
- In Favor – Collins, Dewhurst, Kane, Leira, Ragsdale, Zynda
- Opposed – Costello, Gaenzle, Welsh
- Abstain – Will (as Chair)
- **Motion PASSES 6-3-1**

4. FINAL REVIEW 9/11/2018

Project Name:	Heritage Place - 7210 La Jolla Blvd		
Permits:	CDP/MW		
Project No.:	599728	DPM:	Glenn Gargas
Zone:	RM-1-1	Applicant:	Tony Christensen
Project Info:	https://opensd.sandiego.gov/Web/Projects/Details/599728		

LA JOLLA (PROCESS 3) Tentative Map Waiver and Coastal Development permit to convert three rental units into condominiums located at 7210 La Jolla Blvd (417 Dunemere Dr is the address for attached studio) and 484 and 494 Arenas Ave. The 0.32 acre site is located in the RM-1-1 zone and the Non-appealable area of the Coastal Overlay Zone in the La Jolla Community Plan area and contains designated historic resources. Council District 1.

8/21/2018 APPLICANT PRESENTATION

- No improvement proposed except city requirements
- Mapping for Condo Conversion
- 3 units. Undivided interest in open space. There is exclusive use areas.
- Exclusive use area is not defined yet. Final map is not prepared.
- Each of 3 units has been designated historic.

8/21/2018 COMMITTEE DELIBERATION

- Kane: This will protect the ability to sell them. And make the protected historic structures economically viable as is.

8/21/2018 DELIVER FOR NEXT TIME

- Leira: Identify with color coding boundaries of exclusive use areas. Parking/Utilities.
- Kane: Will there be HOA/CCRs? Parking? Additional FAR allowance?

Please add to next available meeting.

9/11/2018 APPLICANT PRESENTATION:

- Exhibit for possible unit boundaries. Exclusive use areas except hatched area is shared easement for parking.
- FAR would be divided pro-rata based on current floor.

9/11/2018 PUBLIC COMMENT:

- Morton: Worked to create heritage place. This was solution to protect beach cottages. (moved to site). Urge support.

9/11/2018 COMMITTEE DELIBERATION:

- Leira: 3 separate uses.
- Gaenzle: explain parking. (meets current parking requirements)

9/11/2018 COMMITTEE MOTION

- Findings **CAN** be made for CDP/MW. (Kane/Collins)
- In Favor – Collins, Costello, Dewhurst, Gaenzle, Kane, Leira, Ragsdale, Zynda
- Opposed –
- Abstain – Will (as Chair), Welsh (Recused/COI)
- **Motion PASSES 8-0-2**

5. FINAL REVIEW 9/18/2018

Project Name: Newmann Residence – 7742 Whitefield Pl
Permits: CDP/SDP
Project No.: 607808 DPM: **Glenn Gargas**
Zone: RS-1-5 Applicant: Lindsay King
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/607808>

LA JOLLA (PROCESS 3) Site Development Permit and Coastal Development Permit to demolish an existing one-story single family dwelling and to construct a new two-story 10,861 square-foot dwelling with basement

and attached garage at 7742 Whitefield Place. The 0.55 acre site is located in the RS-1-5 zone and the Non-appealable area of the Coastal Overlay Zone in the La Jolla Community Plan area. Council District 1.

9/11/2018 APPLICANT PRESENTATION: Benton, King

- Ocean side of Soledad, parallel Ludington, last on left. Existing house has been cleared by historic. Build primarily within existing building footprint.
- Client has been sensitive to site and views. Two story fits within existing footprint, steps down to North and West where footprint expands.
- 3 car garage plus driveway depth for guest. Existing Norfolk pine to remain.
- 23,958sf lot. FAR .45 conforms. Setbacks conform. (10' + 6') Front yard setback 15', 27' from curb. Rear yard setback is large.
- Steep slope on a disturbed slope. Soils investigation confirmed disturbed soil in development footprint. Lot coverage .26. 10,861sf total.
- Landscape – Keep Norfolk pine if city allows, Landscape to layer front of house. Eucalyptus to remain in canyon, but owner willing to trim if neighbors desire.
- Brush management: Zone 1 to retaining wall. Zone 2 balance of 100'
- Run-off: Drainage study completed. Exempt from retention pond. Permeable materials are adequate. Run-off released at bottom of canyon. Rip-rap to slow surface drainage. Other requirements satisfy permeability on site.

9/11/2018 PUBLIC COMMENT:

- Steiner: Told don't worry. Avg size is 3-4k sf. Too big. House will be built out onto fill. Really big. Too far out into canyon. Typical remodel added 50%, This adds over 300%.
- Baroff: At top of Whitefield. Notification complaint, Size is too large, Believes historic structure should be saved (occupied by noted researcher), Character is too large. Belongs in RSF.
- Nazzaro: Live in Shepard historic home. <2500sf. Too big.
- Adams: 40 years ago swam in collapsed pool. All fill area now. "Traffic" house is 8000sf. Out of scale. Unsuitable land. Believe it's a 20' front setback.
- Lazzaro, Gale: North side setback? 10' North, 6' South. Canyon. Where is pool?
- Applicant will stay after meeting to view drawings or at office.
- Mittermiller, Bee: Agree with everyone. Looks like hotel Del.
- Mittermiller, Jim: We live in olde La Jolla. Too big. Burden on neighborhood. Sets a dangerous precedent. "Traffic" house looks same as pre-remodel. This one is bigger on smaller lot.
- Allen: Would like to see ex'g footprint. Where is the previous addition? Question about subterranean use. (Master bedroom, rec room)
- Coyle: Where is two story portion (drawn). Applicant will come back. Why would city remove Norfolk pine? (power lines) Gas line near roots. No new trees taller than house. Lookout house has bad retaining wall. What does yours look like.

9/11/2018 COMMITTEE DELIBERATION:

- Ragsdale: Concerned with bulk/scale, please reduce.
- Costello: RS-1-5, what are typical lots sizes
- Kane: Concerned with character and setbacks. Totally out of scale. Ciccone house is too big. Don't let it happen again. Recommend making neighborhood a historic district.
- Dewhurst: Consider undergrounding.

9/11/2018 DELIVER FOR NEXT TIME:

- Aerial photo and position of houses on other side of canyon
- Resolve 80sf FAR bust

- Dash pool on plans.
- Detail or Canyon view of retaining wall.
- Explain basement, where? Size? Counted?
- Street photos to compare façade
- Public Utility information. Can it be undergrounded? Cost? (Committee would like to see Norfolk Pine remain)
- Typical lot sizes.
- Rendering view up from Torrey Pines. Also view from above (Kearsarge or Ludington)
- Staff clearance info on historic.
- Project stats.
- Provide historic report or analysis used to make determination

9/18/2018 APPLICANT PRESENTATION: Benton, King

- Review deliverables from last time: Aerial view of neighborhood, Section through house and canyon, Moved one exterior wall to reduce square footage by approx. 80sf, provided canyon elevation with and without vegetation. Site survey with pool outline highlighted. View across canyon. Street photos of street façade superimposed next to neighbors. Applicant has advised client to consider undergrounding, but no commitment to do so yet. Current plan for Norfolk plan to remain. Lot size comparison provided and FAR comparison. One home with .71 FAR. Photo down canyon. Photo of existing and proposed from Torrey Pines. Historic report provided.
- Project stats: Complies with all metrics. FAR, setbacks, height, lot coverage.
- Setback side 10' and 6', Front 15', Two story portion over existing footprint, single story only and/or basement where extends out from previous footprint.
- Costello: Question about slope stability. (applicant expects drilled piers into formation, should add stability to site. Existing fill will be removed and recompacted)
- Gaenzle: Where is tower? (North side) Materials? (Concrete shingle siding, slate (or faux) shingle, possible Tesla “slate” solar shingles.)
- 3,000sf of exempt basement, 2,349sf countable in basement
- 5090 sf main level, 2,599 sf second

9/18/2018 PUBLIC COMMENT

- Steiner: Presented square footage in neighborhood, most in 3000-5000sf range. Most remodels have added approx. 50% area increase. Most of subject lot is on slope. If slope was not counted, lot would support a 5000sf home. 3x floor area increase. What precedent does this set? Many did not know about this meeting. Way beyond anything in old neighborhood.
- Baroff: In neighborhood for 30 years. History here. Echo Steiner comments. Too big. Should have technical report for historic. Built in 20s mostly still intact. Former owner was noted researcher. Neighbors would like to see “story poles”. Question of trees.
- Adams: long time resident, believe in property rights, never seen attractive concrete shingle, Traffic house steps back from street. 8/30, compared to proposed 10/20 FAR. Responsibility to be sensitive to neighborhood
- Weiner: Look across from Ludington since '83. Applicant will have beautiful view of my garden. Previous owner has neglected tree trimming. Why do they want a cement hotel?
- Kaplan: Echo request for story poles, Block buster house, House destroys harmony of neighborhood. Not in line with neighborhood. Encourage owners to meet with future neighbors.

- Lazzaro: Question shingles and solar? (Applicant: owners do not want solar panels, they are ugly, Tesla has solar shingle that looks like regular roof shingle. Hardi siding wood grain shingle made from concrete, will be painted) FAR question: 11,000sf is still too large. (Biggest lot on the street).
- Allen: Live in 1700 sf. What does solar roof look like? (Hampton, cape cod style), if finish is not acceptable, they will go to regular roof.
- Allen: Question regarding 2 story, some of the single story roofs, look very tall (10' ceiling). 22' above basement. Almost 40' to highest point. Staying under 30' sloping height limit
- Turner: Too large. Basically 40' height. (Applicant 36'-6" overall height) to top of ridge.
- Savoia: Believe in property rights. 10,761sf plus all in, do we get do 13,000sf total? Concerned about precedent.
- Mittermiller: Some other neighbors could not be here. (Chris ... ?) past chair SD planning commission. Prefer to see a pole story. Most honest direct manor to communicate building envelope. Actual facts good or bad are revealed. Block buster is inharmonious with neighborhood. Huge deviation from neighborhood character. Encourage direct meeting with neighbors. Important city consideration.
- Conboy: Fiber-reinforced shingles on Soledad, look realistic. 12 years on Ludington: Coastal canyons are a precious resource, beautiful, concerned how it looks from canyon/below ... 10' floor to floor, plus the basement appears far too large from canyon. It fits ok from street, but too large from canyon.
- Coyle: Canyons make SD/LJ special. Will there be glare off roof? (applicants don't know yet). Can we see retaining walls? (applicant: Max height is 5') Concerned about heights, relative to existing, is the proposed single story portion significantly higher than existing homes roof. (First floor is equal to current first floor). Concerned about the basement and materials. Prefer to pull off the canyon.
- Merryweather: Would you consider story poles? (no). Is it 2 stories or 3. (2 stories over basement at core, single story over basement at extents).

9/18/2018 COMMITTEE DELIBERATION:

- Welsh: Lived in this neighborhood 65 years. Mar ave to lookout is a unique area. Unique collection of architecture. Started filling in in recent years. Buildings are getting bigger and the uniqueness needs to be preserved. Only a few areas in California are this significant. Like the design elements, but location on that point is too large. It's an elephant. It's huge. Too big for neighborhood
- Costello: Happy to hear Ms Conboy's comments, House up on hill, this is the view that is objectionable. Share concern that too big on canyon. Make the big look small and the small look big. Mixed feelings. Statistics say it fits. Large lots create this situation.
- Gaenzle: FAR ... Birdrock is suffering development that circumvents this process. Randomly picked a number and then scaled it. FAR came after underlying development. FAR is flawed. Would like to see this home reduced. There is certainly room to reduce it. I would like to see them try, and meet with neighbors.
- Zynda: Fruitful for owners to meet with neighbors,
- Ragsdale: Fits the FAR allowance. Many structures out of scale that follow allowable FAR. Does not mean it fits with community character or plan. Would like to see these scaled down.
- Kane: Live down the street. Area along Soledad is very old and filled in slowly. People built to character of neighborhood and landscape. People don't leave. Neighborhood requires sensitivity. Much of lot is not buildable and should not be counted for FAR purposes. Most homes are spaced approx. 20' apart. Mathematical method is not adequate.

Too big. Suggest you scale back. Increase setbacks and reduce size. Historic report was perfunctory. Character was changed by remodel and two periods of significance are both and independently significant. Historic occupants not addressed. World renowned scientists are significant to our history. Suggest report revision and copy sent to LJ Historic Society.

- Leira: Clear case designing by numbers. Artist color by numbers is not enough. Does not fit in this neighborhood. Lots are different sized, creating broad range of FAR, but most homes are similar size. Frontage matches home next door. Other garages are up front, but house set back. Lacking here. Total height is 36-6. And it's visible from public view. Look from Torrey Pines view is the most important public vantage in LJ. We don't look at the hillside enough. Size is too much. Undergrounding, or move the pole to another location. It has been done in other locations. Meet with neighbors please. Break up building into pavilions, create negative space between building masses, Story poles please. FAR based on numbers for coverage was a simplistic solution that doesn't work.
- Will: Reiterate comments from committee.
- Costello: We have never denied a project because it is the biggest.
- Gaenzle: Community plan talks about character. In Birdrock we have not had the opportunity to save the community. This is the only chance we get.
- Kane: Community plan speaks to character and transition between new and old.
- Applicant: (client is very anxious, treats this seriously, all these points have been discussed with clients. Not precedent setting)
- Costello, what can we do to make a compromise?
- Kane: we can't itemize suggestions.
- Leira, is the applicant willing to meet with neighbors or revisit the design?
- Ragsdale: prefer applicant to come back with improvements
- Costello: prefer to see negotiating (Will, agree)
- Zynda: congratulate the architect.
- The Architect/applicant preferred t have a vote and was not prepared to delay the process by meeting with neighbors
-

9/18/2018 COMMITTEE MOTION

- Findings **CANNOT** be made for the SDP/CDP. The project is inconsistent with community plan with respect bulk scale, community character, and transition between new and old development and public views from Torrey Pines and the Canyon. (Kane/Welsh)
- In Favor – Costello, Gaenzle, Kane, Leira, Ragsdale, Welsh
- Opposed – none
- Abstain – Will (as Chair), Zynda
- **Motion PASSES 6-0-2**

6. FINAL REVIEW 9/18/2018

Project Name: Herschel Avenue MW & CDP - 7460 Herschel Ave
Permits: MW & CDP Amendment (ref 472934)
Project No.: 602979 DPM: **Pancho Mendoza**
Zone: RM-3-7 Applicant: Kathi Riser
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/602979>

LA JOLLA: (Process 3) Map Waiver and Amendment of Coastal Development Permit No. 472934 for the creation of three residential condominium units under construction and to waive the requirements to underground existing utilities at 7460 Herschel Ave. The 0.11 acre site is in the RM-3-7 zone, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan area. Council District 1

6/12/2018 – APPLICANT PRESENTATION Kathi Riser

- 2009 CDP for 4 unit condo, delay for city to relocate storm sewer and Vacate Easement, CDP was activated, but TM Waiver expired.
- Staff approved modification to 3 units
- CDP amendment required to include new TM Waiver

6/12/2018 – PUBLIC COMMENT

- Shayne Gilder: Neighbor two doors down
 - When stormwater inlet was moved, two feet of his 12' driveway was used. City has a Tier 3 hold on the project until addressed
 - Also backflow preventer on sidewalk is a trip/scratch hazard

6/12/2018 – SUBCOMMITTEE DISCUSSION

- Leira: Would like to know status of undergrounding along Pearl
- Kane: Where is the storm drain. Where is the backflow preventer

6/12/2018 - RECOMMENDATION TO DELIVER FOR NEXT PRESENTATION

- Address the neighbors driveway issue
- Inform committee on status of undergrounding along Pearl and Herschel and how this fits with proposed project
- Look at options to improve sidewalk safety at backflow preventer
- Provide an updated assessment letter from city PM

7/10/2018 – APPLICANT PRESENTATION Kathi Riser/Dan Tobar

- Project orientation – Approved in 2009. Demo SFR and build 4 units (CDP approved all done)
 - Requirement to rebuild storm drain (all work done)
 - All public improvements completed and approved.
 - City approved plan change to reduce 4 units to 3.
 - Tentative Map Waiver expired and needs to be renewed
- 3 issues to bring back to committee
 - Plans for future undergrounding – no plan to add new run of undergrounding in current 5 year plan
 - Back flow preventer looks like a potential hazard – city concluded it is built in approved manner. Applicant requesting adding planter adjacent to BFP
 - Neighbors concern about narrowed driveway – Trying to develop a solution satisfactory to him.
- Could backflow preventer be moved – cost prohibitive
 - Could it be enclosed in a cage (not enough space in sidewalk width)
 - Sidewalk is 10' wide. BFP is entirely on private property
 - Codes request them closer to ROW easiest access for fire dept.
 - In landscaped area of private property
 - Two 4" vertical pipes come up with BFP within ½" of PL. The other pipes are 7" and 9" to PL.
- Neighbors driveway concern

- When storm drain was upgraded, his driveway was narrowed from 12'-10'
- Trying to provide widest driveway possible to his 9' driveway
- Basin is located in most efficient place for water catchment
- Wings go all the way to PL and to edge of catch basement
- City staff will allow narrower wings to widen curb cut (driveway).
- City is also requesting a 12"x12" street lamp at PL, because property is already encumbered, request to city to move lamp off of his property
- Neighbors concern of light pollution from street lamp. Would prefer to see street light entirely in front of next property.
- Options for new lamp location maximizes the neighbors opportunities for future driveway options.
- Is neighbor at 7434 aware of potential street lamp in front of their Property? - No
- Is it possible to shield the light cast onto private properties? – Yes
- How does street light layout fit in overall street? – No information. City will select lamp specifications.

7/10/2018 - PUBLIC COMMENT

- Unaware of any streetlight prior to this. City stated lamp post location was decision of applicant. City stated lamp should be further South.
- 5' location in front of 7434 was proposed by city.
- Drain and driveway: Driveway used to have 12' with full wings. Pebble Creek chose to move drain and narrow his driveway. City states they will not approve less than 3' to PL.
- Neighbor would like driveway in front of neighbors house.

7/10/2018 – COMMITTEE DELIBERATION

- Costello, incomplete plan
- City approved a catch basin that chopped off part of his driveway.
- Streetlight and BFP are reasonable to solve, driveway issue is very difficult.

7/10/2018 – RESOLVE FOR NEXT TIME.

- Ask applicant to work with neighbor on two issues and resolve BFP item.
- Why do we need a street light at all? – can applicant advise?
- How will city solve it?
- Put a bow on this and confirm what city will allow.

7/17/2018 – APPLICANT PRESENTATION Kathi Riser, Dan Tobar

- 3 remaining issues: Back Flow Preventer (BFP), Neighbor's Driveway, Street Light
- Projecting element of BFP was rotated and plants planted in front, photos provided, - Resolved
- Driveway: Met with city staff: Propose 12.1' flat driveway with 25" wings at each side. Flush to North PL and South to edge of storm drain.
- Street light: Typically proposed on projection of side/interior property lines. Due to encumbrance on 7444 Herschel, city approved location 7' South of PL with 7444 in front of 7434. 7434 has a tree in front of building there and likely minimal light disturbance to resident(s).

7/17/2018 – PUBLIC COMMENTS

- Shayne Gilder:
 - Currently 475' spacing between adjacent street lights. This location puts it 120' from nearest to the North. Should be moved 100+' further South to better satisfy city 250' spacing requirement.
 - Original plans submitted to city were false showing his pre-existing driveway as only 10'.

- Is not satisfied with current 12.1' driveway width when previous width was actually 12.3'
- Is not satisfied with 25" wings instead of 36" wings (committee was reminded that wings are for transition of concrete and NOT a driving surface so wing dimension is moot)
- Although "I am not an engineer" – believes there are better locations not in front of his property to relocate the storm drain despite its pre-existing location and easement on that property
- Ron Jones (friend of Gilder): Mr Gilder's complaints seem reasonable

7/17/2018 – COMMITTEE DELIBERATION

- Costello: Suggested that this (driveway) was applicant's mistake, need to fix it.
 - There is a stormdrain easement from 1929 that encumbers 7444. The existing (which was already in front of 7444) needed to be enlarged to current standards. There is no other option.
 - Cannot move further South due to existing water meter location
 - Required by city to align with current driveway on property.
 - Protects widest un-constrained portion to South of drain for future development and new wider driveway
 - Net benefit to owner of 7444 -> New design will remove (vacate) easement across 7444 property
- Zynda: Is neighbor at 7444 happy? (No)
 - City opinion that driveway is adequate as constructed. Applicant is willing to rebuild to add 3" additional width.
- Costello: Owner at 7434 has not been notified of street light.
 - City says they have no choice in the matter
 - Can street light be relocated further South
- Costello: Perhaps Gilder should hire his own Engineering expert
 - Gilder prefers not to spend money
- Gaenzle: Suggest meeting with city staff together. Cannot support project without resolution.
- Costello: There is always more than one solution. Urge applicant to meet with staff and take a second look.
- Kane: Requested explanation of standard requirements / basis for locating/sizing drain.
- Zynda: Please clarify driveway before and after
 - Before: 12.3' wide with 36" wings
 - After: 12.1' wide with 25" wings
- Kane: Need a consolidated answer from city
- Costello: Arrange site visit for committee members. Also prefer to see street light located further South
- Will: Applicant and neighbor are citing contradictory testimony from city staff. Urge both to meet together with staff or at least cc: all in correspondence. The committee expects to see a consistent single testimony (with supporting documentation) of what the city's stance is.

7/17/2018 – SUBCOMMITTEE MOTION

- Findings **CAN** be made for the CDP amendment and MW (Will/Collins)
- In Favor: (none)
- Opposed: Collins, Costello, Gaenzle, Kane, Ragsdale, Welsh, Zynda
- Abstain: Will (chair)
- Motion Fails (0-7-1)

9/18/2018 - APPLICANT PRESENTATION: Kathi Riser

- Map waiver to create condominiums:
- CDP is amended only for reference to MW number.
- Request to waive undergrounding
- 3 requests from last time:
 - Undergrounding – issue closed with city plan not to continue undergrounding down the street
 - Back flow preventer – this item was corrected
 - Driveway unacceptable to the neighbor. – spent last two months working on this with neighbor. Could not initially extend driveway apron, city and third neighbors ultimately agreed. Took time to approve at city. Replaced sub-contractor. Monday they finally poured the driveway to agreed upon spec.
 - Street light was going to be required, then proposed alt location. City agreed not to require street light.

9/18/2018 - PUBLIC COMMENT:

- Shayne: thank you to committee. Requested copy of lamp post waiver.
- Cahill: Happy with outcome to not get lamp post

9/18/2018 -SUBCOMMITTEE MOTION:

- Findings **CAN** be made for the MW/CDP. (Kane/Ragsdale)
- In Favor – Costello, Gaenzle, Kane, Ragsdale, Welsh, Zynda
- Opposed – Leira
- Abstain – Will (as Chair)
- **Motion PASSES 6-1-1**

7. COMMUNITY ITEM 9/18/2018

Kretowicz Residence - 7957 Princess St.

Description: Replace decorative paving currently within Princess Street public right-of-way with new granite porcelain tiles and signage identifying public access to the pocket beach.

Action Item: Community Requested Discussion whether to recommend LJCPA formally oppose pending California Coastal Commission CDP Amendment Application A-133-79-A6/F6760-A7

9/11/2018 APPLICANT PRESENTATION: Melinda Merryweather (concerned neighbor)

- Used to use extra width of public ROW to turn around. Unsafe to backout Princess street. Ask for black top and red curb at extents of ROW. And return ROW to current size.

9/11/2018 PUBLIC COMMENT:

- Ure Kretowicz: (Homeowner)
 - Home at end of cul-de-sac. 1996, 1997 EMRA to install enhanced exposed agg paving. Replaced concrete with concrete. Plan to clad over top because SDGE tore up for undergrounding. Choice to patch and repair or clad over top. Drainage picked up at city drain across ROW. City traffic/engineering tested material for strength and friction. Requested to stop until CDP vote. Coastal staff in support. Use diff tile pattern to mark path to beach access. Obilisk to monument coastal access. No easement yet.
 - Cul-de-sac is same size as since 70s.

9/11/2018 COMMITTEE DELIBERATION:

- Will: Looks like it discourages public access.
- Kane: Survey ROW, turn back into city street. Looks like a private courtyard.
- Leira: Critical area for ages. Needs to look and function like PROW.
- Costello: CCC hears this in Oct. Need to send to CPA at next meeting. Come back next week. Need to bring a letter next week. Would it be possible to put path off to side.
- Mr Costello will return next week with a letter.

9/18/2018 APPLICANT PRESENTATION: Melinda Merryweather (concerned neighbor)

- Merryweather: private looking walkway in the public right of way. Should not promote walking across street. Wall and garbage area in PROW. Encroachment in South West corner of cul-de-sac. No room to turn around. Backing out of princess street is dangerous trying to merge with Spindrift. Request to make it look like public property, red zone to prohibit parking. Used to live on this street, use this access, and guest in this home. Encroachment in SW corner is historic curb location not new. New sidewalk added by Mr. Kretowicz. Why does he get to do this? Until it's a beach access, then put back to concrete. Request to go back to previous boundaries.
- The initial construction required her to honor beach access. Owner signed agreement.
- It is currently a beach access, it is not pending.
- Part of structure (maids room??) is in public ROW.

9/18/2018 PUBLIC COMMENT:

- Ure Kretowicz: (Homeowner)
 - Strongly disagree. It's inaccurate. Slap in the face to CCC work on the project. Believe this project is a mistake.

9/18/2018 COMMITTEE DELIBERATION:

- Costello: comment about sidewalk location
- Kane: CDP in place allowed all this work. Community does not believe it should have been approved. Presenting an alternative to the CCC and asking for support.
- Costello: Initial CDP did not go through community review. Work done without permit, then city issued post permit and CCC approved.
- Leira: Back then typically these did not get community review. Long distance between access points.
- Leira: It may be beautified but does not look public, much less indicate public access to the coast.
- Costello: CCC acknowledged that point on introduction to report.
- Costello: Desire public access and make it obvious as such. Let the rest stay. Driveway look like it is public.
- Will: send straight to CCC without city review? Yes.

9/18/2018 -SUBCOMMITTEE MOTION:

- Motion to **RECOMMEND** CPA to send the letter as presented (Leira/Ragsdale)
- In Favor – Costello, Gaenzle, Kane, Leira, Ragsdale, Welsh, Zynda
- Opposed – none
- Abstain – Will (as Chair)
- **Motion PASSES 7-0-1**

8. PRELIMINARY REVIEW 9/11/2018

Project Name: Ryan Lot Consolidation – 5673 Linda Rosa Ave
Permits: CDP
Project No.: 589294 DPM: **Pancho Mendoza**
Zone: RS-1-7 Applicant: Rick Turner
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/589294>

LA JOLLA (Process 2) Coastal Development Permit for a lot consolidation of Lots 4 and 25 being consolidated into one parcel at 5673 Linda Rosa Avenue. The 0.13-acre site is in the RS-1-7 zone and Coastal Overlay Zone (Non-Appealable), in the La Jolla Community Plan area. Council District 1.

9/11/2018 APPLICANT PRESENTATION:

- Lot consolidation: Paper alley is land locked, behind 4 lots. Commonly owned lot on far side (same for all 4). 4,263 sf front, 1,400 sf rear, Alley not to be vacated.
- Subdivision map act allows non-contiguous lots.
- Architects Morris and Buchanan showed exhibit of what could be built FAR wise.
- .60 FAR on front lot. .70 FAR on rear lot. After consolidation allows .59 FAR total. This is approximate 200 sf reduction in total GFA.

9/11/2018 PUBLIC COMMENT:

- Ish: Lives in the fourth house down. His lot is not consolidated

9/11/2018 COMMITTEE DELIBERATION:

- Will: Consolidation would allow combined FAR from both lots to be built wherever the applicant chooses.
- Leira: Concerned another “nice little house” will grow to 4x the size. Want to see the complete project including the Ministerial Construction Permit. Uncomfortable with just “playing with the numbers” to increase Bulk and Scale.
- Gaenzle: Question about the 8’ easement along the side property line and if the sewer line is adequate.
- Will: Does this violate the CEQA prohibition on project Segmentation? (Applicant: Proposed separation of Construction Permit from Lot Consolidation does not meet CEQA’s standard of illegal Segmentation.)
- Gaenzle: There are two open permits for construction already (Applicant: One of them should have been closed, but confirmed there is an active concurrently processing permit. The current permit is contingent on the FAR from this consolidation)
- Kane: Would like to see the total scope of proposed work.
- Leira: All development is subject to environmental review even if that review is deemed to be ministerial only. The city is still reviewing the project.

9/11/2018 DELIVER FOR NEXT TIME:

- Subdivision map and summary of surrounding lot sizes, building sizes, and previous consolidations in area.
- Photo montage of street view with proposed home in comparison
- Plans for proposed structure/remodel.
- Large format aerial photo
- Show cancelled permit

**LA JOLLA SHORES PERMIT REVIEW COMMITTEE MINUTES (draft)
LA JOLLA COMMUNITY PLANNING ASSOCIATION**

Revision 0

Monday, September 17th, 2018 @ 4:00 p.m.

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

Meeting Room 1

1. **4:00pm Welcome and Call to Order:** David Gordon, Chair
 - a. Committee Members in Attendance: Tony Crisafi, Michael Czajkowski, Matt Edwards, Janie Emerson, David Gordon, Myrna Naegle, Angie Preisendorfer, Andy Fotsch
2. **Adopt the Agenda:** Motion to adopt agenda – Motion by Tony Crisafi, 2nd by Andy Fotsch
VOTE 7-1-0
3. **Approve June Minutes:** (no LJSPRC meeting in July & August) Motion by Janie Emerson, 2nd by Matt Edwards.
VOTE 8-0-0
4. **Non-Agenda Public Comment:** None.
5. **Non-Agenda Committee Member Comments:** Discussion about substantial revisions to approved projects after approval by LJSPRC and LJCPA. No actions by Project Managers, LJCPA. The board questions the integrity of project applicants/ architects/ builders. Mostly height and setbacks, changes not so much interiors.
David Gordon, Chair will put something on the October agenda after some research.
6. **4:05pm Chair Comments**
 - a. Chair recommended changing the agenda to move the discussion of election of committee to the end of the meeting. Committee agreed.
 - b. Discussion regarding elections (see comments below).
7. **Project Review:**
 - a. **4:15-4:45pm MARDOUM PROJECT - SDP (First Presentation)**
 - Project #: 482904
 - Type of Structure: Single Family Residence
 - Location: 7830 Roseland Drive
 - Applicant's Rep: Denisse Prado-Liendo (619) 442-6125
Denisse@jacksondesignandremodeling.com
 - Project Manager: Pancho Mendoza (619) 446-5433 FMendoza@sandiego.gov
 - **Project Description:** (Process 3) Site Development Permit for additions and alterations to an existing 1,933 square foot single family dwelling within the La Jolla Shores Planned District area at 7830 Roseland Drive. Work includes alterations and a 54 square foot addition to the first floor and a 1,377 square foot second floor addition. The 0.23 acre site is located in the LJSPD-SF zone and the non-appealable area of the Coastal Overlay zone, within the La Jolla Community Plan area and Council District 1.
 - Some Board discussion about height, set backs, driveway parking, and grade from the street. Recommendations to owner was to contact all neighbors before moving forward. Unique public/private street issues.
 - **Myrna Naegle made a motion, Andy Fotsch**
Findings can be made for Site Development Permit (SDP) and Coastal Development Permit (CDP) for Project #: 482904
VOTE 8-0-0

1. Elections and Charter/ Bylaws Review

a. 4:45-5:15pm Elections and Charter/ Bylaws Review/ Approval

- LJSRPC Officer Elections (Chair, Vice-chair and Secretary)
 1. Myrna Naegle nominated Andy Fotsch for Chair. Andy Fotsch declined.
 2. Angie Preisendorfer nominated David Gordon for Chair
 3. Angie Preisendorfer agreed to continue as Secretary
 4. Committee confirmed the nominees as above (Chair – David Gordon, Vice-Chair – Andy Fotsch, Secretary – Angie Preisendorfer)
- Charter/ Bylaws Review/ Approval
 1. Discussed updating LJSRPC Charter/ or creating Bylaws. Postponed to October meeting. Janie Emerson requested that any proposed revisions/ new documents be provided to the committee prior to the meeting. Chair (David Gordon) agreed and confirmed that was planned all along.

Adjourn to [next PRC meeting Monday, October 15th, 2018 @ 4:00 p.m.](#)

