

Subject: [LJCPA Trustees] Public Hearing December 16, Item #6: Said Residence SDP, Project No. 646224
From: Diane Kane <dkane002@san.rr.com>
Date: 12/15/2020, 5:18 PM
To: hearingofficer@sandiego.gov

To Whom It May Concern,

On January 9, 2020, the La Jolla Community Planning Association recommended that findings for a Site Development Permit for the Said Residence at 7834 Esterel Drive could be made. The findings included 6 ft. side yard setbacks on the northern side for a proposed Companion Unit. According to applicable LDC regulations in the La Jolla Shores Planned District Ordinance, these setbacks were "in general conformance with other properties in the immediate vicinity."

It has come to our attention that the current project seeking approval has reduced the side yard setbacks on the northern side of the Companion Unit from the approved 6 feet to 4 feet. This amounts to a 1/3 reduction of the previously approved setback, and sets an unacceptable precedent, as there are no other 4 foot side *yard* setbacks in the vicinity.

In response to project changes, the CPA concludes that the reduced 4 foot side *yard* setback is not in general conformance with those in the vicinity.

We assert that the required Finding for a SDP, 'The proposed development will comply with the regulations of the Land Development Code ...' cannot be made.

We ask that this project be required to conform to previously approved standards prior to, or as part of, permit approval.

Sincerely,

Diane Kane, President
La Jolla Community Planning Association

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