



PO Box 889, La Jolla, CA 92038

<http://www.LaJollaCPA.org>

Voicemail: 858.456.7900

info@LaJollaCPA.org

President: Tony Crisafi

Vice President: Joe LaCava

Treasurer: Jim Fitzgerald

Secretary: Helen Boyden

La Jolla Community Planning Association

Regular Meetings: 1st Thursday of the Month

La Jolla Recreation Center, 615 Prospect Street

Thursday, 1 August 2013

D R A F T AGENDA

6:00p

1. Welcome and Call To Order: **Tony Crisafi**, President
2. Adopt the Agenda
3. **Meeting Minutes Review and Approval**: 10 July 2013
4. **Elected Officials Report** – Information Only
 - A. Council District 1 – Councilmember Sherri Lightner
Rep: **Erin Demorest**, 619.236.7762, edemorest@sandiego.gov
5. **Non-Agenda Public Comment**

Issues not on the agenda and *within LJCPA jurisdiction*, two (2) minutes or less.

 - A. UCSD - Planner: **Anu Delouri**, adelouri@ucsd.edu, <http://commplan.ucsd.edu/>
6. **Non-Agenda Items for Trustee Discussion**

Issues not on the agenda and *within LJCPA jurisdiction*, two (2) minutes or less.
7. Officer's Reports
 - A. Secretary**
 - B. Treasurer**
8. **President's Report**
 - A.** Visin Duplex (Playa del Sur) - Planning Commission hearing on August 8th has been withdrawn by applicant to further evaluate issues with regards to historical significance.
 - B.** The construction at Pump Station 27 in Laureate Park on Avenida de la Playa is complete.
 - C.** Vacation Rentals – formalize discussion regarding vacation rentals in SFR zones
 - D.** Committee Appointments & Attendance

9. CONSENT AGENDA – Ratify or Reconsider Committee Action

Consent Agenda allows the Trustees to ratify actions of our joint committees and boards in a single vote with no presentation or debate. The public may comment on consent items.

→ ***Anyone may request that a consent item be pulled for reconsideration and full discussion.***

→ ***Items pulled from this Consent Agenda are automatically trailed to the next CPA meeting.***

PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2nd Mon, 4pm

DPR – Development Permit Review Committee, Chair Paul Benton, 2nd & 3rd Tues, 4pm

PRC – LJ Shores Permit Review Committee, Interim Chair Phil Merten, 4th Tues, 4pm

T&T – Traffic & Transportation Board, Chair Todd Lesser, 4th Thurs, 4p

A. 1860 La Jolla Rancho CDP

DPR Action: Findings can be made for a Coastal Development Permit to demolish an existing single family residence & garage, and construct a house with basement & observation deck and one-story media building with storage and bathroom at 1860 La Jolla Rancho Rd. 5-0-1

1860 La Jolla Rancho Road- CDP (Process 2) to demolish an existing single family residence & garage, and construct a house with basement & observation deck and one-story media building with storage and bathroom on a 1.07 acre lot

B. Neptune Apartments EOT

DPR Action: Findings can be made for an Extension of Time (EOT) for Coastal Development Permit and Site Development Permit to demolish 19 dwelling units and construct a 24 unit residential apartment complex at 6767 Neptune Place. 6-0-0

6767 Neptune Place - Extension of Time (EOT) for Coastal Development Permit and Site Development Permit (Process 3) to demolish 19 dwelling units and construct a 24 unit residential apartment complex on a 0.56 acre site

C. Sprint Coast Boulevard SCR

DPR ACTION: Findings can be made for a Substantial Conformance Review to remove & replace four existing antennas with four new antennas and install four new radio remote heads at 939 Coast Blvd. 5-0-1

939 Coast Blvd. - Substantial Conformance Review to remove & replace four existing antennas with four new antennas and install four new radio remote heads.

D. Sudberry Residence

PRC Action: The findings can be made for an amendment to Coastal Development Permit and a Site Development Permit based on plans presented, dated 7-23-2013. 4-1-0

Demolition of existing SFR located at 8053 Calle del Cielo plus a portion of existing SFR located at 8039 Calle del Cielo. Construct a single SFR over walk- in basement and related site improvements over both lots (total lot size, 44,140 sf; GFA= 17,629 sf). Seeking an amendment to CDP and SDP.

E. Cohen Residence EOT

PRC Action: Findings can not be made for an Extension Of Time due to public safety concerns relative to the steepness of the driveway and its impact on the adjacent sidewalk, per 126.0111 paragraph 2.G.1. 3-1-1

Extension of Time for Coastal Development Permit 556216 and Site Development Permit 556217 to demolish an existing 1,690 square foot residence and construct a new 3,842 square foot single family residence with a 753 square foot garage on a 0.13 acre property. The project site is located at 8130 La Jolla Shores Drive.

10. REPORTS FROM OTHER ADVISORY COMMITTEES - Information only

A. COASTAL ACCESS AND PARKING BOARD – Meets 1st Tues, 5pm, Rec Center

B. COMMUNITY PLANNERS COMMITTEE – Meets 4th Tues, 7p, 9192 Topaz Way

**Time
Certain:
6:30p**

11. Henely Residence– Full hearing at request of applicant

615 Wrelton Dr. - CDP for an interior and exterior remodel and 4,064 sq.ft. addition to an existing 1,733 sq. ft. single-family one-story residence, and a new non-habitable accessory building and associated site improvements to include new landscaping, site walls, Jacuzzi and new driveway on a 0.32 acre property.

DPR Action (July 2013): To deny the project because the property is being illegally used as a hotel and will continue to be used as a hotel after construction. 1-2-3

DPR Action (July 2013): Findings can be made for a Coastal Development Permit at 615 Wrelton Drive. 1-1-4

DPR Action (July 2013): To table the project until the issues raised can be clarified by Code Enforcement and the City Attorney relative to this property. 5-0-1

**Time
Certain:
7:30p**

12. Biddulph Residence– Full hearing at request of applicant

7106 Vista Del Mar – CDP and SDP (Process 3) to demolish a 3,321-square-foot, two-story residence, process a lot line adjustment, and construct a 2875-sq ft, two-story over a 2129-sq ft basement, single-family residence on a 0.12-acre site

DPR Action (July 2013): Findings can be made for a Coastal Development Permit and Site

Development Permit to demolish a 3,321-square-foot, two-story residence, process a lot line adjustment, and construct a 2875-sq ft., two-story over a 2129-sq ft. basement, single-family residence located at 7106 Vista Del Mar as modified at the LJDPR meeting 16 July 2013. 3-2-1

**Time
Certain:
8:30p**

13. La Jolla CPA Input to the City’s FY2015 Public Infrastructure Budget

Information Only. Action is expected to be taken at the September LJCPA meeting.

Open discussion of infrastructure projects that La Jolla would like funded by the City of San Diego. Can be as small as install a missing sidewalk or as big as the Torrey Pines Corridor road improvements.

References:

<http://www.lajollacpa.org/cip.html>

http://docs.sandiego.gov/councilpolicies/cpd_000-32.pdf

<http://www.sandiego.gov/iba/pdf/guidefullversion.pdf>

<http://www.sandiego.gov/iba/pdf/guidequickversion.pdf>

15. Adjourn to next Regular Monthly Meeting, Sept. 5th, 2013, 6:00 pm



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La Jolla Community Planning Association

Regular Meetings: 1st Thursday of the Month
La Jolla Recreation Center, 615 Prospect Street

Wednesday, 10 July 2013

DRAFT MINUTES -- Special Meeting

Trustees Present: Patrick Ahern, Cynthia Bond, Helen Boyden, Tom Brady, Bob Collins, Tony Crisafi, Janie Emerson,) Jim Fitzgerald, Gail Forbes, Joe LaCava, Phil Merten, Myrna Naegle, Bob Steck, Ray Weiss, Frances O'Neill Zimmerman
Absent: Dan Courtney, Nancy Manno

1. Welcome and Call To Order: Tony Crisafi, President, at 6:04 PM

2. Adopt the Agenda

Approved Motion: Without objection from the trustees or the public, I move adoption of the Agenda with the following change: Agenda items 15, 16, 17, and 19 be placed on the Consent Agenda with the understanding that if any of these items are subsequently pulled the item shall be heard at this meeting. The Items shall be numbered: 9 C. Dimenstein Residence, 9.D, Christmas Parade, 9.E. Change Muni Code of La Jolla Shores Drive, and 9.F. End of Summer Fire Run. (LaCava, Brady: 11-1-2)

In favor: Ahern, Bond, Brady, Collins, Fitzgerald, Forbes, LaCava, Little, Merten, Steck, Weiss

Oppose: Boyden

Abstain: Crisafi, Naegle

3. Meeting Minutes Review and Approval – 6 June 2013

Approved Motion: To approve the Minutes of 6 June 2013 (Fitzgerald/Naegle: 12-0-2) the Secretary having stated that some corrections to trustees' voting records were being made

In favor: Ahern, Bond, Boyden, Brady, Collins, Fitzgerald, Forbes, LaCava, Little, Naegle, Steck, Weiss

Abstain: Crisafi, Merten

4. Elected Officials Report - Information Only

Council District 1 – City Council President Pro Tem Sherri Lightner

Rep: Erin Demorest, 619.236.7762, edemorest@sandiego.gov was not present

5. Non-Agenda Public Comment - Issues not on the agenda and within LJCPA jurisdiction, two (2) minutes or less

UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://physicalplanning.ucsd.edu> stated that summer session had fewer students than the other quarters; four projects were nearing completion; landscaping near the street was planned for the newly opened MESOM building. She introduced **Bob Friedman**, the Chief Operations Officer of the Venter Institute. In response to a query from **Trustee Forbes, Mr. Friedman** stated that the roof would blue solar panels, not the current white; the cooling tower near Torrey Pines Road would be covered with Spanish cedar; the cooling tower was oversized to allow for shorter cycles; it is a LEED Platinum building.

Trustee Forbes announced that Mary Star of the Sea was staging a pilgrimage July 31st at 5:30 PM on Kline Street to culminate in a church service at 6:00 PM; permit not required.

6. Non-Agenda Items for Trustee Discussion - Issues not on the agenda and within LJCPA jurisdiction, two (2) minutes or less.

Trustee Little stated that he believed that the building at the corner of Draper and Nautilus violated the SDMC Height Limit. **Trustee Crisafi** stated that he had reviewed the drawings on file at Development Services Department and concluded they complied with the SDMC and the Building Inspector says the built project complies.

In response to **Trustee Collins** query, **Trustee Crisafi** stated that he believed that the Code Compliance process was functioning.

Trustee Ahern reported that the complex at the corner of Wall and Girard was undergoing redevelopment, starting before the moratorium, hoping to be completed by December and that a sidewalk barricade was being provided.

7. Officers' Reports

A. Secretary

Trustee Boyden stated that if you want your attendance recorded today, you should sign in at the back of the room. There are two sign-in lists: one for LJCPA members and a yellow one for guests.

LJCPA is a membership organization open to La Jolla residents, property owners and local business owners at least 18 years of age. By providing proof of attendance members maintain their membership status and become eligible for election as a Trustee. Eligible visitors wishing to join the LJCPA need to submit an application, copies of which are available at the sign-in table or on-line at the LJCPA website: www.lajollacpa.org/. We encourage you to join so that you can vote in the Trustee elections and at the Annual Meeting in March.

You are entitled to attend without signing in, but only by providing proof of attendance can you maintain membership or become a trustee. If you want to have your attendance recorded without signing in at the back, then hand to the Secretary before the end of the meeting a piece of paper with your printed full name, signature and a statement that you want your attendance recorded.

Please note that members who failed to attend a meeting between March of 2012 and February 2013 (and similar for all time periods) have let their membership lapse and will need to submit another application to be reinstated.

A. Treasurer

Trustee Fitzgerald reported that the beginning balance on June 1 was \$441.11. Donations received in June were \$95.62; larger expenses than usual of 434.40 included agenda printing, telephone expenses and semi-annual Rec Center rent; leaving an ending balance of \$103.33.

Trustee Fitzgerald commented on the special generosity of the Membership and Trustees and reminded Trustees, Members and guests: LJCPA is a non-profit organization and must rely solely on the generosity of the community and the Trustees. All donations are in cash to preserve anonymity.

8. President's Report –

- A.** Historical Designations report – a.) Lillian Lentell Cottages @ 7761 Eads Avenue and 7762 Bishops Lane, b.) 1140 Wall St (Post Office). The historical status of the cottages was upheld by the City Council on June 18. The Post Office was designated historical by the City HRB.
- B.** Bernard-Ticino Residence –1328 Virginia Way (Appeal heard at City Council, June 3 / June 24; Continued to Sept. 23, 2013) – information only
- C.** Visin Residence (Playa del Sur) Historical status will be reviewed by City staff and heard by the Historical Review Board on Thursday July 25 at 1:00 PM, 12th floor of City Administration Building. Planning Commission hearing is slated for August 8th.
- D.** Updated finishes/ color for Children's Pool – **Trustee Crisafi** displayed boards showing the revised (lighter) color palate for the Lifeguard Tower at the Children's Pool. Palate had been revised subsequent to comments made at a previous LJCPA meeting.
- E.** Letter to City regarding Devonshire House (finishes/ color) – located at Silverado and Eads has colors not approved for use in the La Jolla PDO.

Approved Motion: To send a letter to the City requesting that they enforce the color requirements of the La Jolla PDO and ask the applicant to come to the PDO subcommittee to present the revised color palate (Zimmerman/Fitzgerald: 13-1-1)

In favor: Ahern, Bond, Boyden, Brady, Collins, Fitzgerald, Forbes, Little, Merten, Naegle, Steck, Weiss, Zimmerman Oppose:
LaCava
Abstain: Crisafi

- F. CIP Training Session: Wed, Jul 24, 6:30pm. Nobel Library, North University City, 8820 Judicial. This training session on how the City budget works with respect to the Capital Improvements Program is open to all CPG members this year. See item 13 below.
- G. Several trustees mentioned that the eCOW did not work properly and they had not received acknowledgments from the City to their digital input or to mailed in printed documentation. **Trustee Crisafi** will follow-up.
- H. The San Diego Retirement Board did not approve the City Council approved pension contribution agreement made with employee unions resulting in a \$25 million reduction in available funds for 2013-14 and inability to fund expansion of services previously projected.

9. Consent Agenda – Ratify or Reconsider Committee Action

Consent Agenda allows the Trustees to ratify actions of our joint committees and boards in a single vote with no presentation or debate. The public may comment on consent items. Anyone may request that a consent item be pulled for reconsideration and full discussion. Items pulled from this Consent Agenda are automatically trailed to the next LJCPA meeting.

PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2nd Mon, 4pm
DPR – Development Permit Review Committee, Chair Paul Benton, 2nd & 3rd Tues, 4pm
PRC – LJ Shores Permit Review Committee, Chair Helen Boyden, 4th Tues, 4pm
T&T – Traffic & Transportation Board, Chair Todd Lesser, 4th Thurs, 4pm

A. Goodwill

PDO Action: Motion to approve proposed paint colors. 7-0-0

7631 Girard Avenue -Paint colors for existing façade. This is Frazee color # CZ-14-25872 Titan Cream. No changes to storefront.

B. Jasak Residence EOT

DPR Action: Findings can be made for an Extension of Time for a Coastal Development Permit, No. 586275, to construct a new 5,766 sq. ft. single family residence on a vacant 0.25 acre site at 7235 Carrizo Drive. 5-0-1

7235 Carrizo Drive - Extension of Time (EOT) for Coastal Development Permit No. 586275 to construct a new 5,766 sq. ft. single-family residence on a vacant 0.25 acre site

C. Dimenstein Residence

PRC Action: Findings can be made for a Site Development Permit to remodel and construct a 6,000 sf two-story addition to a 3,775 sf SFR to total 8,733 sf SFR on a 21,665 sf site at 8445 La Jolla Scenic Drive.

5-0-0

8445 La Jolla Scenic Dr. - Remodel and construct a 6,000 sf two-story addition to a 3,775 sf SFR to total 8,733 sf SFR on a 21,665 sf site at 8445 La Jolla Scenic Dr.

D. The 56th annual La Jolla Christmas Parade and Holiday Festival

T & T ACTION: Motion to approve the event. 6-0-0

Event Dec. 8th, street closures. Same route as previous years

E. Change of Muni code for LJ Shores Drive

T & T ACTION: Motion to approve a change to the Municipal Code to allow people on the west side of La Jolla Shores Drive to park on both sides of their driveways. 6-0-0 Approval of a change to the Muni Code to allow people on the west side of LJ Shores Dr. to park on both sides of their driveways

F. End of Summer Fire Run Aug 25th

T & T ACTION: Motion to approve the event. 6-0-0

Street Closures – Aug 25th – same route & street closures as last year

Approved Motion:

To accept the recommendation of the PDO Committee: (A) Goodwill, to approve proposed paint colors, and forward the recommendation to the City.

To accept the recommendation of the DPR Committee: (B) Jasak Residence EOT, That the findings can be made for an Extension of Time for a Coastal Development Permit, No. 586275, to construct a new 5,766 sq. ft. single family residence on a vacant 0.25 acre site at 7235 Carrizo Drive, and forward the recommendation to the City.

To accept the recommendation of the PRC Committee: (C) Dimenstein Residence, that the findings can be made for a Site Development Permit to remodel and construct a 6,000 sf two-story addition to a 3,775 sf SFR to total 8,733 sf SFR on a 21,665 sf site at 8445 La Jolla Scenic Drive, and forward the recommendation to the City.

To accept the recommendations of the T & T Committee: (D) The 56th annual La Jolla Christmas Parade and Holiday Festival to approve the event; (E) Change of Muni code for LJ Shores Drive, to approve a change to the Municipal Code to allow people on the west side of La Jolla Shores Drive to park on both sides of their driveways; and (F) End of Summer Fire Run Aug 25th, to approve the event and forward the recommendations to the City. (LaCava, Merten, 12-2-1)

In favor: Ahern, Bond, Brady, Collins, Fitzgerald, Forbes, Little, Merten, Naegle, Steck, Weiss

Oppose: Boyden, Zimmerman

Abstain: Crisafi

10. Reports from Other Advisory Committees - Information only

- A. **Coastal Access and Parking Board** - Meets 1st Tues, 5pm, La Jolla Recreation Center. Has resumed meeting again. **Dan Allen, Chairman**, reported that the Board has three representatives each from the LJCPA, LJVMA and LJTC. (LJCPA reps are **Dan Allen, Ray Weiss** and **Tom Brady**). Its functions are based on a plan and funding dated from 1990. There is no longer a funding stream. Half of its funds go for employee parking pass. Originally the other half was to go for a parking structure and shuttle scheme, but that is no longer feasible. The Board is looking for suggestions of how to spend the remaining \$200 to \$400 thousand for one time use. Suggestions may be sent to: coastalparking@lajollabythesea.com.
- B. **Community Planners Committee** – Meets 4th Tues, 7pm, 9192 Topaz Way, San Diego. – **Trustee LaCava** reported that the Committee kicked off the Citywide Neighborhood Input on Infrastructure Projects and Priorities for the City's FY2015 Budget. See **Item 13** below.

11. Starbucks Torrey Pines (Pulled by Mike Costello)

DPR Action: Motion to approve a Coastal Development Permit and Site Development Permit for outdoor patio seating for the existing Starbucks at 1055 Torrey Pines Rd (existing commercial building). 4-1-1

1055 Torrey Pines Rd. – CDP & SDP for outdoor patio seating of approximately 1,099 square feet, for an existing Starbucks in an existing commercial building

Presented by **Elizabeth Valerio**. Starbucks wishes to add a 1099 sq. ft. patio to its existing building. It will be built over the old bank drive-through and close the driveway that served the bank previously occupying the building. Two existing driveways exiting onto Torrey Pines Road will remain and are not a part of this project. There are two additional exits onto Bluebird Lane and Virginia Way. The 38 parking spaces to be provided exceed the 23 required for the existing Starbucks and the proposed patio. The patio will feature banquettes and couches, heating and subdued lighting. Landscaping will be provided.

Member Mike Costello and **Trustees Naegle, Ahern, LaCava, Merten, Collins, and Zimmerman commented**. Issues of the existing driveway safety and setbacks were discussed as well as the varied mix of patrons including neighborhood walk-ins.

Approved Motion: To recommend approval of the outdoor patio for the existing Starbucks on Torrey Pines as presented. (Ahern/Weiss, 12-1-2)

In favor: Ahern, Bond, Boyden, Brady, Fitzgerald, Forbes, LaCava, Little, Merten, Steck, Weiss, Zimmerman

Oppose: Naegle

Abstain: Collins, Crisafi

12. Mary Star of the Sea Fall Festival – Action Item

Close Kline Street from Girard Avenue to Ivanhoe Avenue. Saturday, November 9.

T&T: Item was inadvertently left off T&T agenda. In order to meet city's permit schedule item is coming direct to LJCPA.

Presented by **Tresha Souza** and **Mr. Dieter**. Proposal is to close Kline Street between Girard and Ivanhoe from 6 AM to 6 PM on Saturday, November 9. Traffic will not be able to cross Kline at Herschel, but will at Girard and Ivanhoe. The Fair will have crafts, barbecue, beer garden and family activities. Dumpsters and Porta-potties will be provided. Barricades will be installed at the endpoints at Ivanhoe and Girard as well as at Herschel and the alleys opening off Kline.

Trustees Boyden, Fitzgerald, Weiss, Forbes, LaCava and **Collins** commented. Issues raised including traffic making a right turn from Torrey Pines Road on Herschel and then wanting to go onto Herschel, sunset being at 4:51 causing darkness prior to street re-opening.

Approved Motion: To recommend approval of the Kline Street closure between Girard and Ivanhoe on Saturday, November 9 as presented adding flashing lights installed at the barricade at Ivanhoe. (LaCava/Forbes: 13-0-2)

In favor: Ahern, Bond, Boyden, Brady, Fitzgerald, Forbes, LaCava, Little, Merten, Naegle, Steck, Weiss, Zimmerman

Abstain: Collins, Crisafi

13. La Jolla CPA Input to the City's FY2015 Public Infrastructure Budget

Information Only. Action is expected to be taken at the September LJCPA meeting.

Review & recommend projects that have not yet been funded, only partially funded and thus delayed, or have yet to be taken up by the City.

References:

<http://www.lajollacpa.org/cip.html>

http://docs.sandiego.gov/councilcomm_agendas_attach/2013/Infra_130520_7.pdf

<http://www.sandiego.gov/iba/pdf/cipguidefullversion.pdf>

<http://www.sandiego.gov/iba/pdf/cipguidequickversion.pdf>

Trustee LaCava stated that the City was encouraging more and earlier public participation in suggesting Capital Improvement Projects to be submitted for budgeting for the fiscal year beginning in 2014. Community Planning Groups are required to have at least two hearings before recommending projects. In the last go around, 12 out of 225 suggested projects were funded (none from La Jolla). Suggestions for LJCPA review are also being solicited from Parks and Rec, LJ TC, LJVMA, Parks and Beaches and LJ Shores Assn. One suggestion was to start from the list submitted last year. Fuller explanation and costs were requested.

Trustees Forbes, Bond, Weiss, Zimmerman and **Fitzgerald** commented.

14. LJCPA Bylaws – Action Item

The LJCPA Membership has approved amendments to the bylaws several times over the past years with the most recent vote in the Annual Member Meeting in March 2013. The City has not officially approved any amendments since 2009 ([http://www.lajollacpa.org/bylaws/CPABylaws\(3-05-2009\).pdf](http://www.lajollacpa.org/bylaws/CPABylaws(3-05-2009).pdf)). All of those amendments have been filed with the City of San Diego for their review and consideration. The City has suggested minor rewording and rephrasing to improve legibility and consistency with Policy 600-24 and the Land Development Code. Those minor edits are believed to be consistent with the full spirit and intent of the Members votes. This item seeks the Trustees ratification that the spirit and intent of the Members has indeed been preserved and that the bylaws can be filed with the City for approval and signature.

References:

<http://www.lajollacpa.org/bylaws.html>

http://www.lajollacpa.org/bylaws/Bylaws-13_0307_ChangesRequestedByCity.pdf

Trustee LaCava stated that the basis for the City-suggested changes were the cumulated several Bylaws revisions passed by the entire LJCPA membership at annual meetings since the last City official approval. He had explained to the City the reasons behind the Bylaws changes. The City has accepted all the substantive changes which have essentially been signed off by the appropriate City staff. The changes being suggested by the City and being up for ratification by the Trustees as being consistent with the full spirit and intent of the Members' votes are limited to wording changes to improve the clarity and make the proposed bylaws agree with 600-24 and the current SDMC.

Trustees commenting included: **Little, Fitzgerald, Zimmerman, Weiss and LaCava**. Comments included those on the nature of the bylaws themselves and the need for closure on all the changes not yet approved by the City. **City Planner Lesley Henegar** also commented.

Approved Motion: That the City-requested Bylaws changes are consistent with the full intent of the Members' votes. (Weiss/Emerson: 13-2-1)

In favor: Ahern, Bond, Boyden, Brady, Emerson, Fitzgerald, Forbes, LaCava, Little, Merten, Steck, Weiss, Zimmerman
Oppose: Little, Zimmerman
Abstain: Crisafi

15. Old Town Trolley's use of MTS bus stop – Action Item

Old Town Trolley is asking for our support of them using the MTS bus stop at 1021 Silverado Street

T & T ACTION: Motion for Lesser write a letter as chair of the T&T committee supporting the proposal to utilize the existing MTS stop at 1021 Silverado Street. 6-0-0

Presented by **Trustee LaCava**.

Approved motion: For President Crisafi to write a letter to appropriate City staff to endorse the Old Town Trolley proposal to use the MTS bus stop at 1021 Silverado Street. (LaCava/Emerson 15-0-1)

In favor: Ahern, Bond, Boyden, Brady, Collins, Emerson, Fitzgerald, Forbes, LaCava, Little, Merten, Naegle, Steck, Weiss, Zimmerman
Abstain: Crisafi

16. Adjourn at 8:02 PM to next Regular Monthly Meeting, August 1st, 2013, 6:00 pm.

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

COMMITTEE REPORT

For
JULY 2013

July 9 2013 Present: Benton (Chair), Collins, Costello, Leira, Merten, Welch

July 16 2013 Present: Benton (Chair), Collins, Costello, Kane, Leira, Welch

1. NON-AGENDA PUBLIC COMMENT 07/16 /13

Leira: Did the Cultural Landscape Study ever go to the CPA? *No.*

Michael Sims: Asked what triggers a Public Notice, Discretionary Review?

2. FINAL REVIEW 07/09/13 (Previously reviewed 06/11/13)

Project Name: **BIDDULPH RESIDENCE**

7106 Vista Del Mar	Permit:	CDP
Project #: 319815	DPM:	Paul Godwin, (619) 446-5190
Zone: RS-1-7		pgodwin@sandiego.gov
	Applicant:	Carmen Sanchez
		(858) 459-9291

Scope of Work:

Coastal Development Permit (Process 3) to demolish a 3,321-square-foot, two-story residence and construct a 4,953-square-foot, two-story over basement, single-family residence on a 0.11-acre site located at 7106 Vista Del Mar. The site is in the RS-1-7 Zone, 1st Public Roadway, Coastal (appealable), Coastal Height, Parking Impact and Sensitive Coastal Overlay Zone in the La Jolla Community Plan.

APPLICANT PRESENTATION 07/09/13: (Tony Crisafi, Carmen Sanchez, Brian Will, Matt Peterson)

The gate and property line issues were satisfied (gate removed from plans). Some of the numbers have been clarified, and/or corrected as a result of the alterations. There has been a lot line adjustment increasing the lot sq. footage. Project on a 5,081 sq. ft. lot plus lot line adjustment to add 221 sq. ft. (total site area 5,302 sq. ft.), current 1983 house with basement, 3,321 sq. ft., replace with 2,875 sq. ft. 2-story over a 2,129 sq. ft. basement. Basement sq. ft. not in FAR. FAR allowed = 0.59. FAR proposed, = 0.54. Footprint pushed back and significantly smaller. 3 bedrooms, 4 off street parking spaces, 2 garages, 2 driveways. Basement will have window well 2 x 10.5 ft. Height at Ridgeline is 23.6' above finished floor (26.1' above curb at corner of Fern Glen and Vista del Mar). Height at Chimney is 26.1' above finished floor (28.6' above curb at corner).

Provided for FINAL REVIEW 07/09/13: *Applicant reply in italics*

- a) Please include the proposed structure in the photographic street façade study of the neighborhood. *Done with several photographs, Photoshop images and drawings.*
- b) Verify correct property line and gate placement. Settle Rutherford's gate issue, etc. Please return with corrected plans. *Done, gate removed from corrected plans (maintenance easement is on neighbor's property).*
- c) Are there any approved plans for neighboring houses to be remodeled / new construction? *There are some, one 2008, 2009, maybe one earlier.*
- d) View study, building height, neighborhood context. *A coastal aerial photo provided showing neighborhood context and number of levels of each house. Four homes are 3-levels, eighteen homes are 2-levels, two homes are 1-level.*

- e) Provide a profile of proposed house with neighbor's house from East side to illustrate relationship of the two. **Done.**
- f) Provide an exhibit showing earthwork with existing topography; use colors. **Provided a color handout clearly differentiating topography and changes.**
- g) Provide a section North –South of neighborhood illustrating houses' relative elevations. **Provided.**
- h) Show impact of new development on Coastal Access. **Keeping new house as far back as possible from access easement. Reduced footprint. Impact significantly less.**
- i) Illustrate house from public views. **Done.**
- j) What is lot coverage, % landscape, % hardscape? **A Project Information sheet was provided, which included: Lot Coverage = 34%; front yard hardscape = 43%; front yard landscape = 57%.**

DISCUSSION 07/09/13:

Jeremy Horowitz: *Concerned about Neighborhood Character (NC), Bulk & Scale. Presented a PowerPoint with handout showing subject property and neighbors, comparisons. Only 3-level house in neighborhood. Out of NC since the living space of house (not FAR) is about the same as the lot sq. ft. (~5,000 sq. ft. / ~5,000 sq. ft.). Basement is living space, not really a basement. Should use natural topography, not excavate.*

Gordon Dunfee: *Nine people in attendance are in opposition. Pointed out that there were no changes except removing the gate, no adjustment of the Bulk & Scale.*

Additional comments in opposition from: **David Sear, Carol Baker, Drew Littlemore, Frank Kragen, Casey Johnson, Cristina Sear.** Letters in opposition from **W. Toles** and **T. McGarry** entered into the record.

Matt Peterson: *We have four letters from neighbors that do not oppose the project.*

Merten: *The North elevation shows a flat wall and the neighbor's one-story garage sits way back. This flat, blank wall will stand out. There is no transition here as the LJ Community Plan calls for, i.e. a transition between old and new and different heights.*

Welch: *Appreciates the way the house sets back. There are 3-story houses all along the beach area. Concerned about the number of neighbors that are here in opposition. Not sure the 2-story matches up with neighbor on the North.*

Collins: *What do you see from the beach, can you see the basement? **The basement is not seen from beach level.** The owner wants to use the basement as a living level? **Yes***

Leira: *Bothered by the concept of a basement being a living area.*

Benton: *The house has the appearance of three stories. Members of the Community get some relief that the house is pulled away from the easement to the beach and not on the property line. If the situation was reversed the Community would be concerned.*

Crisafi: *We would like to return next week with some design changes and for a final vote.*

recorder setting 008 01 31 49

FINAL REVIEW 07/16/13 (Previously reviewed 06/11/13, 07/09/13)

APPLICANT PRESENTATION 07/16/13: (Tony Crisafi, Carmen Sanchez, Brian Will, Matt Peterson)
Last time some DPR Members thought the North elevation was too flat, stark, and needed some treatment. We softened the upper level and pulled it back. The front roof is now lower, more articulation, gave roof some "rafter tails" and roof reduction of 8 ½ inches.

DISCUSSION 07/16/13:

There is almost no reduction in sq. ft. Basement still a living space, and house has 3 levels. Soften South corners with landscaping?

Horowitz: *Out of Neighborhood Character, Bulk & Scale.*

16 letters of opposition were sent to DPR. Also comments by **Sally Miller, Julie Ellner, Bert McClusky, Kemp Biddulph, Gordon Dunfee.** *Can see difference in Bulk & Scale from easement. Our issues are not about private views.*

Crisafi: *For Bulk & Scale, use FAR to quantify, proposing FAR = 0.54, one house to the North = 0.59, two doors down = 0.64. Our high roof is 27 ft., low roof is 18 ft. Two properties to the North: one is 18 ft. high, next door is 22 ft. high. We did meet with neighbors (none of them are here today) to get feedback, most of it positive. The three 3-story houses are within the 300 ft. radius.*

Benton: *What is the highest point of your roof relative to the highest point on the roof of the house on the North? 9 ft. taller, prior to lowering roof 8.5 in, so it is now 8 ft. 3.5 in higher. Right.*

Kane: PowerPoint about UCSD students' study

Welsh: *Explained history of the development of the neighborhood, this house is the last of three originals. They were not well designed, not well built. All the others have been remodeled and made larger. The new house is more in Neighborhood Character; the question is Bulk and Scale...a good solution for this lot.*

SUBCOMMITTEE MOTION: The project is in keeping with the Neighborhood Character. The basement is an extension of the house and private court yard. Design is of good composition of form and color.

(Benton/Welsh 2-3-1)

In Favor: Costello, Welsh

Oppose: Collins, Leira, Kane

Abstain: Benton

Motion Fails

Mr. Crisafi drew on plans to remove part of the house basement sq. ft. on the South side, convert a substantial amount of hardscape to landscape (300-500 sq. ft.) and add some trees.

SUBCOMMITTEE MOTION: Findings can be made for a Coastal Development Permit and Site Development Permit to demolish a 3,321-square-foot, two-story residence, process a lot line adjustment, and construct a 2875-sq ft., two-story over a 2129-sq ft. basement, single-family residence located at 7106 Vista Del Mar as modified at the LJDPR meeting 16 July 2013.

(Benton/Welsh 3-2-1)

In Favor: Costello, Leira, Welsh

Oppose: Collins, Kane

Abstain: Benton

Motion Passes

3. FINAL REVIEW 07/09/13 (Previously reviewed 06/18/13)

Project Name: **1860 LA JOLLA RANCHO CDP**

1860 La Jolla Rancho Road	Permits:	CDP
Project #: 313059	DPM:	Glen Gargas, (619) 446-5142
Zone: RS-1-1		GGargas@sandiego.gov
	Applicant:	Gene Cipparone, (858) 587-9100

Scope of Work:

Coastal Development Permit (Process 2) to demolish an existing single family residence & garage, and construct a house with basement & observation deck and one-story media building with storage and bathroom on a 1.07 acre lot at 1860 La Jolla Rancho Rd. in the RS-1-1 zone, Geo 53, Coastal Overlay (non appealable 1), Coastal Height, Parking Impact, La Jolla Community Plan, Council 1.

APPLICANT PRESENTATION 07/09/13: (Gene Cipparone)

Provided for FINAL REVIEW: *Applicant reply in italics*

- a) Please provide SD Muni Code reference allowing 6 ft. solid wall (instead of 3 ft. solid, 3 ft. 50% open?) *It is in conflict with the Code. We will move the fence back 25 ft. so it will not be in the front yard setback. There is no design for a fence yet.*
- b) If fence is redesigned, please present the new design. *n/a*
- c) Show driveway design. *Driveway will be large cobble set in Epoxy, this will be stamped concrete. 5% to 1% climb, long and curving.*
- d) Provide a landscaping plan that includes existing trees and planned trees. *Large mature trees at perimeter that we will keep. We have 40 trees that will grow to be a large fence. We will introduce olive trees and along the driveway, sycamore trees. The effect will be a Tuscan meadow with sage grasses.*
- e) Explain excavation with respect to the Recorded Archeological Site. (Applicant will send information to Chairman who will send to Members.) *Contacted Brian Smith who then emailed letters to DPR Members about the Recorded Arch. Site. The City is aware of the Archeological Sites in relationship to houses, etc. There will only be minor excavation, which will be monitored. All excavated material will be re-used on site and not removed.*
- f) Provide a grading plan including the location and amount of excavation, excavation calculations, grading calculations. Explain excavation for pool. *Pool will be jackhammered by hand and rebuilt, not excavated.*

Please Provide for FINAL REVIEW:

- a) Please return with a design for the fence or wall (behind the 25 ft. setback?) and the driveway entry gate (whatever structure).
- b) Please provide a landscape plan with trees and tree species specified. Refer to the Land Dev. Code checklist where it details how to assemble a Landscape Plan, trees.

recorder setting 008 01 51 20

FINAL REVIEW 07/16/13 (Previously reviewed 07/09/13, 06/18/13)

APPLICANT PRESENTATION 07/16/13 (Gene Cipparone, Martin Schmidt)

Provided for FINAL REVIEW 07/16/13: *Applicant reply in italics*

- a) Please return with a design for the fence or wall (behind the 25 ft. setback?) and the driveway entry gate (whatever structure). *The fence will be behind the 25 ft. setback. There will be a formal entry with sliding gate. 6 ft. stucco wall with eighteen rhythmic step downs following the topography.*
- b) Please provide a landscape plan with trees and tree species specified. Refer to the Land Dev. Code check list where it details how to assemble a Landscape Plan, trees. *Provided. Existing pine trees will remain, will add California sycamores, olive trees, dwarf citrus trees. There will be an informal Tuscan meadow with Mediterranean shrubs.*

SUBCOMMITTEE MOTION: Findings can be made for a Coastal Development Permit to demolish an existing single family residence & garage, and construct a house with basement & observation deck and one-story media building with storage and bathroom at 1860 La Jolla Rancho Rd.

(Collins/Kane 5-0-1)

In Favor: Collins, Costello, Kane, Leira, Welsh

Oppose: 0

Abstain: Benton

Motion Passes

4. PRELIMINARY REVIEW 07/09/13Project Name: **Henely Residence**

615 Wrelton Dr.

Project #: 279093

Zone: RS-1-7

Permits: CDP

DPM: Glen Gargas, (619) 446-5142

GGargas@sandiego.gov

Applicant: Claude-Anthony Marengo

858-459-3769

Scope of Work:

Coastal Development Permit for an interior and exterior remodel and 4,064 sq. ft. addition to an existing 1,733 sq. ft. single-family one-story residence, and a new non-habitable accessory building and associated site improvements to include new landscaping, site walls, Jacuzzi and new driveway on a 0.32 acre property. The project site is located at 615 Wrelton Dr. in the RS-1-7 Zone within the La Jolla Community Plan, Coastal Overlay (appealable), Coastal Ht Limit, Residential Tandem Parking Impact, Transit Area.

APPLICANT PRESENTATION 07/09/13: (C-A Marengo)

There are questions about slope and site conditions of the back area. Hired consultants to study the slope. Answered questions of neighbors. Retaining walls, accessory structures are now part of Coastal Process as previous records can't be found. Geo Report says slopes are backfill and not sensitive. Will do shoring to stabilize walls if needed. Backyard improvements will remain. Side yard setbacks 7ft 4 in (irregular lot calc). A visually shielded Jacuzzi area is proposed at back of lot down slope. Neighbor has private view easement over back of lot. Jacuzzi low so it is not in easement. A Great Room. Five bedrooms.

DISCUSSION 07/09/13:

Dan Valdez, PE. From Coffey Engineering, Representing the Roses and Redferns: *His office wrote letters to Glenn Gargas and City Code Compliance about the unpermitted retaining walls on the slope, gazebo, unpermitted fill and other issues. We have some questions:*

Is the (global) stability of the rear slope addressed in the Geotechnical Report as the planned development will be closer to the bluff edge? Also, along the West side of the property there are ground water issues, drainage?

Dr. Charles Redfern: *The Roses can't attend today because of health issues. The West side of the property was a foot path to the, now, Tourmaline Beach; it was a ravine. I'm not sure what filling for pads means.*

Marengo: *I can clarify that. We brought in Christen Wheeler Engineering. They did borings, sampling on the walls to see how they were sustained, etc. We will send reports to everyone, there was some fill. Pads were formed long before any of us came along. Drainage will be picked up from hardscape areas and go into BMP filters, nothing going down the slope.*

Valdez: *The ground water on the Roses property is an issue and still needs to be addressed.*

Costello: *The property is currently being used as a vacation rental. It is listed online as such. There have been some very wild parties held there in the past. With five bedrooms, the Great Room, it looks like the rentals will continue. It is functioning as a hotel. This is RS-1 Zone. You need a NUP for a hotel. Or a title restriction to prevent vacation rentals.*

Please Provide for FINAL REVIEW:

- a) Please provide the Geology Technical Report
- b) Please provide the Environmental Report.
- c) Please indicate the parking plan and the drawings, number of parking spaces required.
- d) Provide an elevation section through 5163 Chelsea (Redfern's Property) to the bluff edge. Would like to understand the relationship to the single level houses across the street.
- e) Please provide a photo montage along Chelsea.

- f) Provide a property title restriction to prevent the house from being used for short term or vacation rental.

recorder setting 008 02 34 49

FINAL REVIEW 07/16/13 (PREVIOUSLY REVIEWED 07/09/13)

APPLICANT PRESENTATION 07/16/13: (Claude-Anthony Marengo)

Provided for FINAL REVIEW: *Applicant reply in italics*

- a) Please provide the Geology Technical Report. *Emailed to DPR Members*
- b) Please provide the Environmental Report. *Can't provide, DPM Glenn Gargas is on vacation.*
- c) Please indicate the parking plan and the drawings, number of parking spaces required. *2 cars in garage, 2 on street (for 5 bedrooms).*
- d) Provide an elevation section through 5163 Chelsea (Redfern's Property) to the bluff edge. Would like to understand the relationship to the single level houses across the street. *Provided. Two profiles.*
- e) Please provide a photo montage along Chelsea. *Showed photos of one house on each side of present house.*
- f) Provide a property title restriction to prevent the house from being used for short term or vacation rental. *Owner will not provide.*

DISCUSSION 07/16/13:

Nathan Rose: *Concerned about short term rentals, their disruptive influence on the neighborhood, had to repair damage of previous neighbors' construction himself. Four parking spaces are not enough; the bluff was illegally and improperly extended 10 to 20 ft. by fill dirt. There is significant erosion.*

Charles Redfern: *The Henely property is on the first public right of way from the ocean, 300 ft. from the high tide mark. In the LJ Farms we call this "tier 1 coastal." (Marengo: This is not identified by the City as a Coastal bluff.) Believes this is an ocean cliff. How does the view easement and the steep slope figure into the buildable area of the 14,900 sq. ft. lot? Aren't they subtracted from the buildable lot area? The proposed Jacuzzi is to be in the unbuildable ocean bluff.*

Evelyn Hill: *2nd level will block our ocean view.*

John Coffey, Coffey Engineering: *Can't drain from front yard to the front the way you depict.*

(Marengo: *Will collect all water into a collection basin and pump to street.) Would like to review the Wheeler Geotechnical Report. There was confusion about which reports were relevant, their dates, and to whom delivered.*

Costello: *In violation of the SD Muni Code RS Zoning (Ch. 13, Art 1, Div. 4) this property is being used for commercial purposes, a hotel. Current rates are \$12,000 per week. On-line ads shown. With five bedrooms and the secluded Playboy Jacuzzi, it will not just be a residence, but a business. This site has been the subject of some very wild parties, which we also expect to continue.*

Eli Shaprut, Naval Architect: *This plan will endanger the shore line, needs caissons to protect bluff and structure.*

Alex Jvirblis: *Parking is insufficient. Owner rents properties as a business and will continue to rent the new house. Drainage plan is insufficient.*

SUBCOMMITTEE MOTION: To deny the project because the property is being illegally used as a hotel and will continue to be used as a hotel after construction.

(Costello / Benton 1-2-3)

In Favor: Costello

Oppose: Collins, Leira

Abstain: Benton, Kane, Welsh

Motion Fails

SUBCOMMITTEE MOTION: Findings can be made for a Coastal Development Permit at 615 Wrelton Drive.

(Benton /Collins 1-1-4)

In Favor: Collins

Oppose: Costello

Abstain: Benton, Kane, Leira, Welsh

Motion Fails

SUBCOMMITTEE MOTION: To table the project until the issues raised can be clarified by Code Enforcement and the City Attorney relative to this property.

(Collins/Kane 5-0-1)

In Favor: Collins, Costello, Kane, Leira, Welsh

Oppose: 0

Abstain: Benton

Motion Passes

Marengo indicated he would proceed directly to the LJCPA for review.

5. PRELIMINARY REVIEW 07/09/13

Project Name: **Neptune Apartments EOT**

6767 Neptune Place

Permits:

EOT for CDP/SDP

Project #: 325506

DPM:

Paul Godwin, (619) 446-5190

Zone: RM-3-7

Applicant:

pgodwin@sandiego.gov

Claude-Anthony Marengo

858-459-3769

Scope of Work:

Extension of Time (EOT) for Coastal Development Permit and Site Development Permit (Process 3) to demolish 19 dwelling units and construct a 24 unit residential apartment complex on a 0.56 acre site located at 6767 Neptune Place. Affordable/In-Fill Housing and Sustainable Building Expedite Program. The project is located in the RM-3-7 Zone, appealable Coastal Overlay Zone, Coastal Height Limit Overlay Zone, Sensitive Coastal Overlay Zone, the Beach Impact Area of the Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone and within the La Jolla Community Plan.

APPLICANT PRESENTATION 07/09/13: (C-A Marengo)

There are no changes in the plans. Asking for 3 year EOT.

SUBCOMMITTEE MOTION: to Combine Preliminary and Final Reviews.

(Costello / Merten 6-0-0)

In Favor: Benton, Collins, Costello, Leira, Merten, Welsh

Oppose: 0

Abstain: 0

Motion Passes

SUBCOMMITTEE MOTION: Findings can be made for an Extension of Time (EOT) for Coastal Development Permit and Site Development Permit to demolish 19 dwelling units and construct a 24 unit residential apartment complex at 6767 Neptune Place.

(Costello / Collins 6-0-0)

In Favor: Benton, Collins, Costello, Leira, Merten, Welsh

Oppose: 0

Abstain: 0

Motion Passes

recorder setting 008 20 05 05

6. PRELIMINARY REVIEW 07/16/13

Project Name: **Sprint Coast Boulevard SCR**
939 Coast Blvd. Permits: SCR
Project #: 324629 DPM: Karen Lynch Ashcraft, (619)
446-5351
Zone: LJPD-5 Applicant: K LynchAsh@sandiego.gov
Caitlyn Kes, 858-527-9938

Scope of Work:

Substantial Conformance Review to remove & replace four existing antennas with four new antennas and install four new radio remote heads. All of the replacement equipment will still be behind existing concealment walls with no visual impact to the building and no new electrical or structural work is proposed. The project site is located at 939 Coast Boulevard within the La Jolla Community Plan, Coastal Overlay Zone.

APPLICANT PRESENTATION 07/16/13: (Caitlyn Kes)

Simple replacement with no increase in visual impact.

SUBCOMMITTEE MOTION: to Combine Preliminary and Final Reviews.

(Costello / Collins 6-0-0)

In Favor: Benton, Collins, Costello, Kane, Leira, Welsh

Oppose: 0

Abstain: 0

Motion Passes

SUBCOMMITTEE MOTION: Findings can be made for a Substantial Conformance Review to remove & replace four existing antennas with four new antennas and install four new radio remote heads at 939 Coast Boulevard.

(Costello / Kane 5-0-1)

In Favor: Collins, Costello, Kane, Leira, Welsh

Oppose: 0

Abstain: Benton

Motion Passes

7. PRELIMINARY REVIEW 07/16/13

Project Name: **Bonair Residence**
754-758 Bonair St. Permits: CDP
Project #: 312633 DPM: Glen Gargas, (619) 446-5142
Zone: RM-1-1 Applicant: GGargas@sandiego.gov
Daniel Linn, 858- 459-8108

Scope of Work:

Coastal Development Permit, Tentative Map (originally a Map Waiver) & Variance (Process 3) to demolish an existing duplex and construct three, 3-story, detached single family residences ranging from 1,929 square feet to 2,185 square feet on a 9,225 square property. The variance is to maintain two curb cuts, where only one would be allowed. The project site is located at 754-758 Bonair Street, in the RM-1-1 zone, Coastal (non-appealable), Parking Impact Overlay Zones and within the La Jolla Community Plan area.

APPLICANT PRESENTATION 07/16/13: (Dan Linn)

Zoning allows 3 units, RM-1-1. Will build three each 3-story units. One will have surface garage, two basement garages. Windows not opposite each other. No alley. Two units share driveway. Will need two curb cuts (requires a variance). ≥ 6 ft. separation between units.

DISCUSSION 07/16/13

Michael Sims, Gail Forbes, Brindan Byrne, and Bob Wineteer: *Neighborhood lots are 60 ft. wide, here 90 ft. divided by 3. 30 ft. will be substandard. 3-story walls will look like canyon walls. Some 2, but not 3 story in neighborhood. Bike path impact? Drainage? Two curb cuts, too close. Bonair Way used to be a stream bed; basements have a seepage/flooding problem. Need sump pumps.*

Please Provide for FINAL REVIEW:

- a) Provide a photographic study of the Neighborhood Character; include both sides of the block and the adjacent block.
- b) For the above properties, provide lot areas and floor areas.
- c) Draw relationship of units to the bike path.
- d) Address drainage issue.
- e) How will the units be finished, colors? Provide materials board.

8. ACTION ITEM 07/09/13

Ongoing discussion of DPR Committee Exhibit Requirements

Suggestions and updates to be provided by committee members.

Item Continued until the July 16, 2013 meeting.

9. ACTION ITEM 07/16/13

Ongoing discussion of DPR Committee Exhibit Requirements

Suggestions and updates to be provided by committee members.

Continued until August meeting.

La Jolla Shores Permit Review Committee Minutes

4:00 p.m. Tuesday July 23, 2013

La Jolla Recreation Center, 615 Prospect Street, La Jolla, CA

Committee members in attendance: Laura DuCharme Conboy (acting chair), Janie Emerson, Tim Lucas, Myrna Naegle, Bob Steck. Absent: Dolores Donovan, Phil Merten, John Schenck

1. **Non-Agenda Public Comment** : None
2. **Chair Comments:** None
3. **Election of PRC officers for July 2013 to May 2014:** Tabled until next month
4. **Project review**
 - A. **Sudberry Residence**, 8039 and 8053 Calle Del Cielo
 - B. **Cohen Residence EOT**, 8130 La Jolla Shores Drive

4A. Sudberry Residence

- Project No. 304002
- Type of Structure: Single Family Residence
- Location: 8039/8053 Calle Del Cielo
- Project Manager: Paul Godwin; 619-446-5190; pgodwin@sandiego.gov
- Owner's rep: Haley Bareisa, Island Architects; 858-459-9291; hbareisa@islandarch.com

Project Description: Demolition of existing SFR located at 8053 Calle del Cielo plus a portion of existing SFR located at 8039 Calle del Cielo. Construct a single SFR over walk-in basement and related site improvements over both lots (total lot size, 44,140 sf; GFA=18,836 sf). An amendment to CDP No. 388708 and SDP No. 388170 (PTS 1152239). Coastal Overlay and Coastal Height Limit Zones. [City]

- Lot size: 44,140 sf (total both lots)
- Existing Sq/Ft: 8,255 sf (total both homes)
- Proposed 1st story: 7,424 sf (1st floor habitable)
- Proposed 2nd story: none
- Subterranean: 3,393 sf garage +6,109 sf lower level habitable = 9,502 sf
- Total Sq/ft (excluding subterranean if applicable): 16,926 (includes subterranean garage)
- GFA (if different from above) 18,836 sf (includes portion of covered terrace per 113.0234)
- Percent of lot covered: 24% (calc'd by lower level footprint-includes countable terraces 10,676 sf)
- Floor area ratio: 43%
- Height: Structure height 27'-8"/Plumb Line Height 29'-8"
- Front yard setback: 20'-0"
- Side yard setback: 5'-1" (existing lower level to remain) and 19'-10" (main level closest)
- Rear Yard setback: 103'-10"
- Percent of green softscape: 61%
- Off street parking: 6 spaces

Seeking: Amended Coastal Development Permit (CDP) and Site Development Permit (SDP) for La Jolla Shores

Previous PRC Action March 26, 2012 (Please see minutes for additional notes.)

Motion: Emerson **Second:** Lucas

Continue the item. Would like to have further information regarding:

- Second floor side yard step-back issue the city reviewer cited
- Massing study/streetscape. Include outline of existing north structure in addition to the proposed structure. Include McMurray house in this.
- Historical review results
- More description of the driveway and its slope, including elevations.
- Sections through house showing Prop D and plumb line. Confirm with city that the methodology is correct.
- Information on construction process, grading and excavation. Including how much fill will be moved.
- Address concerns and proposed mitigation about potential damage to the neighbors structures due to earth moving equipment.

Motion passes 4-0-1: Approve: Conboy, Emerson, Lucas, Schenck; Abstain: Boyden (chair)
(Naegle left midway and Donovan left at end of the item review)

7-23-2013

Presented by Tony Crisafi & Haley Bariesa

A brief overview of the project was given. There have been a few changes since the previous presentation. The site consists of two properties with houses on a hill side. They are combining the lots and will have one house that will consist of a new portion with garage and a basement on the northern property that will extend over the existing first floor of the house on the southern property. The northern property (8053 Calle del Cielo) had a CDP and SDP issued in 2008 for a new 2-story structure, underground 6-car garage and a pool in front. The southern property (8039 Calle del Cielo) came on the market after the permit was issued for the northern property. It was re-modeled extensively in 2009. Since they are combining the two properties and there is an existing CDP and SDP on the one site, they are seeking amended permits for the new project.

The difference between pads is 3.5'. They will lower north pad so that they can build a structure that will span both properties. The new structure will extend over the existing first floor of the southern house. The total square footage has decreased slightly due to pulling in the second floor on the south side and the elimination of an office area on the north. The new square footage is 17629 sq ft. which includes the interior area and also the covered terraces and the eaves extending over patios. The setback of the second floor on the south property line has been increased from 7' to 13' to allow more privacy and softens the building envelope.

The West elevation (from the street) was shown. The house is stepped back and the basement area is buried behind the planters in the center area of the house. There is a pool and terraces in the front. Most of the terraces and landscaping were established during the 2009 remodel and will remain. A rendering based on a photo taken from a public viewpoint on Little Street was presented, showing how the proposed project fits in with other houses in the area.

Address the points in the motion made by the committee at the first review:

- **Second floor side yard step-back issue the city reviewer cited:** They have pulled the second floor back on the south property line from 7' to 13' at the side for the second level. First level is existing and remains at 5' from the property line. In addition, they will be landscaping and planting trees on that side. The second floor steps back on the front well as the side property line, so there is not a straight up 2-story mass anywhere. This cycle issue has cleared.

• **Massing study/streetscape. Include outline of existing north structure in addition to the proposed structure. Include McMurray house in this:** A streetscape was shown of the properties along the street. The building envelope specified by the CCR's was overlaid on this streetscape, and the proposed project conforms to them. The covered drive-through area has been removed and a terrace pulled back. There is just a simple gate for the driveway, resulting in an increase of the setback on the north to 22'.

• **Historical review results:** They will be meeting with Kelly Santos in the next 10 days to determine if full historical report is needed. Both houses have been modified under permits over the years. The rear of the north house had 400' removed with demo permit in 2010. This house had been extensively remodeled, with windows changed, pre-2003. The south house was extensively remodeled under permits issued 2009. Their historic consultant does not believe architect was significant or a master architect for modern design.

• **More description of the driveway and its slope, including elevations:** North elevation was shown. The driveway grade has been lowered so there is a less steep approach from the street. It makes a smooth transition into the underground garage entrance at the north side of the house. Driveway is now slightly curved and has been pulled back around 3' from dividing wall on the property line for 2 driveways. The driveway extends to the rear of the house for overflow and guest parking. The dividing wall is a retaining wall, so there should be no issues with height differences between 2 driveways. There will be trees planted along the side of the house further increasing privacy with the neighbor.

• **Sections through house showing Prop D and plumb line. Confirm with city that the methodology is correct:** They did change the methodology and used the existing grade, rather than the lowest point in the basement which was presented last time. The previous method resulted in a more restrictive building envelope. Using the new method, which the city has signed off on, gives more clearance and would allow for a taller building. They have not changed the design or increased any heights for the project. The plate height at the center portion is 13'. The living space on main level is around 7,000, less than the previously approved structure. Most of the new living area is in the basement and hidden by the planters.

• **Information on construction process, grading and excavation. Including how much fill will be moved:** They are not excavating garage as much as previous proposal. An estimated 400 cubic yards will be excavated and shifted on site. They will be cutting 1' to 3' for the basement area at the north end. They will be filling the rear for the motor court and the front for the terrace. The soils report show the on site soil is good. They don't yet have a grading contractor, so do not know yet if fill will need to be transported off site, but if so, it will be a small amount.

• **Address concerns and proposed mitigation about potential damage to the neighbors structures due to earth moving equipment:** They have the soils and geology report and it shows there is no problem. They have met with representatives of neighbor on the north, McMurray and will continue to do so. Today they received a list of 17 items that the neighbor is concerned with. Many of these are construction mitigation issues, such as access to driveway during construction, construction parking, hours of construction...etc. Concerns about air quality and dust control. Others have to do with CCR's, and the design. They want to see surveys and are concerned about the location of the deck on the north side of the house.

Island Architects have shared plans and will continue to work with McMurray and her representatives to address the issues.

Public Comment

Anu Delouri, UCSD Physical and Community planning: This house has been deeded to UCSD. They do have concerns about the size of the house adjacent to the McMurray property. With no CEQA document it is hard to study the proposed project and its impact on the adjacent property. The geotechnical document that has been provided states that the grading as proposed won't measurably destabilize the adjacent property. Not sure about the term "measurably", it doesn't mean that there won't be effects. They would like some language added from the applicant to safeguard the McMurray property, should some damage or destabilization occur. They would like a conditional approval pending the CEQA document, however they know that this committee does not do conditional approvals. The architect has been helpful with information and plans, and has offered to meet with UCSD engineers and staff. Unfortunately, without a CEQA document, they do not have the information that they need. They don't know if the environmental document to be prepared will be a MND (Mitigated Negative Declaration), or other declaration. **Conboy:** Is the geotechnical issue the biggest concern? **Delouri:** It is one of the important issues. The size of the adjacent house, the affect on property values, etc. They have provided a list of 17 items to the architect. Without the CEQA document they don't know all the important issues. **Conboy:** The CEQA document comes later in the process. There will still be an opportunity to review the document and comment on it when it is released. CEQA documents are appeal-able, separate from the community review process going on now. The CPA does have the opportunity to review the CEQA document later if they choose, and take action. **Crisafi:** The community review process gives early feedback to the planning department on the design of the project. Without this feedback, the planning department has no good input on the acceptability of the design. **Matt Peterson** (land use attorney for applicant): There will be a new MND required. There is new grading into the soil, there are paleological and archeological concerns. UCSD and other concerned parties that have contacted the city project manager will be on the list to receive it, as well as the CPA and this committee.

Delouri: Mrs. McMurray still has concerns about the location and size of driveway and the amount of traffic. **Crisafi:** The location of the existing driveway is consistent with other driveways in the neighborhood, most of which were sited on the high side of the pads. This driveway is unique in that there are two driveways next to each other with a shared curb cut. This is the way the neighborhood was laid out. There is a block divider wall and the steepness of the driveway has been lowered, so there should be less noise than previously. They may add sound mitigation material on the wall.

McMurray (neighbor on north): Her living room faces this area. This is the noisy side of the house, she doesn't understand why it has to be located next to her house. Where will the pool equipment be located? **Crisafi:** They have removed the terrace at the front side of the house, so that noise is eliminated. The covered terrace is 22' from the property line and the windows for the kitchen are setback 28' from the property line. There will be landscaping and trees which will help with noise. The pool equipment will be located in the garage in a room so there will be no noise from it.

McMurray: During last remodel, her water pipes broke, and the house was shaking. **Crisafi:** This was during the construction of the dividing wall of the driveways and compacting the ground in that area to make it a solid retaining structure. They will be using a different contractor this time, and the wall area needs no further work. The excavation will be farther away from her house.

Committee discussion

Steck: Good job with answering the questions and addressing previous committee concerns.

Conboy: Looking at the front elevation: they have done a good job with mitigating and setting back the structure so there is a lower impact on street view. Could you lower the middle portion with the high ceiling from 13' to 12'? **Crisafi:** The owner would like to have the high interior ceiling. They spent a lot of time on the design. They have a transparent wall below it and the idea is to make this an indoor -outdoor space, and the high ceiling adds to the effect. They could lower the height to 10', but it would be a different design and change the indoor-outdoor affect. **Conboy:** Could you lower those roof areas (the middle roof and those adjacent) by a foot to 12' and still retain the design? **Crisafi:** He will discuss it with the owners. On one project he lowered the height to 12' and had a substantial savings. It may be possible to do here.

Emerson: Biggest concern is coming up the hill from Dorado – the south end of the current building stands out. Adding a second story at this end will stand out even more. **Crisafi:** The slope of the street makes it stand out. They have landscaped this area and will be adding more. Some magnolia trees have been added which grow up and shield the building. **Emerson:** This neighborhood has a single story feel, and as you come up the hill and make the curve, the mass of the structure hits you. Adding a second story on this part will make this appear as the biggest thing in the neighborhood, which is her biggest concern. Maybe bringing down the roofs one foot would make a difference? **Crisafi:** He could do a rendering and ask the owners.

Lucas: Clarify the center portion with the 13' high ceiling structure. Is that going to be glazing or a roll-up door? **Crisafi:** There are sliding glass doors set back from the eaves, with columns in front defining an open space. There will be trees planted on each side near the columns. **Lucas:** You won't see much when you are walking, possibly some while driving. **Crisafi:** You will see some of it while driving. **Lucas:** On the south side elevation you have stepped the second floor back 13', how far is it stepped back on the street side. **Bariesi:** 26'. **Crisafi:** The planting will grow up at this south corner step back for more privacy and to soften the second floor. **Lucas:** At the north end, there is a porch area that you step out onto. On the north side of will there be plantings or trees for privacy for the McMurray patio? **Crisafi:** There will be planting on both sides of the driveway. There will also be louvers for privacy on the north side, as shown on the drawing.

Motion: Steck Second: Naegle

The findings can be made for an amendment to Coastal Development Permit and a Site Development Permit based on plans presented, dated 7-23-2013.

Motion carries: 4-1-0; approve: Conboy, Lucas, Naegle, Steck; **Oppose:** Emerson

Discussion on the motion:

Lucas: This is a big house sited on a combined two lots. Efforts have been made with articulation and landscaping to soften the finished house. While he personally favors smaller projects, feels this proposed design but this meets all the codes and will support the motion.

Conboy: Agrees with comments by Lucas. In addition, setting the house back and having covered terraces softens the massing. Lowering the roof structures one foot would help the massing even more.

4B. Cohen Residence EOT

Project Description: Extension of Time for Coastal Development Permit 556216 and Site Development Permit 556217 to demolish an existing 1,690 square foot residence and construct a new 3,842 square foot single family residence with a 753 square foot garage on a 0.13 acre property. The project site is located at 8130 La Jolla Shores Drive in the SF Zone of the La Jolla Shores Planned District within the

La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limitation, Residential Tandem Parking, Parking Impact Overlay Zones

- Project No. 325192
- Type of Structure: Single Family Residence
- Location: 8130 La Jolla Shores Drive
- Project Manager: Glenn Gargas; 619-446-5142; ggargas@san Diego.gov
- Owner's rep: Bejan Arfaa Architect; 619-293-3118

Presented by Bejan Arfaa

This project is a two-story residence with an underground garage. The driveway slopes down into the garage. This project was approved 6-16-10 and issued a CDP & SDP. The entrance to the house is on the south side. There is a stairway from the garage. The second floor has 2 bedrooms.

Committee questions

Conboy: What is the slope of the driveway? **Arfaa:** Believes average is around 14%. It is 19% at the bottom and transitions to 10% at the top. **Conboy:** will backing out be a problem with La Jolla Shores Drive?. **Arfaa:** There is an area between the sidewalk and the street. The driveway is 60' from LJ Shores Drive. **Conboy:** There is still a problem with backing out, up the slope onto the driveway? **Arfaa:** The driveway is 18' wide at this point and they could turn around in it. **Conboy:** Doesn't think that they can, it is still too narrow.

Conboy: This project was passed before, and this is an EOT, so it is not here for complete review. Still there are findings that must be met for public safety. **Arfaa:** This project was approved before and there have been no changes. There are view triangles shown at the corners of the driveway.

Lucas: Doesn't believe any there have been any significant state law changes that would affect this request for and EOT.

Conboy: The driveway has a 10% transitional slope at the top, which is still a significant slope, and there would be problems with visibility when backing out. With backing out, the drivers head is down slope in the driveway. **Emerson:** And the rear of the car obscures the view. **Conboy:** Designed a house with a similar driveway, and was very concerned with exiting the garage. That design had a turn-around in the garage, but even heading face out up the slope there were visibility issues.

Emerson: Has safety concerns with the driveway and backing out onto the sidewalk. This is a busy sidewalk at this area, with lots of people walking by including mothers with strollers.

Naegle: How big are the visibility triangles? **Conboy:** They are shown as 10' on either side of the driveway, per code.

Lucas: This project was reviewed before, and the driveway slope was part of that review. I do not have the minutes from the original review by the committee in mid 2009, but do recall that this was discussed extensively. The city signed off on the driveway design.

Lucas, Conboy: The findings for Approval for Extension of Time for a Coastal Development Permit are:

126.0111 G: *An extension of time for a Coastal Development Permit may be*

approved only if the decision maker makes all of the following findings:

- (1) The project as originally approved would not place the occupants of the proposed development or the immediate community in a condition dangerous to their health and safety;*
- (2) There are no changed circumstances which would affect the project's consistency with the Local Coastal Program; and*
- (3) No new condition is required to comply with state or federal law.*

Motion: Emerson Second: Naegle

Findings can not be made for an Extension Of Time due to public safety concerns relative to the steepness of the driveway and its impact on the adjacent sidewalk, per 126.0111 paragraph 2.G.1.

Motion carries: 3-1-1; Approve: Emerson, Naegle, Steck; Oppose: Lucas; Abstain: Conboy

Meeting Adjourned, unanimous consent.