



PO Box 889, La Jolla, CA 92038

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President: Tony Crisafi  
Vice President: Joe LaCava  
2<sup>nd</sup> Vice President: Patrick Ahern  
Treasurer: Jim Fitzgerald  
Secretary: Helen Boyden

## La Jolla Community Planning Association

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

### Thursday December 5, 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**: 7 November 2013
4. **Elected Officials Report** – Information Only
  - A. Council District 1 – Council President Pro Tem Sherri Lightner  
Rep: **Erin Demorest**, 619.236.7762, [edemorest@sandiego.gov](mailto:edemorest@sandiego.gov)
  - B. 39<sup>th</sup> Senate District – State Senator Marty Block  
Rep: **Allison Don**, 619-645-3133, [Allison.don@sen.ca.gov](mailto:Allison.don@sen.ca.gov)
  - C. 78<sup>th</sup> Assembly District - Majority Leader Toni Atkins  
Rep: **Toni Duran**, 619-645-3090, [Toni.Duran@asm.ca.gov](mailto:Toni.Duran@asm.ca.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](mailto: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. **Children's Pool Beach Closure @ Planning Commission Dec. 12<sup>th</sup>**

The City has issued a negative declaration of environmental impact on the proposed closure of the children's pool during pupping season. The city council hearing date for this item is not yet determined.
  - B. **Report from Ad Hoc committee on vacation rentals**

## 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 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 (vacant), 4th Tues, 4pm

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

No T&T meeting in November.

### **A. Neptune SCR**

**DPR Motion: Findings can be made for the Substantial Conformance Review of the Coastal Development Permit and Site Development Permit to reduce the number of units from 24 to 18 for a residential apartment complex, and as modified at the LJDPDR meeting 19 November 2013, allowing for additional horizontal dimension to the step-back at the balconies, which shall be increased as follows: first floor: 2'-0", second floor: 1'-0", roof: 3'-0"; achieved either by an increased setback at the upper balconies or a reduced setback at the lower balconies 6-0-1**

6767 Neptune Place- **\*\*SUSTAINABLE BUILDING EXPEDITE PROGRAM\*\*** SCR (PROCESS 2) to reduce the number of units from 24 to 18 for a residential apartment complex on a 0.56 acre site. The original project was approved pursuant to Coastal Development Permit No. 518964 and Site Development Permit No. 519873, and an Extension of Time for the permits was approved on September 11, 2013. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption. The project site is located in the RM-3-7 Zone, Coastal Overlay Zone (Appealable), Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, Parking Impact Overlay Zone, Residential Tandem Parking and Transit Area Overlay Zones within the La Jolla Community Plan and the Local Coastal Program Land Use Plan.

### **B. BC Camino**

**DPR Motion: Findings can be made for an amendment to the Coastal Development Permit and Site Development Permit and Variance (Process 3) to amend CDP, SCR & Variance 91-0332 for an addition to a single-family residence 6-0-1**

6106 Camino de la Costa - CDP, SDP and Variance (PROCESS 3) to amend CDP, SCR & Variance 91-0332 for an addition to a single-family residence consisting of an approximate 3,528 square foot addition and second driveway where only one is permitted, to an existing 5,493 sq ft, 2-story residence. The site is in the RS-1-5 zone, Coastal (appealable), Coastal Ht, Environmentally Sensitive Lands (bluffs), 1st Public Roadway, and Parking Impact Overlay zone in the La Jolla Community Plan.

### **C. Paydar Residence EOT**

**DPR Motion: Findings can be made for an Extension of Time amendment to the Coastal Development Permit No. 587174 as presented for a lot at 7227 & 7247 Fairway Road. 6-0-1**

7227 & 7247 Fairway Rd -Extension of Time for Coastal Development Permit No. 587174 (Process 2) to demolish a single family residence and construct a 13,624 square foot residence with detached guest quarters on a 0.9-acre lot located at 7227 & 7247 Fairway Rd. The site is in the RS-1-4 Zone, Coastal (non-appealable), Coastal Height & Parking Impact Overlay Zones within the La Jolla Community Plan.

### **D. Ivanhoe Place**

**PDO Motion: Proposed signage conforms to the PDO 6-0-0**

7776 Ivanhoe Avenue- Scope of work to include: Review of signage for LJPDO compliance in Zone LJPDO 1-A.

Time  
Certain:  
6:30p

### **E. Coldwell Banker**

**PDO Motion: Signage, as altered by applicant, eliminating one banner and the remaining sign printed on both sides, conforms to the PDO 6-0-0**

930 Prospect Street- Scope of work to include: Review of signage for LJPDO compliance in Zone LJPDO 1-A.

### **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 4<sup>th</sup> Tues, 7p, 9192 Topaz Way

### **11. La Jolla Children's Pool Lifeguard Tower –Information Only**

The La Jolla Children's Pool lifeguard station project kicked-off in June of 2013. Demolition is complete and the construction phase has begun. The Design-Build Contractor is installing Potable Water, Sewage and water proofing systems and constructing the building foundation. Construction will halt during the seal pupping moratorium (December 15, 2013 through June 1, 2014). Construction will resume on June 2, 2014, and is scheduled for completion by December 2014.

Applicant: Yousif Benyamin, Assistant Engineer – Civil, Public Works, City of San Diego

### **12. Henely Residence No. 279093- Action Item**

**Appeal Deadline: Dec. 9th, 2013 / Planning Commission Hearing date: Nov. 14th, 2013 appeal denied, permit upheld**

Whether to appeal the project to the California Coastal Commission

The appeal period for the environmental document was announced at the meeting as "closed" prior to the meeting. The environmental document noticing process is being challenged.

*CPA Previous Action (Aug 2013): That the findings are not sufficient for a Coastal Development Permit (Little, Collins: 7-5-3)*

*Appeal to Planning Commission: Sept. 25<sup>th</sup>, 2013*

### **13. West Muirlands Traffic Calming Median Chokers ( Pulled by Trustee Zimmerman)**

*T&T Motion (Oct. 2013): Traffic Calming Median Chokers Approved 6-1*

Traffic calming median chokers on West Muirlands

### **14. Café la Rue Sidewalk Café- Full hearing at request of applicant**

1132 Prospect Street- (Process 2) A Neighborhood Use Permit (NUP) for a 198-square-foot sidewalk cafe for an existing restaurant at 1132 Prospect Street in Zone 1 of the La Jolla Planned District within the La Jolla Community Plan and Local Coastal Program Land Use Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Parking Impact Overlay Zone (Coastal), and Transit Area Overlay Zone.

*PDO Action (November 2013):* Proposed project has issues with a clear path, not addressing the encroachment; remainder of project conforms to PDO 5-1-1.

Applicant: Carey Algaze

### **15. Whitney Mixed Use- Revised Building Design**

PROCESS 3 - TM Waiver, CDP, and SDP to demolish existing structures, construct 3 story building with 2 residential condo units and 2,000 sq. ft. of commercial space with basement parking on a 0.09 acre site at 2202 and 2206 Avenida De La Playa in the CC Zone of the La Jolla Shores Planned District within the La Jolla Community Plan area, Coastal Overlay (non- appealable), Coastal Height Limit, Residential Tandem Parking.

*PRC Motion (Nov 2013): Findings can not be made for a Site Development Permit or a Coastal Development Permit based on the excessive upper floor building area, which is out of character in form and relationship with the other mixed use buildings in the area. 4-0-2*

**16. Whitney Mixed Use – Draft Environmental Impact Report**

The proposed project is a SITE DEVELOPMENT PERMIT and COASTAL DEVELOPMENT PERMIT to demolish existing previously conforming 1,519-square foot single-story residential and 1,538-square foot single-story commercial structures and construct a new three-story 8,518-square foot mixed-use building with commercial and residential condominiums. The 0.09-acre project site is located at 2202 and 2206 Avenida de la Playa within the La Jolla Shores Planned District area of the La Jolla community.

*PRC Motion (Nov. 2013): pending minutes from Special Meeting on Tuesday, Dec. 3<sup>rd</sup>*

**NOTE: The DRAFT Environmental Impact Report is available online at:**

[http://google.sannet.gov/search?partialfields=&sort=date%3AD%3A%3Ad1&proxyreload=1&num=100&requiredfields=STARTED:TRUE.ENDED:FALSE.PATH:CEQA&layout\\_type=datetitlelink&getfields=DOCUMENT\\_URL.TITLE.DOC\\_DATE&output=xml\\_no\\_dtd&ie=UTF8&client=scs\\_ocd&filter=0&site=documents&config=ceqa.js&proxystylesheet=scs\\_ocd&q=](http://google.sannet.gov/search?partialfields=&sort=date%3AD%3A%3Ad1&proxyreload=1&num=100&requiredfields=STARTED:TRUE.ENDED:FALSE.PATH:CEQA&layout_type=datetitlelink&getfields=DOCUMENT_URL.TITLE.DOC_DATE&output=xml_no_dtd&ie=UTF8&client=scs_ocd&filter=0&site=documents&config=ceqa.js&proxystylesheet=scs_ocd&q=)

**17. Adjourn** to next Regular Monthly Meeting, Jan. 2nd, 2014, 6:00pm



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Second Vice President: Patrick Ahern  
Treasurer: Jim Fitzgerald  
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## La Jolla Community Planning Association

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

Thursday, 7 November 2013

### **DRAFT MINUTES -- Regular Meeting**

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

#### **1. Welcome and Call To Order: Tony Crisafi, President, at 6:02PM**

#### **2. Adopt the Agenda**

##### **Approved Motion: To approve the agenda as posted: (Emerson, Fitzgerald: 10-0-1)**

In favor: Ahern, Boyden, Brady, Collins, Emerson, Fitzgerald, LaCava, Merten, Steck, Weiss  
Abstain: Crisafi (Chair)

#### **3. Meeting Minutes Review and Approval**

##### **Approved Motion: To approve the Minutes of 3 October 2013 as presented in the Public Document (Collins, Brady: 11-0-2)**

In favor: Ahern, Boyden, Brady, Collins, Emerson, Fitzgerald, LaCava, Little, Merten, Naegle, Steck  
Abstain: Crisafi (Chair), Weiss (absent)

#### **4. Elected Officials Reports - Information Only**

##### **A. Council District 1 – Council President Pro Tem Sherri Lightner**

Rep: Erin Demorest, 619.236.7762, [edemorest@sandiego.gov](mailto:edemorest@sandiego.gov) was absent but submitted a written report.

The City Council has approved separating the Planning Department (to be led by renowned planning expert Bill Fulton) from Development Services. The Planning Department will also handle environmental reviews and economic development. Other changes in management structure are being phased in. The City Council committee structure is being revised, to take place in January 2014.

##### **B. 39<sup>th</sup> Senate District – State Senator Marty Block**

Rep: Allison Don, 619-645-3133, [Allison.don@sen.ca.gov](mailto:Allison.don@sen.ca.gov)

During the legislative recess Senator Block has been meeting with local groups. Bicycles will no longer be allowed on the steep grade up to the Torrey Pines State Reserve.

##### **C. 78<sup>th</sup> Assembly District Majority Leader Toni Atkins**

Rep: Toni Duran, 619-645-3090, [Toni.Duran@asm.ca.gov](mailto:Toni.Duran@asm.ca.gov) was not present.

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

UCSD - Planner: Anu Delouri, [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu), <http://physicalplanning.ucsd.edu>, was not present due to the recent birth of a son. She is being replaced on a temporary basis by: Todd Pitman, Principal Planner UCSD, [tdpitman@ucsd.edu](mailto:tdpitman@ucsd.edu), 858.822.3791 who was not present.

**Member Don Schmidt**, complimented the trustees on their action on the Sierra Mar residence but cautioned that even though trustees are not experts on the Secretary of Interior standards for historical designation and don't want to second guess City staff, they can serve as another pair of eyes. He said, furthermore, that **DPR member Angeles Liera** has suggested that in 2014 the La Jolla Historical Society might conduct a workshop for LJCPA trustees. He pointed out that the archaeology (sacred sites) is a part of the historical review.

**Member Pat Granger** said she understood that **John Fisher, DPM** for the Hillel project, would be circulating a third Draft Environmental Impact Report and expressed the opinion that the community was being harassed.

**Zach Plopper, Coastal and Marine Director of WILDCOAST** ([www.wildcoast.net](http://www.wildcoast.net) or 619-423-2258), stated that his organization was partnering with the California Department of Fish and Game to inform the local community about San Diego's Marine Protected Areas. He provided brochures: "Fishing Guide for San Diego's Marine Protected Areas (MPAs)" that feature maps, descriptions and rules for the MPAs. ([www.dfg.ca.gov/mlpa](http://www.dfg.ca.gov/mlpa) to look for the brochure for Southern California)

**Member Sally Miller** noted the loss of public sidewalk space to sidewalk cafes. She said the three foot corridor [sic] that remains is inadequate for pedestrian traffic.

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

**Trustee Little** referenced previous trustee discussion of short-term-rental abuse and noted that the ad hoc committee appointed in September had not met, citing lack of a chairman as a possible reason. **President Crisafi** appointed **Trustee Ahern** to notice and convene a meeting of the committee which consists of **Trustees Fitzgerald, Brady, Little, Ahern, Steck** and **Members Outwater** and **Costello**. The Committee can then elect its chair.

**Trustee Weiss** noted that overgrown shrubbery is blocking sidewalks in many areas.

**Trustee Merten** referenced Item 8C (LJS PRC special meeting of November 20) and announced that a special meeting of the PRC would be held on Wednesday, December 18 at 4 PM at the Rec Center.

**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. 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/](http://www.lajollacpa.org/). We encourage you to join so that you can vote in the Trustee elections and at the Annual Meeting in March.

You are entitled to attend without signing in, but only by providing proof of attendance can you maintain membership or become eligible for election as a trustee. You can become a Member after attending one meeting and must maintain your membership by attending one meeting per year. To qualify as a candidate in an election to become a Trustee, a Member must have documented attendance at three LJCPA meetings in the preceding 12-month period.

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

**B. Treasurer**

**Trustee Fitzgerald** reported that the beginning balance on October 1 was \$25.50. Receipts in October from donations only were \$197.00. Expenses including, telephone expenses and PO Box rental were \$124.45 for a, for an ending balance on October 31, 2013 of \$98 .05.

**Trustee Fitzgerald** commented on the special generosity of the Membership and Trustees and reminded Trustees, Members and guests that LJCPA is a non-profit organization and must rely solely on the generosity of the community and the Trustees. He stressed the need for continued donations to support the expenses of the organizations. All donations are in cash to preserve anonymity. He stated that in January 2014 the LJCPA will need to pay the semi-annual rent bill of \$300.00 for the after-hours-use of the Rec Center.

## 8. President's Report

### A. Whitney Mixed Use project EIR

[http://google.sannet.gov/search?partialfields=&sort=date%3AD%3A%3Ad1&proxyreload=1&num=100&requiredfields=STARTED:TRUE.ENDED:FALSE.PATH:CEQA&layout\\_type=datetitlelink&getfields=DOCUMENT\\_URL.TITLE.DOC\\_DATE&output=xml\\_no\\_dtd&ie=UTF8&client=scs\\_ocd&filter=0&site=document&config=ceqa.js&proxystylesheet=scs\\_ocd&g=](http://google.sannet.gov/search?partialfields=&sort=date%3AD%3A%3Ad1&proxyreload=1&num=100&requiredfields=STARTED:TRUE.ENDED:FALSE.PATH:CEQA&layout_type=datetitlelink&getfields=DOCUMENT_URL.TITLE.DOC_DATE&output=xml_no_dtd&ie=UTF8&client=scs_ocd&filter=0&site=document&config=ceqa.js&proxystylesheet=scs_ocd&g=)

-Public review extended 14 days to December 13, 2013

### B. Follow-up on Girard Ave School Crossing- trustee comments at September LJCPA meeting.

Delays in construction were due to funding issues and the normal review process. To alleviate traffic problems the Gillispie School has shifted some school traffic to Fay Avenue. The change to one lane is due to Federal ADA regulations for grade school crossing guards.

### C. November 20, 2013 will be the special meeting date

for the La Jolla Shores Permit Review Committee meeting as the regular date of November 26, 2013 is during Thanksgiving week and there would not be a quorum. Three items will be docketed on the agenda.

### D. Action to appoint second Vice-President

#### Approved Motion: To appoint Trustee Ahern Second Vice-President (LaCava, Fitzgerald: 14-0-1)

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

Abstain: Ahern (candidate)

### E. Action to appoint a new member to the Traffic and Transportation Joint Committee

The Chair called for volunteers and only Trustee Little expressed interest.

#### Approved Motion: To appoint Trustee Little to the Traffic and Transportation Joint Committee (Fitzgerald, Collins: 15-0-0)

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

## 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

PRC did not have any projects for an October meeting so the meeting was cancelled.

**President Crisafi** recused due to involvement with (B) Giusti Residence and left the room. **Vice President LaCava** chaired.

### A. Morse Residence CDP/SDP

**DPR Motion: Findings can be made to recommend a Coastal Development Permit and Site Development Permit to construct an addition at the first and second stories, and reconstruct existing wood deck 6-0-1**

5550 Calumet Ave - (Process 3) CDP & SDP to remodel existing SFR, add 930 sq. ft., w/2nd-story addition, & reconstruct existing wood deck on a 0.12 acre site in the RS-1-7 zone of the La Jolla Community Plan area; Coastal (appealable), Coastal Height & Sensitive Coastal Overlay; First Public Roadway; Geo 12, 47 & 53; ESL-Sensitive Coastal Bluffs; Parking Impact-Coastal & Beach, Residential Tandem & Transit Area Overlay.

### B. Giusti Residence

**DPR Motion: Findings can be made to recommend a Coastal Development Permit and Site Development Permit to construct a new single-family residence 5-0-3**

7062 Vista del Mar- A Coastal Development Permit to demolish an existing duplex and construct a new, approximately 2,593-square-foot, two-story, single-family residence (with 962 square foot basement),

pool, spa and cabana on a 0.09-acre in the RS-I-7 Zone, the Coastal Overlay Zone (Coastal Commission Appeal Jurisdiction), the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone, the Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone, within the La Jolla Community Plan area.

**C. “La Plaza”**

**PDO Motion: Proposed signage, paving material, and furniture conform to the PDO 5-1-1**

7863 Girard Ave- Scope of work to include: Street furniture, paving materials, and signage locations with calculations presentation for the renovation at La Plaza.

**D. West Muirlands Traffic Calming Median Chokers** (Pulled by Trustee Zimmerman)

**T&T Motion: Traffic Calming Median Chokers Approved 6-1**

Traffic calming median chokers on West Muirlands

Item 9.D. was pulled from the Consent Agenda by **Trustee Zimmerman** and is expected to be heard at the LJCPA’s December meeting.

**Approved Motion: To accept the recommendations of the DPR Committee that (A) Morse Residence CDP/SDP: Findings can be made to recommend a Coastal Development Permit and Site Development Permit to construct an addition at the first and second stories, and reconstruct existing wood deck 6-0-1 and (B) Giusti Residence: Findings can be made to recommend a Coastal Development Permit and Site Development Permit to construct a new single-family residence 5-0-3; to accept the recommendation of the PDO Committee that: (C) “La Plaza”: the proposed signage, paving material, and furniture conform to the PDO 5-1-1 and forward the recommendations to the City. (Collins, Merten: 12-1-1)**

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

Opposed: Emerson

Abstain: LaCava (Chair)

Recused: Crisafi

**10. Reports from Other Advisory Committees - Information only**

**A. Coastal Access and Parking Board** - Meets 1st Tues, 5pm, La Jolla Recreation Center. No report.

**B. Community Planners Committee** – Meets 4<sup>th</sup> Tues, 7p, 9192 Topaz Way – CPC voted unanimously to recommend the City Council deny the revised proposed Marijuana Dispensary ordinance due to lack of confidence in enforcement mechanisms. The revision proposes additional possible locations and an increase from 600’ to 1000’ distance from sensitive uses.

**11. Biddulph Residence– Full hearing at request of applicant – Action Item**

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 3036-sq ft, two-story over a 2222-sq ft basement, single-family residence on a 0.12-acre site.

*Applicant has met with primary opposition and has agreed to increase setbacks and reduce height. Request from applicant to submit for reconsideration and revote.*

*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 LJDPD meeting 16 July 2013. 3-2-1*

*LJCPA Action (Aug. 2013): The findings cannot be made because the project is not in conformance with the La Jolla Community Plan because the proposed building’s bulk neither maintains nor enhances the existing neighborhood character with regard to surrounding structures as viewed from the public right of way. 12-0-2.*

**President Crisafi** recused and left the room during the discussion about reconsideration of the project. He returned for the presentation of the project and left the room again at 7:09. **Vice President LaCava** chaired the item.

**Applicant Land Use Attorney Matt Peterson** asked that the project be reconsidered due to height reductions, side yard setback increases and side yard landscape height restricted to 6’. The changes have been submitted to the City and previous opponent **Jeremy Horowitz** has withdrawn his opposition due to these changes and the assurance by the applicant that the

changes would be maintained throughout the permitting process. **Mr. Horowitz's** letter had been e-mailed to all the trustees along with information about the project changes.

Meeting attendees in support of the project stood at **Mr. Peterson's** direction. **Trustee Little** commented.

**Approved Motion: To reconsider previous motion to deny this project as substantial changes have been made (Fitzgerald, Merten: 12-1-1)**

In favor: Ahern, Boyden, Brady, Emerson, Fitzgerald, Forbes, Little, Merten, Naegle, Steck, Weiss, Zimmerman  
Opposed: Collins  
Abstain: LaCava (Chair)  
Recused: Crisafi

**Richard Schneider, Kevin Steele** and **Member Mike Costello** spoke in favor of the project. **Trustee Collins** inquired as to who in the audience actually lived in the vicinity of the residence; only two persons in the audience identified themselves as living nearby.

**Trustees Zimmerman, Little, Forbes, Merten, Ahern, Collins** and **LaCava** asked for clarification on a number of issues: height of project (23'11"); 6' vegetation limit will be a permit condition; articulation of north elevation displayed; the basement is not visible from the street; the view corridor along Fern Glen is already blocked by intervening structures.

**Approved Motion: To recommend approval of the revised project dated October 30, 2013 and submitted to the City (Fitzgerald, Merten: 11-0-3)**

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

**Trustee Collins** thought the project was not consistent with the Community Plan. **Trustee Little** thought the allowed height of the building was incorrectly listed on the plans.

**Mr. Biddulph** spoke in appreciation of the Trustee's approval of the project. Others thanked the applicant and the architects for working with the community.

**12. Adjourn** at 7:12 PM to next Regular Monthly Meeting, December 5, 2013, 6:00 pm.

**LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE  
LA JOLLA COMMUNITY PLANNING ASSOCIATION**

**REVISED COMMITTEE REPORT**

**For  
NOVEMBER 2013**

**November 12 2013 Present:** Benton (Chair), Costello, Collins, Leira, Mapes, Merten, Welsh  
**November 19 2013 Present:** Benton (Chair), Costello, Collins, Kane, Leira, Mapes, Welsh

**1. NON-AGENDA PUBLIC COMMENT 11/12/13**

Mike Costello:

- 1. The Henely Appeal will be heard by the Planning Commission on Thursday, November 14.*
- 2. The LJCPA subcommittee will meet December 2 to review the matter of short term / vacation rentals.*
- 3. Mike Costello has distributed the Geology Report by Robert Hawk via email to all DPR Members as a fine example of a Geology report and bluff repair.*

**2. NON-AGENDA PUBLIC COMMENT 11/19/13**

Mike Costello:

- 1. The Bonair triplex project (3 units at the east end of Bonair, next to the bike path) will be presented at a Senior Planner hearing tomorrow (11/20/13).*

**3. FINAL REVIEW 11/12/13 (PREVIOUSLY REVIEWED 10/15/13)**

Project Name: **CAFÉ LA RUE SIDEWALK CAFÉ NUP**

Project #:	1132 Prospect Street	Permits:	NUP
Zone:	338454	DPM:	Laila Iskandar, (619) 446-5297
	1-A		LIskandar@sandiego.gov
		Applicant:	Carey Algaze, 619.296.9000 x178

Scope of Work:

(Process 2) A Neighborhood Use Permit (NUP) for a 198-square-foot sidewalk cafe for an existing restaurant at 1132 Prospect Street in Zone 1 of the La Jolla Planned District within the La Jolla Community Plan and Local Coastal Program Land Use Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Parking Impact Overlay Zone (Coastal), and Transit Area Overlay Zone.

**APPLICANT PRESENTATION 11/12/13 (Carey Algaze):**

*The applicant presented the requested information including a revised design showing the relocation of the palm tree, the location of the valet station indicated entirely on private property, the gate deleted, and additional floor plans and dimensional information.*

**DISCUSSION 11/12/13**

*A discussion ensued about the proposed design, including the changes to the pedestrian route, the relocation of the valet station, ADA accessibility to the restaurant and the seating area, the removal or relocation of a palm tree for the minimum clearance of approximately 7'-4", and the nature of construction of the perimeter guard. The committee expressed concern about the "pinch point" of the sidewalk and the sharp corner of the guard rail. A discussion ensued about the changes to the pavement slope and finish, with a change on the order of 1½" in elevation of the walk, to be located in line with the guard rail.*

**Please provide for FINAL REVIEW:**

- a) Consider repaving the entire area so that a more continuous appearance is provided. Provide a comprehensive plan with spot elevations, showing transitions, area of work, and slopes. A comprehensive plan may also address the entire frontage, with the other encroachments into the public street.
- b) Consider a rounded or 45-degree angle at the corners of the railing.
- c) Provide a more detailed elevation of the walk, the railing, and the south elevation of the building at 1/4" = 1'-0" or larger scale.
- d) Provide more detailed information on the palm tree location.

**FINAL REVIEW 11/19/13**

**APPLICANT PRESENTATION 11/19/13** (Carey Algaze and Claude Anthony Marengo):

*The applicant presented the above information including a revised design, including further relocation of the palm tree with at least 8 feet clearance, a revised pavement plan showing the finished pavement elevation, and a narrower seating area with the reduction in number of seats. The designers felt that the angled or curved treatment at the corners is not appropriate.*

**DISCUSSION 11/19/13**

*A discussion ensued about the proposed design, including the changes to the pedestrian route, the configuration of the seating and the passage, the changes to the sidewalk, and the likely requirements of the EMRA. It was also noted that this area has a fairly high amount of pedestrian traffic with movement of cars and luggage.*

**SUBCOMMITTEE MOTION:** Findings can be made for a Neighborhood Use Permit (NUP) for a sidewalk café for an existing restaurant at 1132 Prospect Street, as presented.

(Benton/Kane 3-4-0)

In Favor: Costello, Kane, Welsh

Oppose: Benton, Collins, Leira, Mapes

Abstain: none

**Motion Fails: Project is not recommended for approval.**

**4. PRELIMINARY REVIEW 11/12/13**

Project Name: **Neptune SCR**

6767 Neptune Place

Permits: SCR

Project #: 343572

DPM: Jeff Peterson, (619) 446-5190

Zone: RM-3-7

JAPeterson@sandiego.gov

Applicant: C-A Marengo, 858-459-3769

Scope of Work:

**\*\*SUSTAINABLE BUILDING EXPEDITE PROGRAM\*\*** SCR (PROCESS 2) to reduce the number of units from 24 to 18 for a residential apartment complex on a 0.56 acre site. The original project was approved pursuant to Coastal Development Permit No. 518964 and Site Development Permit No. 519873, and an Extension of Time for the permits was approved on September 11, 2013. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption. The project site is located at 6767 Neptune Place in the RM-3-7 Zone, Coastal Overlay Zone (Appealable), Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, Parking Impact Overlay Zone, Residential Tandem Parking and Transit Area Overlay Zones within the La Jolla Community Plan and the Local Coastal Program Land Use Plan.

**APPLICANT PRESENTATION 11/12/13 (Claude-Anthony Marengo):**

*The applicant presented a design. Note that this was previously granted an Extension of Time pending the sale of the property, and now the owner wishes to consider a reduced number of units, with increased setbacks, in a different site plan configuration and design. The units in this proposal are simplified and linear. The distances to the minimum and maximum setbacks are increased. The entrance drives for the parking garage are reconfigured so that the entrance is from Playa del Norte and the exit is to Playa del Sur. Parking is entirely on one level, with most spaces in a tandem configuration.*

**DISCUSSION 11/12/13**

*A discussion ensued about the proposed design, including the changes to the building setbacks, the change in materials and configuration at the elevations, the berm, the entrance drive, and the placement of the building on the site.*

**Please provide for FINAL REVIEW:**

- a) Consider a more articulated elevation at the three principal elevations, so that the “banding” is less prominent.
- b) Provide a neighborhood context study.
- c) Provide sections at the berm and fire pit area.
- d) Provide information on the photovoltaic and wind generation equipment.

**FINAL REVIEW 11/19/13**

**APPLICANT PRESENTATION 11/19/13 (Claude-Anthony Marengo):**

*The applicant presented the above information including a section at the berm, a photographic neighborhood context study, and a revised design for the horizontal “banding” at the balconies which changed the color of the stucco finish. The wind generation is not being considered for this project. The Applicant reviewed the setbacks (two on each side) for the different street frontages and the slopes of the driveway access to the garage. The Applicant reviewed the configuration of the parking in the garage.*

**DISCUSSION 11/19/13**

*A discussion ensued about the proposed design, including the changes to the exterior finishes and the neighborhood context, the building setbacks relative to the required and minimum setback, and other changes to the design. The prominence of the site and the shape of the building were also discussed. During the discussion, the Applicant offered to increase the step back at each deck level, and noted that on a drawing.*

**SUBCOMMITTEE MOTION:** Findings can be made for the Substantial Conformance Review of the Coastal Development Permit and Site Development Permit to reduce the number of units from 24 to 18 for a residential apartment complex at 6767 Neptune Place, and as modified at the LJDPR meeting 19 November 2013, allowing for additional horizontal dimension to the step-back at the balconies, which shall be increased as follows: first floor: 2’-0”, second floor: 1’-0”, roof: 3’-0”; achieved either by an increased setback at the upper balconies or a reduced setback at the lower balconies.

(Collins/Kane 6-0-1)

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

Oppose: none

Abstain: Benton

**Motion Passes**

## 5. PRELIMINARY REVIEW 11/12/13

Project Name: **BC Camino**

6106 Camino de la Costa

Project #: 325514

Zone: RS-1-5

Permits: CDP, SDP, Variance

DPM: Sandra Teasley, (619) 446-5271  
steasley@sandiego.gov

Applicant: C-A Marengo, 858-459-3769

Scope of Work:

CDP, SDP and Variance (PROCESS 3) to amend CDP, SCR & Variance 91-0332 for an addition to a single-family residence consisting of an approximate 3,528 square foot addition and second driveway where only one is permitted, to an existing 5,493 sq ft, 2-story residence located at 6106 Camino De La Costa. The site is in the RS-1-5 zone, Coastal (appealable), Coastal Ht, Environmentally Sensitive Lands (bluffs), 1st Public Roadway, and Parking Impact Overlay zone in the La Jolla Community Plan.

### APPLICANT PRESENTATION 11/12/13 (Claude-Anthony Marengo):

*The applicant presented a design. Note that this proposes additions to an existing residence. The existing variance for this property will be used to construct a new garage, which will provide spaces for four cars in two tandem aisles. The driveway at the existing garage will be closed and the existing garage will be converted to a different use. The other alterations to the house include an enlarged living room, exterior decks, and second-floor additions.*

### DISCUSSION 11/12/13

*A discussion ensued about the proposed design, including the significance of the variance, the parking configuration, the decks, and the heights of the additions. Members of the public commented about the appearance of the building composition from the street and the massing.*

### Please provide for FINAL REVIEW:

- a) Materials sample board or images.
- b) Provide a photo summary of the existing building showing materials and finishes.
- c) Provide a neighborhood context study on this side of the street, 300 feet in each direction.
- d) Provide landscape plans and additional information on the treatment of the front yard.
- e) Provide the geotechnical report.
- f) Provide information on the height of the proposed structures relative to the buildings on both sides.

## FINAL REVIEW 11/19/13

### APPLICANT PRESENTATION 11/19/13 (Claude-Anthony Marengo):

*The applicant presented the above information, and had previously emailed the geotechnical report and variance information. It appears that the original variance permitted two garages fronting the street, in a configuration similar to the proposed design. The Applicant reviewed the building massing and the views from nearby properties.*

### DISCUSSION 11/19/13

*A discussion ensued about the proposed design, focusing on the appearance of the garage, and a neighborhood pattern in which the street seems crowded with garages. Members of the public commented about the appearance of the building composition from the street and the massing. The Applicant proposed that the appearance of the garage would be altered through the use of more residential-scale elements, such as windows containing frosted glass or divided lights, and this was noted in the drawings.*

**SUBCOMMITTEE MOTION:** Findings can be made for an amendment to the Coastal Development Permit and Site Development Permit and Variance (Process 3) to amend CDP, SCR & Variance 91-0332 for an addition to a single-family residence as presented for 6106 Camino de la Costa.

(Benton/Kane 6-0-1)

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

Oppose: none

Abstain: Benton

**Motion Passes**

**6. SUBCOMMITTEE MOTION 11/19/13:** To appoint Mike Costello Chairman ProTem.

(Benton/Kane 7-0-0)

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

Oppose: 0

Abstain: 0

**Motion Passes**

**7. FINAL REVIEW 11/19/13 (PREVIOUSLY REVIEWED 08/21/12, 11/20/12, SITE VISIT 11/13/12)**

Project Name: **THE RESERVE**

Project #: 6850 Country Club Drive

Zone: 292065

Zone: RS-1-4

Permits: CDP, PDP, SDP

DPM: Glen Gargas 619-446-5142

Applicant: GGargas@sandiego.gov

Greg Shannon 858-414-6777

Scope of Work:

(Process 4) CDP, PDP, SDP (ESL) and Vesting Tentative Map to subdivide a 25.14 Acre site into three parcels (three SDU). The site is located at 6850 Country Club Drive and is within Zone RS-1-4/Coastal Overlay (Non-appealable), Coastal Height, Parking Impact, Brush Management, Very High Fire Hazard, Earthquake Fault Buffer, and Open Space Overlay Zones in La Jolla Community Plan.

**APPLICANT PRESENTATION 11/19/13 (Greg Shannon, James Alcorn):**

Applicant showed PowerPoint and presented Design Guidelines for Parcel # 2 (110 pages) and Parcel # 3 (108 pages). **No Guide Lines prepared for Parcel # 1 as the building shown is existing and no others planned. (Hardcopy Guidelines are available at the Alcorn & Benton office.)** These permits, CDP, etc., will allow future owners to build within the options and restrictions in the "Guidelines." Owners would still need to come to the Community Groups for an SCR. Many significant changes since last year.

Parcel # 1 No longer asking for CDP, smaller project. Will sell to Foxhill / Copley Trust.

Parcel # 2 Extensive redesign

Parcel # 3 Parcel is larger, about 22 Acres

Parcel # 4 Removed from Plan

Agreements were reached that all encroachments will be removed (so no longer asking for their CDP); granted easements. Parcels #2 and #3 require CDPs for design guidelines, buildings, and the projects.

Parcel # 2 House is now 5,000 sq. ft. max. 5 ft. lower in height, house pushed into the hill. Worked with neighbor. Height max 22 ft., not 30 ft. Keeping large Lemonade Berry shrubs.

Parcel # 3 Not much change in buildable areas. 1° building, main house, 25,000 sq. ft. 2° building can be guest house. 3° building can be pool house, barn.

Fencing Plans were shown by photographic examples and specifications by PowerPoint and in "Guidelines." All 6 feet high maximum.

Type A – Open: easily seen through, at part of Reserve perimeter

Type D – "open" for animals, on part of perimeter

*Type C – some on perimeter, some on private property*

*Type B – around private property. If not fences around private property, the City wants concrete berms 6" x 6". The biggest reason for fences is the problem of human intrusion.*

*Color Palettes were presented showing how they match the natural colors of the environment.*

### **DISCUSSION 11/19/13**

DPR Committee: *Remove duplicate fences on perimeter (Yes). Where does runoff go? Off property? Can you get open space / conservation area "Dedicated?" (See below.)*

Irrigation. *By Fire Dept standards: Zone 1, must irrigate, Zone 2, irrigate until plants are established, Zone 3 irrigation not allowed.*

Public Comments: *Mary Soriano, Sally Miller, John Detwiler, Alan Coxwaine: Expressed concerns about runoff to property below and concerns about irrigation runoff to below. An extensive hydro management study was provided and reviewed. BMP requires Bio-filters and Bio-retention and are planned. Runoff issues minimal since most of site is permeable. Only minimum irrigation will be allowed. Currently drainage goes to City storm drains off the Reserve site.*

*Colin Seid, Edward Lake, Tom Fetter, neighbors: Expressed supportive comments*

*Kevin Johnson, Attorney for some neighbors: Requested that the entire site be considered a passable wildlife corridor, with bottom of fence open for animals. Have Type A fence not obstruct views. No non-native vegetation; no plants to obstruct views. Limit vegetation height to roof line. How will conditions be enforced? Compliance certification? Compliance funding?*

*Greg Shannon: Many and significant changes have been made to accommodate neighbor and City concerns.*

*Greg Hyytinen: Conservation areas are a covenant of easement. City will not "Dedicate." Easement issues would be Code Compliance issues.*

**SUBCOMMITTEE MOTION:** Findings can be made for a CDP, PDP, SDP (ESL) and Vesting Tentative Map to subdivide a 25.14 Acre site into three parcels (three SDU). The site is located at 6850 Country Club Drive.

(Collins/ Welsh 2-3-1 )

In Favor: Collins, Welsh

Oppose: Kane, Leira, Mapes

Abstain: Costello, as Pro Tem

### **Motion Fails**

- Committee concerns:
1. Drainage, runoff, as it leaves the Reserve to property below. Mechanism to retain on site, or move to City storm drains?
  2. Tree height limit
  3. Require more specificity of fence types
  4. Require more specificity about allowed plant species.
  5. Recommendation to consult with Mr. Johnson

**The committee requested that the Applicant return to the DPR to address these concerns.**

### **8. PRELIMINARY REVIEW 11/19/13**

Project Name: **Paydar Residence EOT**

7227 & 7247 Fairway Rd

Project #: 318475

Zone: RS-1-4

Permits: EOT, CDP

DPM: Will Zounes, (619) 687-5942

WZounes@sandiego.gov

Applicant: Kim Campbell, 858-229-9684

**Scope of Work:**

Extension of Time for Coastal Development Permit No. 587174 (Process 2) to demolish a single family residence and construct a 13,624 square foot residence with detached guest quarters on a 0.9-acre lot located at 7227 & 7247 Fairway Rd. The site is in the RS-1-4 Zone, Coastal (non-appealable), Coastal Height & Parking Impact Overlay Zones within the La Jolla Community Plan.

**APPLICANT PRESENTATION 11/19/13 (James Galvin):**

*The applicant presented materials for a Coastal Development Permit and Site Development Permit which is currently valid. The Applicant is not proposing any changes to the proposed design: this application is solely for an Extension of Time. No variances are proposed in the current approved design.*

**DISCUSSION 11/19/13**

*A discussion ensued about the proposed design, focusing on the current state of the site, the proposed scale of development and the height of the improvements.*

**SUBCOMMITTEE MOTION:** Findings can be made for an Extension of Time amendment to the Coastal Development Permit No. 587174 as presented for a lot at 7227 & 7247 Fairway Road.

(Collins/Mapes 6-0-1)

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

Oppose: none

Abstain: Benton

Motion Passes

**9. PRELIMINARY REVIEW 11/19/13**

Project Name: **Harbach Residence**

5372 Calumet

Project #: 319596

Zone: RS-1-7

Permits: CDP, SDP

DPM: Glen Gargas, (619) 446-5142  
GGargas@sandiego.gov

Applicant: David Dombroski,  
858-792-2800

**Scope of Work:**

Coastal Development and Site Development Permit (Process 3) for ESL to demolish a one-story, single-family residence and construct a 4,757 square foot, two-story over basement, single-family residence on a 0.20-acre property. The site is located at 5372 Calumet Avenue, in the RS-1-7, Coastal Overlay (appealable), Coastal Height, Sensitive Coastal (bluffs), Parking Impact Overlay Zones, and First Public Roadway in the La Jolla Community Plan.

**APPLICANT PRESENTATION 11/19/13 (Bill Hayer):**

*The applicant presented a design for the proposed residence. He reviewed the site constraints, the view easement across the property, and the neighborhood character. He presented materials samples.*

**DISCUSSION 11/19/13**

*A discussion ensued about the proposed design, including the view across the property, the scale and mass of the proposed design, and the relationship to the neighborhood.*

**Please provide for FINAL REVIEW:**

- a) A summary of neighborhood character on this side of the street for a distance of at least 5 homes.
- b) An historic report of the existing home.
- c) A geologic report.

La Jolla Planned District Ordinance Committee 4:00 p.m. La Jolla Recreation Center Nov.18, 2013

Present:

Committee Members- Stiegler(Chair) J.,Fitzpatrick,D. Marengo, D. Little, G. Forbes (Sect tempore) , L.Chow

City San Diego:Leslie Hennegar [lhennegar@saniego.gov](mailto:lhennegar@saniego.gov)

Public: Sally Miller, Carol Sabin, Diane Kane, Ashley Prikosovits,Curt Bauer,Corey Algaze

1. **Public Comment:** None

2. **Chair Report/Board Discussion**

a. Minutes delayed for approval. Lack of a quorum of members delayed the start of the meeting.

b. Issues regarding PDO Compliance and means to promote enforcement -deferred

c. Chair Report on Island Architects compliance with the LJPDO. A brief discussion of the ordinance as it relates to small lot development. The expansion of Island Architects, 7626 Herschel Avenue, into adjacent space would be allowable under provisions of small lot development in regards to parking. The committee concurred with the Chair's suggestion that issues with the change of use comply with small lot provisions. The building conforms to small lot parking (no additional parking required).

3.**Recommendations to CPA on Projects**

A.

Project name:Ivanhoe Place, 7776 Ivanhoe Avenue

Applicant :Integrated Sign Associates, agent ,Curt Bauer presented

Scope of work: Review of signage for LJPDO compliance in Zone LJPDO 1-A

Existing storefront measures 130 linear feet on Ivanhoe Avenue and 120 linear feet on Silverado St..

The proposed sign measures 1'x12'9" on Ivanhoe and 3' x 6' on on Silverado St.

Colors and materials presented. Lettering will be gray, brushed aluminum on stainless steel. No illumination. Applicant presented photos and plans.

Discussion focused on whether the prominent position of the sign, identifying the remodeled building as "Ivanhoe Place" when placed along the low wall on Ivanhoe Ave. and so close to the angled intersection with Ivanhoe East, might lead to confusion in the public's identification of the true name of the street. The committee is estopped from deciding the names of buildings even though it may prefer a different title for a sign identifying a project.

Motion: Marengo, Fitzgerald. Signage conforms to the PDO. Passed 6-0-0.

B.

Project Name: Coldwell Banker,930 Prospect Street

Applicant: Integrated Sign Associates, agent ,Curt Bauer

Scope of work: Review of signage for LJPDO compliance in Zone LJPDO -1-A

Existing Office building frontage measures 46 linear feet. The proposed signage has no illumination.Proposal for new signs measures 1'6"x8' (12 Sq Feet ) on 2 vinyl, projecting, double-sided,vertical banner signs with a square footage of 24 square feet. The signs do not

project, below the allowable height,into the public right of way. There are existing Coldwell Banker signs:

A) One reverse channel Logo & letters. Letters measure 6 ½ inches. Total = 9.33 sq. ft.

B) One wall plaque to remain as is 11" x 2'3" (Applicant admits to error in calculations and accepted a correction to the plans which read .407 sq ft)

The committee also corrected applicant's calculation of 24 square feet measurement for proposed new signs.Both sides of a two-sided sign are added towards the permissible square footage of a sign. Thus, the new signs proposed equal 48 Sq Ft, plus the existing signs ,will exceed the square footage allowable under the Planned District Ordinance. The applicant altered the proposed plans to exclude one of the vertical vinyl banners.

The color of the signs would utilize the "corporate blue" shade of Coldwell Banker in a heavy-duty vinyl material.The attachment to the building will be able to carry anticipated wind load.

Motion: Fitzgerald/Marengo. Signage, as altered by applicant ,eliminating one banner and the remaining sign printed on both sides,conforms to the La Jolla PDO. Passed 6-0-0.

#### **4.Recommendations to Development Permit Review**

A. Project- Girard Avenue Mixed Use 7610 Girard Ave. PO# 274439 PDO Zone RS-1-2

Applicant: Ashley Prikosovits

Scope of work: Coastal Development Permit and Map Waiver application to waive the requirements of a Tentative Map to construct eight Residential Condominium units and one 5,125 sq ft commercial condominium unit on a vacant .27 acre site in Zone 1 of La Jolla Planned District within the La Jolla Community Plan in Council District 1.

Applicant presented drawings as shown to Development Permit Review,but did not have all site sections available. The applicant is trying to conform to the regulations of the Planned District with regards to: parking spaces, two story limit, the height limit,and the requirement that the ground floor must be a commercial use.

In discussions with City staff, applicant has been led to believe that:

a) The proposed basement commercial condominium will conform to the requirement that the ground floor of a building in Zone 1 must contain commercial use in the front portion of the building.

b) The ground floor,since it is a basement, will not be counted as a story because it is a basement. Therefore the two residential stories above the commercial floor will not violate the prohibition of buildings that exceed two stories along Girard Avenue in Zone 1.

In discussions with City Staff applicant is now aware that should a Restaurant occupy the commercial space,the proposed allotment of parking spaces in the proposed sub-basement level will not conform to the Planned District Requirements.

The committee discussed :the definitions in the San Diego Municipal Code section 113.0261 ,the requirements of the Planned District Ordinance, and the applicants plans.

Chapter 11 Municipal Code Section 113.0261 (a) defines a *First story* . "The *first story* is the lowest story or ground story of any building, the floor of which is not more than 2 feet,6 inches above *existing grade* or *proposed grade*, whichever is lower measured to the finish-*floor* elevation." Therefore if finished floor is greater than 2feet 6 inches above grade,it is not a second story.

The same Section 113.0261 (d) defines Underground Parking Structures and *Basements*

“Underground parking structures and *basements* are *stories* if there is a vertical distance at any point of 6 feet or more between *existing grade* or *proposed grade*, whichever is lower, and the finish-floor elevation immediately above” Therefore, if the finished floor of the floor above is greater than 6 feet above grade at any point then the basement is a story.

The committee discussed the use of a basement as a commercial unit, which does not relate well to the rest of Girard Avenue. It is discontinuous with the neighboring buildings. It places an additional economic burden on a commercial space. Pedestrian traffic is affected by a below grade entrance.

**Motion:** Little/Fitzgerald Findings cannot be made. The project does not meet the requirements of the Planned District Ordinance because the building is three stories in a two story Zone . citing ,Muni Code Section 113.0261. Passed 6-0-0

The height of the project appears to exceed thirty feet. A new elevation is established for the height of a building when changes are made to the ground level. It is measured from the lowest level. In this proposed building the commercial level below grade would be the lowest level for measurement purposes..

**Motion:** Little/Fitzgerald Findings cannot be made . The proposed project does not conform to the Planned District ordinance as it exceeds 30 feet in height from the final, finished proposed grade. Citing LJ PDO Section 159.0110 (n) definitions. Passed 6-0-0

Color and Materials were not presented at this meeting although architectural renderings of the proposed building raised concern. Signage was not presented. Applicant acknowledged the caution that signage, shared by all the condominium units, must conform, in total, to the requirements of the LJPDO.

Additional discussion returned to pedestrian access to the retail portion of the building below grade. Previously mentioned the separate access for disabled persons, who would be routed around the side of the building to enter the commercial space, is inherently unequal and unappealing. The character of the building as it relates to the pedestrian nature and scale of the neighborhood prompted a discussion of the intent of the Planned District Ordinance.

**Motion:** Stiegler??/Fitzgerald Committee finds that the project does not conform to the Planned District Ordinance based on LJPDO Statement of Intent and Purpose and the maintenance of traditional building scale and facades in new commercial development. citing LJPDO Section 159.0101 subsection (b) 2. Passed 6-0-0.

Parking in the sub basement area would not meet the requirements of the Planned District Ordinance if a restaurant were to occupy the commercial space. A shared use agreement could satisfy the requirements or a condition that no restaurant occupy the space could be applied to the project to help conform to the law. Such agreements, or conditions have been poorly enforced in the committee's opinion. The current mode of Development Services calculations for parking in mixed use projects, as a sum of separate uses, often results in an allocation of spaces inadequate to the real intensity of use in a project. Such blending of calculations results in a minimum number that ill suits a neighborhood.

The issue of parking brought into focus the change of use from an existing parking lot to the development of residential and commercial condominiums. The past approval of the neighboring Von's redesign and remodel (1989?) may have been predicated on the use of the existing parking lot at 7610 Girard Avenue. It is unknown whether the property at 7610 Girard was used for the purposes of calculating parking for the Vons redesign. The sale of the rear lot results in a loss of parking spaces formerly used by Vons. Vons has altered the use of its large South parking mall, reserving places for its employees formerly used by the public. The Planned District Ordinance Committee will ask City of San Diego for clarification - requesting information and verification- Were the parking spaces currently marked, but abandoned by Vons, on the site of the Girard Mixed Use, 7610 Girard Avenue part of the permit which allowed Von's Supermarket. to enlarge the store. Was the property at 7610 Girard Avenue part of a shared use parking agreement?

B. Hotel La Valencia, 1132 Prospect St. Cafe La Rue Sidewalk Cafe

Project Number 338454 Sidewalk Cafe NUP

PDO Zone: LJPd-1

Applicant: Carey Algaze

City Project Manager Iskander, Laila 619-446-5297 [liskander@sanidiego.gov](mailto:liskander@sanidiego.gov)

Scope of work:

Process 2 Neighborhood Use Permit (NUP) for a 198 square foot sidewalk cafe for an existing restaurant at 1132 Prospect Street In Zone 1 of the La Jolla Planned District within the La Jolla Community Plan and Local Coastal Program Land Use Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Parking Impact Overlay Zone (Coastal) and Transit Area Overlay Zone. Deborah Marengo recused herself and left the meeting.

The applicant has continued to revise the project. The gate to the cafe which could have blocked the public right of way, when opened, has been eliminated. The cafe will contain smaller tables and fewer seats (12) within its 192.8 sq ft. (approx 34'x5'). An adjustment to the slope of the enclosure will require scoring of the pavement on the east to lower the surface, and adding height on the western side to achieve an acceptable grade (less than 2%) for ADA.

Applicant provided a photo of the valet stand which will remain inside the Hotel's front entrance. Applicant provided detailed plans. The Palm tree which was the cause of a narrowing of the path of travel to 4'10" will be moved. As shown on the plans it will be much closer to the entranceway of the hotel. With these changes the path of travel of 8' required in La Jolla Planned District Zone 1 is maintained. The applicant has decided not to round the corners of the white railing enclosure, preferring to retain the right angles which characterize the historic integrity of the hotel. The palm tree may be transplanted, or it may be replaced. The applicant is consulting about the health of the tree and its viability.

. A question from the public as to the older, outdoor, Mediterraneanan Patio space, how it will be used, and why that space was not sufficient for hotel and cafe purposes. The Mediterranean will continue to operate as part of the hotel. The proposed sidewalk cafe is a way to recapture some seating specifically for the Cafe La Rue which was lost in providing ADA bathrooms on the ground floor of the Hotel. The space once occupied by the Holiday Store will be retail space"Norma K.". Public comment and committee reaction to the changes were very positive

**Motion:**Fitzgerald /Little The project with the proposed changes presented 11-18-13 conforms to the PDO. Passed 5-0-0 To approve ??  
Motion to approve Minutes from the October meeting Passed. 4-0-1(absent)  
Meeting adjourned at approx 6:00 p.m.

gaf



THE CITY OF SAN DIEGO

DATE OF NOTICE: November 27, 2013

# NOTICE OF PUBLIC HEARING

## Notice of Availability

### PLANNING COMMISSION RECOMMENDATION

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**DATE OF HEARING:** December 12, 2013  
**TIME OF HEARING:** 9:00 AM  
**LOCATION OF HEARING:** Council Chambers, 12th Floor, City Administration Building,  
202 C Street, San Diego, California

**PROJECT TYPE:** LA JOLLA COMMUNITY PLAN/LOCAL COASTAL  
PROGRAM AMENDMENT, PROCESS 5  
**PROJECT NUMBER:** 225045  
**PROJECT NAME:** CHILDREN'S POOL BEACH SEASONAL CLOSURE  
**APPLICANT:** City of San Diego, Park and Recreation Department

**COMMUNITY PLAN AREA:** La Jolla

**COUNCIL DISTRICT:** District 1

**CITY PROJECT MANAGER:** Morris E. Dye, Development Project Manager  
**PHONE NUMBER/E-MAIL:** (619) 619 446-5201

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As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to **recommend** that the City Council approve, conditionally approve, or deny a La Jolla Community Plan/Local Coastal Program Amendment (LCP/LCPA), for a project that would prohibit public access to the La Jolla Children's Pool beach during harbor seal pupping season, December 15 to May 15, annually. The City Council will also consider an Ordinance that would prohibit the referenced public access. The Ordinance does not require a Planning Commission recommendation. The project is located at 888 Coast Boulevard within the Coastal Overlay Zone. This application was filed on November 10, 2010.

A Negative Declaration (ND Project No. 225045) was prepared for the project and determined that the project will not have a significant effect on the environment.

The decision to approve, conditionally approve, modify or deny the (LCP/LCPA), and to adopt the Negative Declaration will be made by the City Council at a future public hearing. You will also receive a notice of the City Council public hearing.

Notice of Availability of Local Coastal Program Amendment:

The proposed LCP/LCPA, and Negative Declaration, for a project that would prohibit public access to the La Jolla Children's Pool beach during harbor seal pupping season, December 15 to May 15, annually is located in the Coastal Zone. The City Council's decision regarding the LCP/LCPA requires amending the City's Local Coastal Program. The final decision by the City Council will occur no sooner than 6 weeks after the date of mailing of this notice. The final decision on the LCP/LCPA and Ordinance will be with the California Coastal Commission. The City of San Diego must submit the LCP/LCPA as an amendment for certification to the Coastal Commission. The amendment is not effective in the Coastal Zone until the Coastal Commission unconditionally certifies the amendment.

If you wish to be noticed of the Coastal Commission hearing on this issue, you must submit a request in writing to the Development Services Department, Attention: **Morris E. Dye**, Development Project Manager, 1222 First Avenue, MS 501, San Diego, CA 92101 before the close of the City Council public hearing. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing.

If you have any questions after reviewing this information, you can contact the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALDs) are also available for the meeting upon request.

Internal Order Number: 21002681