



La Jolla Community Planning Association

Regular Meetings: 1st Thursdays | La Jolla Recreation Center, 615 Prospect Street

Contact Us

Mail: PO Box 889, La Jolla, CA 92038

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

Voicemail: 858.456.7900

Email: info@LaJollaCPA.org

President: Joe LaCava

Vice President: Bob Steck

2nd Vice President: Patrick Ahern

Secretary: Helen Boyden

Treasurer: Nancy Manno

DRAFT AGENDA

Regular Meeting | Thursday, 1 May 2014

6:00p

- 1.0 Welcome and Call To Order: **Joe LaCava**, President
- 2.0 Adopt the Agenda
- 3.0 **Meeting Minutes Review and Approval:** 3 April 2014
- 4.0 **Elected Officials Report – Information Only**
 - 4.1 Council District 1 – Council President Pro Tem Sherri Lightner
Rep: **Justin Garver**, 619-236-6611, JGarver@sandiego.gov
 - 4.2 39th Senate District – State Senator Marty Block
Rep: **Allison Don**, 619-645-3133, Allison.don@sen.ca.gov
 - 4.3 78th Assembly District - Majority Leader Toni Atkins
Rep: **Toni Duran**, 619-645-3090, Toni.Duran@asm.ca.gov
- 5.0 **Non-Agenda Comment**

Opportunity for the public to matters not on the agenda and within LJCPA jurisdiction, two minutes or less. Issues are not subject to debate, discussion, or action.

 - 5.1 **UCSD - Planner: Anu Delouri**, adelouri@ucsd.edu, <http://commplan.ucsd.edu/>
- 6.0 **Trustee Comment**

Opportunity for trustees to comment on matters not on the agenda and within LJCPA jurisdiction, two minutes or less. Issues are not subject to debate, discussion, or action.
- 7.0 **Officers' Reports**
 - 7.1 **Secretary**
 - 7.2 **Treasurer**
- 8.0 **President's Report**
 - 8.1 **Resignation-Gail Forbes** – Information Only
 - 8.2 **Special Election, 2 seats, July 3rd** – Information Only
 - 8.3 **Election Committee** – Action Item
 - 8.4 **Joint Committee and Board Appointments** – Action Item (see p. 12 of 20)
 - 8.5 **Proposal to move T&T meetings to 3rd Thursday of the month** – Action Item
 - 8.6 **Member & Trustee Attendance** posted on-line – Information Only
 - 8.7 **Torrey Pines Road Sidewalks** Update (Weiss) – Information Only
 - 8.8 **Rock 'n Roll Marathon** seeking volunteers SanDiego@RNRRaceCrew.com

If a Sign Language Interpreter, aids for the visually impaired, or Assisted Listening Devices (ALDs) are required, please contact the City's Disability Services Coordinator at 619-321-3208 at least (5) five work days prior to the meeting date to insure availability.

9.0 REPORTS FROM AD HOC and NON-LJCPA COMMITTEES - Information only

- 9.1 Ad Hoc Committee on Short-term Vacation Rentals
- 9.2 Community Planners Committee <http://www.sandiego.gov/planning/community/cpc/index.shtml>
- 9.3 Coastal Access & Parking Board <http://www.lajollacpa.org/cap.html>

10.0 CONSENT AGENDA – Ratify or Reconsider Committee Action

The 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 consent item be pulled for reconsideration/full discussion.

→Items “pulled” from Consent Agenda automatically trailed to next LJCPA mtg.

→See minutes from each committee for full details on each project & deliberations.

PDO – Planned District Ordinance Committee, Chair Lone 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, 4pm

T&T: No meeting in April

10.1 HERSCHEL RESIDENCES, 7452 Herschel Avenue

DPR Motion: Findings **CAN** be made for a Coastal Development Permit to allow the proposed development to construct a two-unit, three-story condominium building on a 3,200 square foot property at 7452 Herschel Ave. **4-1-2.**

10.2 SCHULTZ RESIDENCE, 1650 La Jolla Rancho Road

DPR Motion: Findings **CAN** be made for a Coastal Development Permit to demolish an existing residence with garage, and construct a new [2-story 8,625 sf] residence with garages, pool, and site walls/fencing [on 1.2 acres]. The site is at 1650 La Jolla Rancho Road. **5-0-1.**

10.3 ARTHOFER RESIDENCE, 1890 Viking Way

PRC Motion: Findings **CAN** be made for a Site Development Permit (SDP) for Project No. 349880. **5-0-0**
Project Description: PROCESS 3 - Site Development Permit (SDP), to remodel and add a second story and additions totaling 2,661 sq. ft. to an existing 4,601 square foot (including basement) one-story over basement single family residence located at 1890 Viking Way. The 0.28 acre lot is in the SF Zone of the La Jolla Shores Planned District, Coastal (non appealable), Coastal Height and Parking Impact Overlay Zones.

10.4 CABUCHON AWNING, 7646 Girard Avenue

PDO Motion: Proposed awning conforms to the PDO: 7-0-0

Time
Certain
6:30p

11.0 La Jolla Shores, Childrens’ Pool & Cove Lifeguard Stations Update – Information Only

Jihad Sleiman, Public Works, will provide a brief update on the construction status of these three projects.

Time
Certain
6:30p

12.0 La Jolla Shores and Cove Lifeguard Stations: Request to Waive Summer Moratorium – Action Item

The City is requesting a waiver of the Summer Moratorium for each lifeguard station projects.

Time
Certain
6:45p

13.0 Pottery Canyon – Information Only

Joel Hyatt, Park & Recreation, will present a remediation plan at a waste and contaminated (hazardous waste) soil site within Pottery Canyon Park. Waste site was used as a dump from the 1890's through the 1930's. Waste debris at the site consists mainly of fragmented and fused glass, porcelain, and ceramics which may be related to the Rodriguez Family's pottery manufacturing operation.

Reference: Mitigated Negative Declaration

http://docs.sandiego.gov/citybulletin_publicnotices/CEQA/PN1300%20%23296100%20Recirculated%20Draft%20MND%2001-15-14.pdf

Previous Action: None. Public Comment period on Recirculated Draft MND ended 2/15/2014.

14.0 Valet Parking in front of La Plaza La Jolla 7863-7877 Girard Ave

Proposal for 4 "white curb" passenger loading zones at 7863-7877 Girard Avenue.

Previous Action: T&T recommended approval for hours 11a to 2a, 7 days a week. 5-1.

Previous Action: Pulled from LJCPA's April 3rd Consent Agenda by Trustee Zimmerman

15.0 Coastal Access & Parking Board - Action Item

The La Jolla Coastal Access and Parking Board (CA&P) was formed for the purposes approved by the San Diego City Council and the California Coastal Commission in 1993 and consists of appointees by LJCPA, LJTC, & LJVMA. Consideration of whether to support the Board's direction: *"The LJCPA concurs with the La Jolla Coastal Access and Parking Board (CA&P) that the 2002 Memorandum of Understanding (MOU) requiring a 50% earmark for a "remote parking reservoir and shuttle system" is not economically sustainable. The LJCPA recommends that CA&P work with the City of San Diego and the Coastal Commission to identify traffic and parking mitigation measures that are effective, economically sustainable, consistent with the Local Coastal Plan and the Planned District Ordinance, consistent with the original private development agreements, and revise the MOU accordingly."*

Background: <http://www.lajollacpa.org/cap.html>

Previous Action: Item continued from April 3 2014 meeting.

Previous Action: Draft language revised in consultation with CA&P.

16.0 Adjourn to next Regular Monthly Meeting, 5 June 2014, 6:00 pm



PO Box 889, La Jolla, CA 92038
http://www.LaJollaCPA.org
Voicemail: 858.456.7900
info@LaJollaCPA.org

President: Joe LaCava
First Vice President: Bob Steck
Second Vice President: Patrick Ahern
Secretary: Helen Boyden
Treasurer: Nancy Manno

La Jolla Community Planning Association

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

Thursday, 3 April 2014

DRAFT MINUTES – REGULAR MEETING

Trustees Present: Patrick Ahern, Cynthia Bond, Helen Boyden, Bob Collins, Dan Courtney, Janie Emerson, Jim Fitzgerald, Nancy Manno, Robert Mapes, Phil Merten, Alex Outwater, Jim Ragsdale, Ray Weiss, Rob Whittemore, Frances O'Neill Zimmerman.
Absent: Gail Forbes, Joe LaCava, Bob Steck.

- 1. Welcome and Call To Order:** Patrick Ahern, Second Vice-President, at 6:05 PM
- 2. Adopt the Agenda**

Approved Motion: Motion to modify the posted draft Agenda to remove item 15 and postpone it for 30 days. (Collins, Whittemore: 11-0-1)

In favor: Bond, Boyden, Collins, Emerson, Manno, Mapes, Merten, Outwater, Ragsdale, Weiss, Whittemore
Abstain: Ahern (Chair)

3. Elections

- A. Ratification of Election Committee – Action Item**
Member Bob Whitney commented.

Approved Motion: To ratify the Election Committee as appointed in January: Janie Emerson, Helen Boyden, Tom Brady, Jim Fitzgerald and Gail Forbes with Mr. Fitzgerald later withdrawing as he became a candidate. (Manno, Merten: 11-0-1)

In favor: Bond, Boyden, Collins, Emerson, Manno, Mapes, Merten, Outwater, Ragsdale, Weiss, Whittemore
Abstain: Ahern (Chair)

B. Officers' Response to the Election Challenge- Information Only

The La Jolla Association's (represented by Member Bob Whitney) and Trustee LaCava's responses to the Officers' Response have been posted in the Public Document and will be considered a part of the minutes. Also included in the Public Documents as well, are the original challenge, the Officers' Response and a response from the City Attorney.

Outgoing President Crisafi reported that the LJCPA election was held on March 6, 2014. On March 11, a challenge to the election was received from the La Jolla Association. On March 19, the officers met to discuss the challenge and issued a response on March 25. On March 31, a response to the Officers' Response was received from The La Jolla Association. These documents are on file and on the table in the back of the room. Mr. Crisafi had been in contact with Lesley Henegar, Community Planner for La Jolla, and had provided her with all the relevant information and documents. Responses received from Ms. Henegar and the City Attorney's office indicate they are taking no exception to the Officer's Response at this time.

C. Certify Election

Trustee Boyden read the vote count for the election as presented by the Election Committee Chair, Trustee Emerson. Seventy-nine (79) members cast ballots. Candidates on the ballot in alphabetical order: Bob Collins, 66 votes; Jim Fitzgerald, 68 votes; Joe LaCava, 68 votes; Michael Morton, 14 votes; Alex Outwater, 67 votes; Peter Ovanesoff, 26 votes. Write-in votes: Robert Mapes, 49 votes; Jim Ragsdale, 54 votes; Rob Whittemore, 58 votes. Candidates elected to three-year terms were: Bob Collins, Jim Fitzgerald, Joe LaCava, Alex Outwater; Jim Ragsdale, Rob Whittemore. Candidate elected to a one-year term: Robert Mapes.

In response to queries from **Trustee Ahern** and **Member Bob Whitney**: **Mr. Ovanessoff** stated that he had withdrawn and **Mr. Fitzgerald** that he was resigning.

Trustee Whittemore rose to a point of order and stated that seven trustees had been elected; **Mr. Ovanessoff** had not been elected and therefore was not able to withdraw. **Member Michael Morton** inquired about **Joe LaCava's** election, given his rebuttal to the Officers' Response. The Chair stated that **Joe LaCava** had been elected. **Member Bernie Segal** stated that, though it was moot, he thought that procedural complaints to do with the running of the election could have and should have been raised prior to the election, not after it when the complainant was dissatisfied with the result. Additionally, he commented that persons who ran and received votes should not subsequently withdraw.

Approved Motion: To certify the election results as read by the Secretary: (Emerson, Manno: 11-0-1)

In favor: Bond, Boyden, Collins, Emerson, Manno, Mapes, Merten, Outwater, Ragsdale, Weiss, Whittemore
Abstain: Ahern (Chair)

D. Recognition of Outgoing Trustees –

The following were acknowledged: **Tom Brady, Tony Crisafi, Dave Little, Myrna Naegle**. They were thanked for their service. **Mr. Crisafi** was thanked for his leadership during the last three years, particularly by **Trustee Whittemore**. **Mr. Crisafi** expressed appreciation for the help provided by many during his tenure.

E. Swearing in of Incoming Trustees –

The chair, Second Vice President Patrick Ahern, invited newly elected and re-elected Trustees present to come forward: He administered the LJCPA Oath of Office to: **Trustees Bob Collins, Jim Fitzgerald, Robert Mapes, Alex Outwater, Jim Ragsdale** and **Rob Whittemore**. **Trustee Joe LaCava** was absent. **Elected Trustee Jim Fitzgerald**, thanked the community for their support and submitted his resignation as he felt there were seven other candidates qualified and able to serve.

4. Election of Officers

A. President

Trustee Whittemore nominated **Trustee LaCava** for President of the LJCPA.

After queries from Member Tim Lucas and Trustee Weiss, Trustee Boyden read an e-mail dated April 3 from **Trustee LaCava** saying he was willing to be nominated for this office.

Approved Motion: To elect Joe LaCava as President of the LJCPA (Whittemore, Emerson: 13-0-1)

In favor: Bond, Boyden, Collins, Courtney, Emerson, Manno, Mapes, Merten, Outwater, Ragsdale, Weiss, Whittemore, Zimmerman
Abstain: Ahern (Chair)

B. First Vice President

Trustee Emerson nominated **Trustee Whittemore** for First Vice President of the LJCPA. He declined.

Trustee Boyden nominated **Trustee Steck** for First Vice President of the LJCPA.

Trustee Boyden read an e-mail from **Trustee Steck** saying he would be happy to be nominated for this position.

Approved Motion: To elect Bob Steck as First Vice President of the LJCPA (Boyden, Manno 12-1-1)

In favor: Bond, Boyden, Collins, Courtney, Manno, Mapes, Merten, Outwater, Ragsdale, Weiss, Whittemore, Zimmerman
Opposed: Emerson
Abstain: Ahern (Chair)

C. Second Vice President

Trustee Manno nominated **Trustee Ahern** for Second Vice President of the LJCPA.

Approved Motion: To elect Patrick Ahern as Second Vice President of the LJCPA (Boyden, Manno 13-0-1).

In favor: Bond, Boyden, Collins, Courtney, Emerson, Manno, Mapes, Merten, Outwater, Ragsdale, Weiss, Whittemore, Zimmerman
Abstain: Ahern (Chair)

D. Secretary

Trustee Manno nominated **Trustee Boyden** for Secretary of the LJCPA.

Approved Motion: To elect Helen Boyden as Secretary of the LJCPA (Manno, Whittemore 12-0-2)

In favor: Bond, Collins, Courtney, Emerson, Manno, Mapes, Merten, Outwater, Ragsdale, Weiss, Whittemore
Abstain: Ahern (Chair), Boyden

E. Treasurer

Trustee Whittemore nominated **Trustee Manno** for Treasurer of the LJCPA.

Approved Motion: To elect Nancy Manno as Treasurer of the LJCPA (Whittemore, Merten: 12-0-2)

In favor: Bond, Boyden, Collins, Courtney, Emerson, Mapes, Merten, Outwater, Ragsdale, Weiss, Whittemore
Abstain: Ahern (Chair), Manno

Member Tim Lucas rose to a point of information: Was there now a vacancy on the Board of Trustees? The Chair stated yes and **Trustee Whittemore** stated that there would be an election within 120 days with an Election Committee to be appointed, likely next month.

Given the absence of newly-elected **President LaCava** and **First Vice President Steck**, **Second Vice President Ahern** continued to chair the meeting.

5. Meeting Minutes Review and Approval – 6 March 2014

Approved Motion: To approve the Minutes of the LJCPA Membership meeting of March 6, 2014 (Whittemore, Emerson: 12-0-2)

In favor: Bond, Boyden, Collins, Courtney, Emerson, Manno, Mapes, Merten, Outwater, Ragsdale, Whittemore, Zimmerman
Abstain: Ahern (Chair), Weiss (Absent)

Approved Motion: To approve the Minutes of the LJCPA Regular meeting of March 6, 2014 (Emerson, Collins: 8-0-5)

In favor: Bond, Boyden, Collins, Courtney, Emerson, Manno, Merten, Zimmerman.
Abstain: Ahern (Chair), Weiss (absent). Mapes, Outwater, Ragsdale, Whittemore (the four not being trustees then)

6. Elected Officials Report - Information Only

- A. Council District 1 – City Council President Pro Tem Sherri Lightner**
Rep: Justin Garver, 619.236.7762, jgarver@sandiego.gov was not present
- B. 39th District, California State Senate - State Senator Marty Block**
Rep: Allison Don, 619.645.3133, allison.don@sen.ca.gov was not present
- C. 78th Assembly District - Majority Leader Toni Atkins**
Rep: Toni Duran, 619-645-3090, Toni.Duran@asm.ca.gov was not present.

7. 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://physicalplanning.ucsd.edu>**
She was welcomed back. She stated that a 30-day scoping period for an Environmental Impact Report on the Center for Novel Therapeutics would end on April 28, 2014. A 120,000 gsf 3-story building is proposed for the 30-acre Science Research Park on the UCSD East Campus. It is anticipated to achieve a Platinum LEED rating. Information is available from a flyer in the back of the room and at <http://physicalplanning.ucsd.edu/projects/index/html>
- B. General Public Comment**
Member Bob Whitney asked that the election material be kept. **Trustee Emerson** said it has been under seal since the election and would remain under seal.
Member Tim Lucas praised and thanked the poll workers at the election. He announced the Wednesday, April 9, meeting of the La Jolla Shores Association. The agenda includes discussion of a George Hauer-proposed Mexican restaurant at the site of the former La Jolla Shores Market, a proposed cell tower (see item 14 on today's LJCPA agenda) and undergrounding issues on Ave. de la Playa.

Member Don Schmidt stated that there had been a draft MND (comment period now closed) for remediation in Pottery Canyon Park, a dedicated City park and designated historic site, that would include 1000 cu yds of fill and 65 truck trips, possibly to deal with runoff. He requested that Joel Hyatt be asked to attend the next LJCPA meeting to discuss this as information only. **Member Sally Miller** commented. **Trustee Boyden** stated that the LJCPA could still make comments for the public record.

Member Cindy Greatrex, President of the La Jolla Town Council, announced with regret the death of **LJTC officer Robert Hildt**, who was also a member of the LJCPA T&T committee. A memorial service will be held at the La Jolla Community Center on April 12 from 3 to 5 PM. She also praised the leadership of immediate past **President Tony Crisafi**.

Member Phyllis Minick of La Jolla Parks and Beaches spoke of progress on the sidewalk adjacent to the Children's Pool, referring to an article in the April 3 La Jolla Light. The City assessment process is going forward and they hope to have it complete by the next LJCPA meeting.

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

Trustee Boyden reported on a letter received from **Member Peggy Davis** expressing appreciation to the City and construction workers for the handicapped ramps recently installed in the La Jolla Shores area providing for public safety.

Trustee Phil Merten, thanked the Election Committee and stated that the bylaws required public announcement of the vote count on the day of the election. He pointed out that the proposed Mexican restaurant, see above, will need a CDP because of change of use and intensification of use with an increased parking requirement.

Trustee Emerson verified and displayed the prescribed form of the election count report.

Trustee Weiss reported that he had had an accident resulting in a broken wrist on a sidewalk adjacent to Torrey Pines Road that was narrowed by overhanging shrubbery. There had been a letter in the La Jolla Light. He inquired about the status of the TPR Corridor project. **Trustees Boyden, Ahern, Whittemore** and **Manno** commented. **Trustee Collins** requested that a letter requested expedited attention to this matter be sent to the City and asked that it be on the agenda next month.

Member Tim Lucas stated that it could be pointed out at the monthly community leaders' meeting with CD1.

Trustee Whittemore stated that pier lights at the SIO pier were so bright they cast a shadow at his home on El Paseo Grande. **UCSD representative Anu Delouri** said she would look into it. Others commented on other lights in the beach area. **Trustee Courtney** said the Children's School parking lot lights were also a problem.

9. 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/. 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 2013 and February 2014 (and similar for all time periods) have let their membership lapse and will need to submit another application to be reinstated.

Reference was made to the attendance/membership material on the LJCPA website. Explanation was given on how to interpret it.

B. Treasurer

Outgoing Treasurer Fitzgerald presented the financial report for the past month: March Beginning Balance: \$5.27 plus income from donations and CD sales of \$310.00 less Expenses for agenda printing and telephone of \$111.18, leaving a balance as of March 31st of \$203.45.

He 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.

Mr. Fitzgerald stated that he had valued his service of the LJCPA and those present thanked him for his service.

Trustee Whittemore asked if we could investigate whether the LJCPA would be eligible to apply for a monthly grant from the LJ Community Foundation to defray LJCPA expenses.

10. President's Report

A. Report from Stakeholders Ad Hoc Committee on Short-term Vacation Rentals—Committee Chair, **Trustee Boyden** reported that the committee minutes from the March 26th meeting were included in the packet. Presentations had been made by the Vacation Rental Industry and a group of affected homeowners. Several solutions were proposed. The next meeting will be held on April 23rd at 5 PM; possible solutions will be discussed.

B. City Council Update- Children's Pool Seasonal Closure – to be closed from December 15th through May 15.

C. Volunteers for LJCPA positions on subcommittees (DPR, PDO, PRC, T&T) – All appointments are for one year. The LJCPA President will be making appointments which will be presented for ratification at the May LJCPA meeting. Please contact info@lajollacpa.org if you are interested. **Member Tony Crisafi** stated that LJCPA appointees need to be LJCPA members.

D. Upcoming item: Movement of the restrooms at La Jolla Cove/Scripps Park under consideration by La Jolla Parks and Beaches.

E. Improvements at Whale View Point are going through an implementation process.

F. There will be a Special Election to fill the vacancy within 120 days from today (April 3, 2014) to fill the trustee vacancy as prescribed by the bylaws.

11. 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, Chair Helen Boyden, 4th Tues, 4pm

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

No PDO and PRC meetings in March – No action from DPR in March

A. So Fine on Kline Festival Street Closure – September 20, 2014

T&T Motion: To approve street closure Friday at 7pm to Saturday at 8pm 6-0

B. La Jolla Half Marathon Street Closure on Sunday April 27th 2014

T&T Motion: To approve street closure 6-0

***C. Valet Parking in front of La Plaza La Jolla 7863-7877 Girard Ave pulled by Trustee Zimmerman**

T&T Motion: to approve 4 white loading zones. 11am – 2am 7 days a week 5-1

***Consent items pulled: C. Valet Parking in front of La Plaza La Jolla 7863-7877 Girard Ave - pulled by Trustee Zimmerman**

Approved Motion: To accept the recommendations of the T&T Committee approving (A) So Fine on Kline Festival Street Closure – September 20, 2014 from Friday at 7PM to Saturday at 8pm (6-0) and (B) La Jolla Half Marathon Street Closure on Sunday April 27th 2014. (6-0) and forward the recommendations to the City. (Collins, Courtney: 13-0-1)

In favor: Bond, Boyden, Collins, Courtney, Emerson, Manno, Mapes, Merten, Outwater, Ragsdale, Weiss, Whittemore, Zimmerman

Abstain: Ahern (Chair)

12. Reports from Other Advisory Committees - Information only

- A. COASTAL ACCESS AND PARKING BOARD – Meets 1st Tues, 4pm, Rec Center - No report
- B. COMMUNITY PLANNERS COMMITTEE – Meets 4th Tues, 7pm, 9192 Topaz Way – No report

13. Remove Commercial Loading Ramp – full review (Pulled by then Vice President LaCava)

7414 Marine (near corner of Herschel & Marine)
T&T Feb 2014 Action: Motion to approve 7-0

Trustee Boyden reported that this item had been tabled by the T&T committee at its March 27th meeting. No one was present to make a presentation.

Approved motion: To remand consideration of the commercial loading ramp at 7414 Marine street to the T&T committee for its consideration at its next meeting. (Merten, Emerson: 13-0-1)

In favor: Bond, Boyden, Collins, Courtney, Emerson, Manno, Mapes, Merten, Outwater, Ragsdale, Weiss, Whittemore, Zimmerman

Abstain: Ahern (Chair)

14. AT&T Cliffridge Park – Full review (Pulled by Member Tim Lucas)

PRC Motion: Findings can be made for a conditional use permit for Project No. 325685, based on the A01 drawing dated 1-27-2014, which indicates all trenching is to be outside of the fence of the adjacent ball field. 4-3-0
8311 Cliffridge Avenue- Conditional Use Permit (CUP), for a Wireless Communication Facility (WCF) consisting of twelve (12) panel antennas mounted on a 30-foot tall faux eucalyptus tree (monoecalyptus) with equipment located in an adjacent enclosure. The site is located in Cliffridge Park.

Presented by **Debra DePratti Gardner**, representing AT&T, which is proposing to build a new cell tower installation adjacent to the existing Sprint and T-Mobile sites on the west side of Cliffridge Park outside the boundaries of the Pony Field. Meetings and negotiations have been held including City staff, Little League reps, and various community members to arrive at the current proposal. The installation will not only increase capacity, but will help fill in the coverage gap in this area. The installation will include a 30' monoecalyptus, 12 antennas, a 240 sf equipment building to be located below the brow of the hill and not visible from the ball field. AT&T has agreed with the City to remove the invasive iceplant and revegetate that area and the construction site with native plants.

Comments from **PRC Member Myrna Naegle** and **Sam Armstrong** focused on potential radiation dangers. **Ms. Gardner** stated that the installation would emit only 4.6% of the EMF allowed by the FCC and that the total radiation from all the equipment at that point would be 7.1% of the allowable EMF.

Member Tim Lucas said he saw an increase in size from the two earlier installations in this area. He felt that the City should return to a Master Plan for Parks. He grants that there is poor coverage in this area and the City is obligated by Federal law to facilitate improved coverage. In response to his questions, **Ms. Gardner** said that additional antennas but not ground equipment can be co-locatable with the AT&T installation. She said it is not likely another carrier would come in as Sprint and T-Mobile are already there, and Verizon has plans for an installation at Allen Field. In response to questions about access for construction, **Ms. Gardner** said they would be using a wide gate into right field during the times when the field was not in use for sports.

Mike Wintringer, La Jolla Youth, the tenant for the fields, said the fields were in use 10 months of the year and they need six weeks for maintenance. **Ms. Gardner** said AT&T would repair any damage.

Mary Coakley stated that there was general agreement with the City that cell installations should be located in non-usable areas of City parks, that this location was acceptable to her, but she was concerned with lack of City communication with the tenant and was concerned with the small windows to repair construction damage.

Trustee Comments:

Trustee Boyden stated that health concerns could not be factored into decisions about installation locations. There is demonstrable poor cell phone reception in the neighborhood. **Trustee Merten** stated that the demand for this type of service is growing exponentially; time of exposure to any radiation will be intermittent; this is one of the best locations in La Jolla for this type of installation; construction can be piecemeal to minimize damage to the fields.

Trustee Emerson is concerned about the size and the 360-degree-array and the precedent it will set. **Trustee Weiss** cited the inverse square law with respect to drop-off of radiation, but was concerned about field damage. **Trustee Zimmerman** felt AT&T could find another location not potentially affecting children. In response to a query from **Trustee Outwater, Tim Hinyon**, construction manager, said the field would have to be accessed, but they would use lightweight pickups to bring in the tree in pieces and the building would be made from individual cinder blocks. They would use plywood to avoid creating tire ruts in the field. **Trustee Courtney** said customers had other choices than AT&T.

Approved motion: To call the question on the subsequent motion (2/3 required) (Emerson, Boyden: 12-0-1)

In favor: Bond, Boyden, Courtney, Emerson, Manno, Mapes, Merten, Outwater, Ragsdale, Weiss, Whittemore, Zimmerman
Abstain: Ahern (Chair)

Failed Motion: Findings cannot be made for a CUP for this project; and that AT&T seek a location further away from playgrounds and schools. (Courtney, Zimmerman: 7-7-0)

In favor: Collins, Courtney, Emerson, Mapes, Ragsdale, Whittemore, Zimmerman
Opposed: Ahern, Bond, Boyden, Manno, Merten, Outwater, Weiss

Note: The Chair had stated at the beginning of the meeting that he would only vote to break a tie. Initially he abstained in consonance with his initial pronouncement. However, after hearing the statement of Robert's Rules 11th edition, page 50-51 "When the chair votes when his vote makes a difference . . ." [Also covered in detail on pp 53-54] the Chair stated that he was going to vote "no," because he wanted a motion that would have more specificity to preserve the integrity of the LJCPA.

Failed Motion: Findings cannot be made for a CUP for this project, citing in particular, the project size and scale compared to adjacent towers, the potential to expand, its proximity to schools and playgrounds, the potential damage to leased playgrounds for which the current tenant is responsible; and that AT&T seek a location further away from playgrounds and schools. (Courtney, Zimmerman: 6-7-0)

In favor: Courtney, Emerson, Mapes, Ragsdale, Whittemore, Zimmerman
Opposed: Ahern, Bond, Boyden, Manno, Merten, Outwater, Weiss

Approved Motion: Findings can be made for a CUP, in support of the vote of the subcommittee, and that the project be constructed in a manner least destructive to the surrounding playing fields. (Weiss, Bond: 7-6-0)

In favor: Ahern, Bond, Boyden, Manno, Merten, Outwater, Weiss
Opposed: Courtney, Emerson, Mapes, Ragsdale, Whittemore, Zimmerman

Member Don Schmidt stated that the LJCPA should consider the use of a certified parliamentarian to assist in procedural matters.

15. Coastal Access & Parking Board- Action Item (Removed per Agenda Modification)

16. Exchange Place Pipe Replacement – Action Item

Suggested replacement of a small portion of water pipe, 900 feet, on Exchange Place, just south of Prospect Place from Cave Street to Torrey Pines Road during the summer moratorium. The process will take 2 to 3 weeks. Please note that the requested portion of the work is located in a residential area. TC construction will provide a brief presentation.

Presented by Vic Salazar of Vic Salazar Communications and Foreman Brian Wilson

Mr. Salazar commented on the progress of this project and is requesting permission to extend two to three weeks into the summer moratorium for a portion of Exchange Place, west of Torrey Pines Road. They will be working at the same time on a portion of Exchange Place to the east of Torrey Pines Road that will not be affected by the moratorium. The firm feels it would be beneficial not to have to move equipment out of the area and then back again. The entire project is not expected to be finished until 2015.

Member Don Schmidt expressed concern the work might take more than 3 weeks into the July peak summer month. July.

Trustee Weiss said not finishing this summer would just prolong disruption in his neighborhood, but praised the efficiency of the contractor. **Trustees Emerson, Merten, Outwater, Courtney** and **Whittemore** commented on timing and construction practices.

Approved Motion: To deny the exception to the summer moratorium because it is for the contractor's convenience and it is the responsibility of the LJCPA to preserve the community of La Jolla for its residents and tourists. (Emerson, Whittemore: 8-4-1)

In favor: Boyden, Courtney, Emerson, Mapes, Merten, Outwater, Ragsdale, Whittemore

Opposed: Bond, Manno, Weiss, Zimmerman

Abstain: Ahern (Chair)

17. Adjourn at 9:06 PM- Next Regular Monthly Meeting, May 1st, 2014, 6:00 pm

La Jolla Community Planning Association Proposed Committee Appointments | 2014 – 2015

Development Permit Review

1. Paul Benton
2. Mike Costello
3. Robert Mapes
4. Jim Ragsdale
5. Brian Will

Planned District Ordinance

1. Jim Fitzgerald
2. Peter Ovanesoff
3. David Little

La Jolla Shores Permit Review Committee

1. Laura DuCharme Conboy
2. Phil Merten
3. Bob Steck

Traffic & Transportation Board

1. Tom Brady
2. Dave Abrams

Ad Hoc Committee on Short Term Vacation Rentals

1. Helen Boyden
2. Mike Costello
3. Jim Fitzgerald
4. Bob Steck
5. Heather Weiermann

Community Planners Committee

1. Joe LaCava
2. Bob Steck, Alternate

La Jolla Coastal Access & Parking Board

1. *vacant*
2. Tom Brady
3. Ray Weiss

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

COMMITTEE REPORT
For
APRIL 2014

April 8, 2014 Present: Benton (Chair), Collins, Costello, Kane, Mapes, Welsh, Leira
April 15, 2014 Present: Benton (Chair), Collins, Costello, Kane, Mapes, Welsh

1. NON-AGENDA PUBLIC COMMENT 04/15/2014

Issues not on agenda and within LJ DPR jurisdiction.

- 1. Diane Kane expressed concern about the parking of cars and storage of materials in the public streets. This condition has been worsened as many sites are completely built out and there are no areas left on the construction site for these uses. This is both hard on the streets and the traffic in the neighborhood is quite congested. Some areas have restricted parking and red zones that are similarly congested. City enforcement of Traffic Control Plans and a requirement for a parking and storage plan may be beneficial.*
- 2. This committee is presently shorthanded with 8 active members (2 seats unfilled). Please enquire or advise if other members of the community would be interested in serving on this committee.*

2. COURTESY REVIEW 04/08/2014

Project Name:	STEEL COTTAGES	Permits: CDP / SDP (To be determined)
	7991 & 7993 Prospect Place	DPM: n/a
Project #:	Not yet submitted	Applicant: Tim Martin, 858-349-3474
Zone:	RS-1-7	

Scope of Work:

Two early 1900's cottages rest on a 50' x 108' 5400 sf lot encumbered by an access easement. Both cottages are presumed to be eligible for historic designation. Property is in escrow, and applicant has prepared concept plans to preserve both cottages but merge them with an addition into a single family residence with two car garage. Applicant desires to present concept plans to gain input from DPR prior to buyer closing escrow. No application has been made to the City of San Diego. Project site is located at 7991 Prospect Place in the RS-1-7 zone in the Coastal, Coastal Height Limit, Parking Impact, Residential Tandem Parking, and Transit Area Overlay Zones and within the La Jolla Community Plan.

APPLICANT PRESENTATION 04/08/14: (Tim Martin)

The proposed project was presented: reviewing the front and rear unit, and the current intention to develop the property by placing new construction between the two existing units. This design assumes that the rear unit will be rotated to provide a porch entrance to the east, and the rear yard setback will be reduced from 9 feet existing to 4 feet, where a rear yard setback of 13 feet is required. The new central element is 2 stories. Both existing buildings are one story in height. A basement may be considered below the new central element, with clerestory windows to the west to let light into the lower space.

Mr. Martin has had initial meetings with City Historic staff, and relayed his understanding of their concerns about the proposed development. The proposed development is 2,755 sf above grade, which includes a 450 sf garage plus a 725 sf basement below grade, on a 5,500 sf site. The maximum allowable development is 3,245 sf.

DISCUSSION 04/08/14

A discussion of the design focused on the potentially historic nature of these two houses as examples of beach cottages. Ms. Kane and Ms. Leira discussed aspects of the historic nature of these buildings, which are presently being studied by the La Jolla Historical Society. This site is one of the remaining assemblages of beach cottages. The parking garage with two cars and the access to the drive were discussed.

Members of the adjacent community discussed their thoughts about the project. Walter Binder, immediately to the north of the subject property, expressed concern about and the placement of a deck at the second floor and that the proposed development will be near the deck to the southwest portion of his property. Various thoughts were discussed about the proposed variance, the scale of the beach cottages and their composition, and the proposed development.

3. PRELIMINARY REVIEW 04/08/14 (PREVIOUSLY REVIEWED 03/18/14)

Project Name:	HERSCHEL RESIDENCES CDP/MW	Permits:	CDP, MW
	7452 Herschel Ave.	DPM:	Glen Gargas, (619) 446-5142
Project #:	343612		ggargas@sandiego.gov
Zone:	RM-3-7	Applicant:	Daniel Linn, 858-459-8108

Scope of Work:

Coastal Development Permit and Tentative Map (originally submitted as a Map Waiver) (Process 3) to demolish an existing residence and construct a two-unit, three-story condominium building on a 3,200 square foot property. The project site is located at 7452 Herschel Ave. in the RM-3-7 Zone, Coastal Overlay (non-appealable), Coastal Height Limitation, Parking Impact, Residential Tandem Parking, and Transit Area Overlay Zones, within the La Jolla Community Plan area.

APPLICANT PRESENTATION 04/08/14: (Daniel Linn)

The proposed project was presented with the presentation materials previously requested. The material sample board was discussed, including a sample of the principal exterior materials. The elevation study showed the relationship of the adjoining windows to the proposed development. A pattern has been added to the proposed driveway. The building height was compared to the neighborhood pattern with an exhibit showing both sides of the street. The trees were reviewed: Jacaranda and Tipuana Tipu at the street. These will be located a greater distance from the property line.

DISCUSSION 04/08/14

A discussion of the design focused on various aspects of the street elevations, landscaping, and the relationship to the adjacent properties. The intensity of development was noted, and its relation to the neighborhood with relatively large buildings.

SUBCOMMITTEE MOTION: Findings **CAN** be made for a Coastal Development Permit to allow the proposed development to construct a two-unit, three-story condominium building on a 3,200 square foot property at 7452 Herschel Ave.

(Collins / Costello 4-1-2)

In Favor: Collins, Costello, Kane, Mapes

Oppose: Welsh

Abstain: Leira having been absent from the first presentation; Benton as Chair

Motion Passes

4. PRELIMINARY REVIEW 04/15/14

Project Name: **MILLER RESIDENCE CDP**
1540 La Jolla Rancho Rd. Permits: CDP
Project #: 359608 DPM: Jeff Peterson, (619) 446-5237
Zone: RS-1-1 JAPeterson@sandiego.gov
Applicant: Kim Grant, 619.269.3630

Scope of Work:

(Process 2) Coastal Development Permit for the demolition of an existing 1,794 square foot single-family dwelling unit and 400 square foot garage, and the construction of a new, two-story, 9,876 square foot single-family dwelling unit, 973 square foot habitable accessory structure, a 1,699 square foot garage and associated improvements on a 1.0 acre site. 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 1540 La Jolla Rancho Road in the RS-1-1 Zone within the La Jolla Community Plan and Local Coastal Program Area, the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable Area 1), and the Parking Impact Overlay Zone (Coastal Impact Area).

APPLICANT PRESENTATION 04/15/14: (Kim Grant)

The proposed project was presented with minor changes that have recently been requested by the owner. The site slopes from the northeast corner down toward the southwest corner, and the proposed residence is sited at the middle-depth of the site. The house floor area is increased by 633 sf and easterly garage area has increased by 283 sf for a 4-car garage. A shade structure comprising 256 sf is also proposed. FAR is 0.32. The existing large Torrey Pine tree will be retained. The owner plans to preserve the tree and will investigate existing roots as construction progresses, and reduce portions of a trellis structure as needed to preserve the tree. The garage orientation has been changed to provide entrance to the south, facing the access from the easterly drive, rather than requiring a turn at the entrance court.

Proposed materials include heavy shake-like shingle tiles, white painted wood detailing and trim, cedar shingle siding. Examples of these material choices were presented. The relation of the one- and two-story portions of the design was presented in elevation and section, and in relation to the neighboring properties.

DISCUSSION 04/15/14

A discussion of the design focused on various aspects of the site planning and elevations, landscaping, and the relationship to the adjacent properties. The intensity of development was noted, and its relation to the neighborhood with relatively large buildings. The site retaining walls and the progression in grade from the entrance drive to the rear yard of the property were reviewed.

Please provide for FINAL REVIEW:

- a) Designate locations for air conditioner compressors.
- b) Provide elevations of the pool changing building.
- c) Provide information on the changes in grade at the perimeter walls in relation to the neighbors.
- d) Provide information on a construction plan that will limit parking by construction workers and material suppliers on the public streets.
- e) Provide photographs from the pool cabana location toward the southwest.
- f) Provide alternation in the expression of the exterior side walls of the house. It is recommended that variations be incorporated that are no more than 50 feet in horizontal dimension and offsets of at least 3 feet.
- g) Please provide a material sample board showing roof tiles, siding, paint selection, and brick, as well as the pavement for the motor court.

5. FINAL REVIEW 04/15/2014 (PREVIOUSLY REVIEWED 02/18/2014)

Project Name: **SCHULTZ RESIDENCE CDP**
1650 La Jolla Rancho Rd. Permits: CDP
Project #: 349769 DPM: Sandra Teasley, (619) 446-5271
Zone: RS-1-1 STeasley@sandiego.gov
Applicant: Dave Lyon, 858.775.0419

Scope of Work:

(Process 2) Coastal Development Permit to demolish an existing residence and construct a new residence with garages, pool, and site walls/fencing. The site is at 1650 La Jolla Rancho Road in the RS-1-1 zone of the La Jolla Community Plan area, Coastal Height Limit Overlay Zone, Coastal Overlay Zone (non-appealable), Coastal Impact Area, and Parking Impact Overlay Zone. The proposed residence will comprise 8,625 sf including the 3-car garage. The Lot Coverage of the 1.2-acre site is 18%. The landscaped area is 67% of the site.

APPLICANT PRESENTATION 04/15/2014 (David Lyon & Gary Stone):

The applicant presented the proposed design, and the principal site planning issues. The overall design features and finishes were reviewed. The existing access route, vegetation, and the scale and nature of the neighborhood were discussed, as well as a street dedication at the north frontage to widen Buckingham Drive. The grades and progression from the rear of the house to the gardens, swimming pool, and tennis court were reviewed. Several large trees in the rear yard are to be retained. Street trees at the Buckingham Drive frontage will be provided by preserving several existing pine trees.

DISCUSSION 04/15/2014:

A discussion ensued regarding the nature of the building massing and the landscaping. It was noted that some of the design is placed to preserve certain existing trees. The scale, massing and character of the proposed structure were discussed. The applicant indicated that the construction workers and material suppliers will be able to use the existing 50-foot wide access driveway for parking, rather than parking on La Jolla Rancho Road.

SUBCOMMITTEE MOTION: Findings **CAN** be made for a Coastal Development Permit to demolish an existing residence with garage, and construct a new residence with garages, pool, and site walls/fencing. The site is at 1650 La Jolla Rancho Road.

(Welsh/Collins 5-0-1)

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

Oppose: None

Abstain: Benton as Chair

Motion Passes

La Jolla Shores Permit Review Committee Minutes

4:00 p.m. Tuesday, April 22, 2014

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

Committee members present: Phil Merten (chair), Laura DuCharme Conboy, Janie Emerson, Tim Lucas (secretary), John Schenck, Bob Steck. **Absent:** Myrna Naegle

1. Welcome and Call to Order: Phil Merten, Interim Chair

2. Agenda Modifications – Adoption of the Agenda: Chair comments will be heard after project reviews

3. Non-Agenda Public Comment – None given.

4. Committee Member Comments – None given

5. Chair Comments (provided after the two project reviews below) -- Phil Merten was recently referencing the LJ Shores PDO. It was reformatted by the City in 2010 or 2011. The current version found online at the City website has a new section added: “1510.0107 Applicable Regulations”. In this section, a listing is given of other chapters of the Land development code that are now applicable within the La Jolla Shores Planned District. “Where not otherwise specified in the LJS PDO, the following provisions of the Land Development Code apply...”, which is referencing these chapters. Some of these chapters deal with land development procedures, project reviews, parking regulations, grading regulations, drainage regulations... One of these is “Chapter 13 Zones”. This is the chapter that brings in all of the citywide zoning regulations pertaining to FAR's and setbacks, that before were not part of the PDO. The Municipal Code has a general section that says, under Planned District Ordinances, if there is a conflict between a PDO and the Municipal Code, the PDO prevails. The word conflict is a legal term, and according to Black's Law Dictionary, if there are two separate laws, and they each say different things on the same subject, then there is a conflict. However, if one law is silent on a subject, but the other law says something specific on a subject, there is no conflict. If you look at the Municipal Code (MC) on setbacks, it may say that the side setback shall be no less than 4'. The LJS PDO says it shall be in general conformance with those in the area, so it would take precedence. On the subject of FAR's, the LJS PDO is silent, and the MC establishes FAR's. So according to Black's Law Dictionary there is no conflict as the LJS PDO is silent. If this is the case then the MC Chapter 13 Zones is now applicable. In the past we have reviewed projects under the premise that FAR's do not apply in the LJ Shores, although they have been used as a tool to look at the relative size of a project with those in the vicinity to help determine bulk and scale. I would suggest that committee members study these sections and come to their own determination as to whether FAR's and possibly other zoning regulations in Chapter 13 now apply to the La Jolla Shores Planned District.

Note: There was some brief discussion between Bob Whitney, Tim Lucas and other members of the committee as to whether the City Attorney and Development Services had looked into this previously. And if they had, did they look into it after this section in the LJS PDO had been updated and put into effect.

6. Preliminary Review

(The LJSPRCommittee does not vote on projects scheduled for Preliminary Review)

Residence at 2325 Avenida De La Playa

- Type of Structure: Single Family Residence
- Location: 2325 Avenida De La Playa
- Owner's Rep: Taal Safdie, Lizzy Loeb, Scott Maas 619-297-6153 Lizzy@SafdieRabines.com

Presented by: Taal Safdie, Lizzy Loeb

This property was acquired by the new owners in December of 2013. The neighborhood consists of older houses with very minimal remodels since they were built. A preliminary layout and concept for the single family residence was presented for the purpose of gaining feedback from the committee. A rough massing study was shown for the proposed structure, rendered as a series of blocks and rectangles, mainly to convey the potential bulk and scale of the house. The architectural style for the house has not been fully developed.

They are proposing a asymmetrical “U”-shaped design facing away from the street, with the eastern wing being longer than the western wing. There is a central courtyard area facing the rear of the lot, and there will be a long narrow pool/water feature in this courtyard.

- They are proposing around 7,700 sq ft for the new house, the existing is approximately 4,000 sq ft.
- This site is 7' lower elevation than eastern neighbor.
- Setback survey shows that the neighborhood average for side setbacks varies from 6' to 7'.
- Existing side setback is 7' 2" setback on the east and 7' 9" one the west. The proposed side setbacks are 7' on east and 6' on west.
- Front setback to garage currently 23'. This will be moved back to 25'.
- Front setback to the existing house is 43' 5". Proposed setbacks to the structure will be increased to 47' & 57'
- There will be a wall with plantings in front of the 57' portion to create a courtyard, increase privacy and cut down on street noise.
- Both the east and west wings will have a second story. Maximum building height will 24'.
- The second floor portion of the east wing steps back from the street and also from the rear of the lot. The front part of the east wing also steps down a few feet to ease the perceived massing.

Committee comments:

The existing house has two curb cuts connected by a circular driveway. The current regulations will only allow a single 12' wide curb cut. **Taal Safdie:** they will see what the City says. On another project recently approved, they permitted leaving the existing driveways. **Committee:** This is in a parking impact zone, and the street frontage is not sufficient to allow a second curb cut under the current regulations. The existing driveway will most likely not be grandfathered in.

Concerned about the second story elements on both sides of the house in relation to the neighboring houses on both sides. **Taal Safdie:** They are looking at stepping back the second stories on both sides of the house. They can probably step back the east side by 2' to 3'. **Committee:** this would be good. There should be concerns for privacy and looking down on the neighbor's bedrooms. Hedges and trees could help. This will be the first 2-story house in the neighborhood, so there will be concerns from the neighbors.

The exterior wall of the east wing is a long unbroken facade, two stores high along most of it. The length of the first floor from the garage to the rear is 122', and the second floor is 95' in length. The LJS PDO is concerned with compatibility with structures in the vicinity, and the LJ Community Plan is concerned with with easing transitions between new and old development. Articulation may be needed to the side of the house, in addition to stepping the second floor back. One committee member added

that the neighbor's lot is 7' higher than this lot, so articulation might not be needed on the on the first floor element. Sometimes a simple clean line is better than a more complex line. **Taal Safdie:** The first floor ceilings will be around 10' high to give a feeling of space. The second floor bedrooms will not be quite as tall. They will look at the articulation, and stepping back the second story elements. **One committee member commented:** In the LJS PDO it talks about protecting property values. Imagine being the neighbor to the east on a lot 7' higher. They are looking at the existing house with its sloping roof, which is 9' high at the exterior wall. There is currently a sense of openness. With this proposed project, the neighbor will be looking at a long two-story exterior building side, and the openness will be gone. If you think that your project is not being as nice to the neighbor as it could be, try and think of a polite solution that would address the concerns.

The committee appreciates you coming to us for a preliminary review.

7. Project Review

Arthofer Residence

- Project No. 349880
- Type of Structure: Single Family Residence
- Location: 1890 Viking Way
- Applicant: William Hayer 858-792-2800 Bhayer@HayerArchitecture.com
- Project Manager: Edith Gutierrez 619-446-5147 EGutierrez@sandiego.gov

Project Description: PROCESS 3 - Site Development Permit (SDP), to remodel and add a second story and additions totaling 2,661 sq. ft. to an existing 4,601 square foot (including basement) one-story over basement single family residence located at 1890 Viking Way. The 0.28 acre lot is in the SF Zone of the La Jolla Shores Planned District, Coastal (non appealable), Coastal Height and Parking Impact Overlay Zones within the La Jolla Community Planning area

Presented by Bill Hayer

The project is a remodel and addition to a single family residence on a sloping lot. Plans and site sections were shown, including ghost images of the proposed project superimposed on the existing house. The second floor has been set back to reduce the massing affect when seen from the street and from down below.

- Lot size = 12,426 sq ft
- Existing house is 4,601 sq ft including a walk out basement
- Proposing to add 2,661 sq ft for total of 7,262 sq ft
- Addition breakdown: 148 sq ft basement, 556 sq ft main level, 1,957 sq ft second story
- FAR = 0.58, Landscaping = 52%
- Present building maximum height = 20' 6" Proposed maximum height = 28' 6"
- Lot elevation differential = 20'. The calculated maximum differential = 10'.
- Overall height is 37' 8", which includes the 10' max height differential in the lot.
- Setbacks: front = 15', rear = 10', east = 14' 3", west = 3'.
- The west setback of 3' is similar to the neighbor's setback.
- The second story is setback 35' from the street.
- The house has been determined not historic
- There may be mitigation needed on the site during construction

Schenck: How does the 2-story element relate to the neighbor's property on the west (Viking Way)?

Hayer: The existing footprint of the house and the proposed additions angle away from the property line, preserving the neighbor's view across the lot.

Merten: Height difference between them and neighbor's lot on the west? **Hayer:** Less than 5'.

Merten: This lot and the lot across the street are the largest parcels in the area. The rest of the lot are smaller and the houses are much closer together. **Hayer:** There have been a lot of 2-story additions on those smaller lots.

Steck: Are there other neighbors affected by this project other than the one you have been in contact with on Viking Way? **Hayer:** the other immediate neighbors would be affected of course. We sent out a letter to residents within 300' inviting them to look at the plans. This was in addition to the required city notice that was sent out. Only the neighbor to the west on Viking Way responded.

Public comment:

Bob Whitney (resident): Hopes it doesn't look like new project across the street on Spindrift...

Discussion on motion:

Merten: Thinks that this a very polite addition to the house. The only critical area has a sufficient setback, and the slope and size of the lot make it appropriate for two stories. This sits nicely in the neighborhood.

Motion: Steck: **Second:** Schenck

Findings can be made for a Site Development Permit (SDP) for Project No. 349880.

Motion Caries: 5-0-0

Approve: Emerson, Lucas, Merten, Schenck, Steck.
(Conboy left before voting)