



La Jolla Community Planning Association

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

Contact Us

Mail: PO Box 889, La Jolla, CA 92038

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

Voicemail: 858.456.7900

Email: info@LaJollaCPA.org

President: Joe LaCava

Vice President: Bob Steck

2nd Vice President: Patrick Ahern

Secretary: Helen Boyden

Treasurer: Nancy Manno

D R A F T AGENDA

Special Meeting* | **Monday, 5 January 2015, 6:00 pm**

6:00pm

1.0 Welcome and Call To Order: Joe LaCava, President

→ Please turn off or silence mobile phones

→ Meeting is being recorded

2.0 Adopt the Agenda

3.0 Meeting Minutes Review and Approval: 4 December 2014

4.0 Elected Officials – Information Only

4.1 Council District 1 – **Council President Sherri Lightner**

Rep: **Justin Garver**, 619-236-6611, JGarver@sandiego.gov

4.2 Mayor's Office – Mayor Kevin Faulconer

Rep: **Francis Barraza**, 619-533-6397, FBarraza@sandiego.gov

4.3 39th Senate District – State Senator Marty Block

Rep: **Hilary Nemchik** Hilary.Nemchik@sen.ca.gov, 619-645-3133

4.4 78th Assembly District – Speaker of the Assembly Toni Atkins

Rep: **Toni Duran**, 619-645-3090, Toni.Duran@asm.ca.gov

5.0 Non-Agenda Comment

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

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, minutes or less.

7.0 Officers' Reports

7.1 Secretary

7.2 Treasurer

8.0 President's Report – Information only unless otherwise noted.

8.1 Meeting with Development Services re STVR & zoning issues - Update

8.2 Bylaw Amendment – Status Report

8.3 Whale Watch Way – Update

8.4 1st Annual State of La Jolla – LJTC hosting, Thurs, Jan 8th, 6:00 pm

8.5 **Annual Elections: March 2015**

Consider running. Encourage your neighbors and colleagues. Recruit community voices.

Must be a Member and **attend** at least 3 LJCPA meetings between Mar '14 and Feb '15,

inclusive. Check attendance at: <http://www.lajollacpa.org/members.html>

*Special meeting as the regular meeting date for January 2015 falls on New Year's Day.

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

9.1 Election Committee

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 – Consider Joint Committee and Board Recommendations

The Consent Agenda allows the LJCPA to ratify recommendations of the joint committees and boards in a single vote with no presentation or debate. It is not a decision regarding the item but a decision whether to forward the recommendation of the committees/boards as the recommendation of the LJCPA. The public may comment on consent items.

→ **Anyone may request a consent item be pulled for full discussion by the LJCPA.**

→ **Items “pulled” from Consent Agenda are automatically trailed to the next LJCPA meeting.**

→ **See Committee minutes and/or agenda for description of projects, deliberations, and vote.**

→ **The public is encouraged to attend and participate in Joint Committee & Board meetings.**

PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2nd Mon, 4:00 pm

DPR – Development Permit Review Committee, Chair Paul Benton, 2nd & 3rd Tues, 4:00 pm

PRC – LJ Shores Permit Review Committee, Interim Chair Phil Merten, 4th Tues, 4:00 pm

T&T – Traffic & Transportation Board, Chair Todd Lesser, 4th Thurs, 4:00 pm

No T&T Meeting in December

10.1 Coldwell Banker, 888 Prospect Street

PDO Motion: Signs, as presented, comply with all PDO requirements. 6-0-0.

10.2 Morgan Stanley, 1111 Prospect Street

PDO Motion: The proposed main sign, located on the awning, which is the entrance of the building, does conform with the all the PDO signage requirements based on the fact that the awning is a permanent, structural, and architectural element of the building, and is set back substantially from the public right of way. The other three signs also comply with all the PDO signage requirements. 3-0-3.

10.3 HLJH CDP, 820 Rushville Street

DPR Motion: Findings CANNOT be made for a Coastal Development Permit and Site Development Permit to demolish an existing single family residence and detached accessory structure and construct a 3,007 sq ft, 2-story single family residence with an 458 sq ft attached garage at 820 Rushville St. 5-4-0.

10.4 Johnson Residence, 8468 El Paseo Grande

PRC Motion: Findings can be made for an SDP for the Johnson site walls and deck. 5-0-1.

10.5 7949 Lowry Terrace Residence, SDP/CDP

PRC Motion: To make findings for CDP/SDP. 5-1-1.

10.6 Diarq Residence Extension of Time, 8436 Westway Drive (CDP 804138 and SDP 804207)

PRC Motion: To provide the requested extension of time. 6-0-1.

The following, when marked as Action Item, are a consideration of the Item.
Prior actions by committees/boards are listed for information only.

11.0 Fentisova Residence, 8374 Paseo del Ocaso – Action Item

Consideration of the City of San Diego's draft Mitigated Negative Declaration in light of the January 9th deadline on public comment.

See:

http://docs.sandiego.gov/citybulletin_publicnotices/CEQA/PN1300%20%23341980%20Draft%20MND%20Extension%20of%20PR%20Period%20Fentisova%20Residence%20CDP%2012-4-14.pdf

and

http://docs.sandiego.gov/citybulletin_publicnotices/CEQA/PN1300%20%23341980%20Draft%20MND%20Date%2011-14-14.pdf

→ No action will be taken on the PROCESS 3 - Coastal Development Permit (CDP) and Site Development Permit (SDP) as the applicant has agreed to return to the La Jolla Shores Permit Review Committee with additional information.

The project proposes to remodel and add a 3,486 square foot 2nd story, basement, and roof deck to an existing 1,624 square foot, one-story single family residence. 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 8374 Paseo Del Ocaso on a 0.12-acre lot, in the SF Zone of the La Jolla Shores Planned District within the La Jolla Community Planning area, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone, Residential Tandem Parking Overlay zone.

PRC Action (Dec '14) – To reaffirm the Committee's 11/19/2014 MND motion (reproduced in the PRC 12/19/2014 agenda), amended to include the new gross floor areas provided by applicants at today's meeting. 6-0-1.

PRC Action (Dec '14) – Project continued to next PRC meeting to allow Applicant to provide additional information.

City Action (Nov '14) – Extended Public Comment on MND from Dec 5th to Jan 9th

PRC Action (Nov '14) – Considered the draft MND (See attached minutes from 11/19/2014 meeting.)

12.0 Monarch Cottages, 7630 Fay Avenue – Action Item

Consider a modification to convert the proposed private outdoor eating area to a publicly accessible outdoor informal dining area in response to the community's call for street frontage retail. Project is permitted as a 26-unit Residential Care Facility for the Elderly within an existing 2-story building. The site is located in Zone 3 of the La Jolla Planned District, Coastal Overlay (Area 2), Coastal Height Limitation Overlay, Parking Impact Overlay zones.

→ See documents on-line: <http://www.lajollacpa.org/projects.html>

Planning Commission Action (Dec '14) – Approved. 7-0-0.

LJCPA Action (Dec '14) – Recommend denial. 11-4-1.

13.0 La Jolla Budget Priorities – Action Item

January is an opportunity for Council Offices to submit their budget priorities as the Mayor prepares the annual draft budget. Priorities can range from infrastructure to city services but focused on requests that have a chance to be funded and implemented in 2015-2016.

14.0 Adjourn to next LJCPA Meeting, Thursday, February 5, 2015, 6:00 pm

In February:

** Last opportunity to attend a LJCPA meeting and satisfy the 3 meeting requirement to run as a candidate.*

** Candidate Forum: Last chance to announce candidacy and have your name on the March ballot.*



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Secretary: Helen Boyden

Treasurer: Nancy Manno

D R A F T MINUTES

Regular Meeting | Thursday, 4 December 2014, 6:00 pm

Trustees present: Patrick Ahern, Cynthia Bond, Helen Boyden, Bob Collins, Mike Costello, Dan Courtney, Janie Emerson, Cindy Greatrex, Joe LaCava, Robert Mapes, Phil Merten, Alex Outwater, Jim Ragsdale, Bob Steck, Ray Weiss, Fran Zimmerman

Trustee absent: Nancy Manno

1.0 Welcome and Call To Order: Joe LaCava, President at 6:02 pm. He advised that the meeting was being recorded in audio by the LJCPA and in video by a private party and asked that attendees turn off their cell phones.

2.0 Adopt the Agenda

Approved Motion: To approve the agenda, changing item 14 to an information only item. (Steck, Collins, 11-0-1)

In favor: Ahern, Boyden, Collins, Costello, Emerson, Greatrex, Mapes, Merten,

Ragsdale, Steck, Weiss

Abstain: LaCava (Chair)

3.0 Meeting Minutes Review and Approval: 6 November 2014

Approved Motion: To approve the minutes of the Nov. 6 meeting as distributed. (Steck, Greatrex: 10-0-2)

In favor, Ahern, Boyden, Collins, Costello, Emerson, Greatrex, Mapes, Merten, Ragsdale

Abstain: LaCava (Chair), Weiss (Absent)

4.0 Elected Officials – Information Only

4.1 Council District 1 – Council President Pro Tem Sherri Lightner

Rep: **Justin Garver**, 619-236-6611, JGarver@sandiego.gov reported that the City will hold community meetings in early 2015 with respect to the Undergrounding of Utilities in the Muirlands and La Jolla Shores areas. The Children's Pool beach closure will begin December 15th; NOAA will be making a determination if work on the CP Lifeguard tower can continue during the pupping season; more details on the closure and how the City plans to meet the requirements of the CDP will come at a later date. Completion of the Cove Lifeguard Tower is on track for Spring 2015 completion. Over 100 exhibitions and programs are scheduled during the Balboa Park Centennial year; Balboa Park Explorer Annual Passes offering admission to 17 Balboa Park Institutions are available. He stated that the TPR sidewalk improvement project is expected to begin in January 2015.

4.2 Mayor's Office – Mayor Kevin Faulconer

Rep: **Francis Barraza**, 619-533-6397, FBarraza@sandiego.gov was not present.

4.3 39th Senate District – State Senator Marty Block

Rep: **Hilary Nemchik** Hilary.Nemchik@sen.ca.gov, 619-645-3133 reported that in the new legislative session Senator Block had introduced SB15 which would institute measures to encourage students to complete their bachelor degrees in four years.

4.4 78th Assembly District – Speaker of the Assembly Toni Atkins was not present.

Rep: **Toni Duran**, 619-645-3090, Toni.Duran@asm.ca.gov

5.0 Non-Agenda Comment

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

5.1 UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://commplan.ucsd.edu/> was not present.

5.2 Member Jim Fitzgerald commented on the importance of the LJCPA in facilitating an open discussion of community issues and asked that participants not indulge in personal comments.

Dr. Sharon Wampler spoke on the mansionization of properties in the Bird Rock area, including many being done by property flippers; the LA Times reporting on mansionization on September 20th.

Gail Forbes spoke of the upcoming Sunday December 7 annual Christmas Parade and Holiday Festival including a celebration of the 100th anniversary of the La Jolla Rec Center.

Member Don Schmidt thanked President LaCava for his efforts in trying to get better and more timely access to Historical Reports. He noted that Cathy Winterrowd was retiring.

6.0 Trustee Comment

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

Trustee Collins noted that the property at 7590 Fay Avenue has been permitted to erect roof construction on a 6 story overheight building in violation of SDMC 121.0308.

Trustee Merten concurred and asked that the LJCPA leadership meet with DSD Director Robert Vacchi with respect to permits issued in violation of the SDMC.

Trustee Ragsdale added to Dr. Wampler's comments that neither the FAR rule nor the 50% wall retention provision is working. He cited a 1997 proposal to limit the increase in square footage and the height to 20' in these situations and discussions were held with the Coastal Commission, but it never went anywhere. He state that there are 10 of such "mansionization" homes in Bird Rock that appear to be ready to flip. He hoped that the current discussions would gain some traction.

Trustee Courtney announced that this was his last night as a trustee as he is termed out. He has enjoyed working and noted that the group is no longer as cohesive as it has been in the past—possibly for good or bad.

Trustee Greatrex and the group thanked him for his service.

Trustee Costello asked that discussion of the method of vote recording be placed on the agenda for January; he suggested that roll call voting be done to supplement the voting sheets.

Trustee Boyden stated that she and President LaCava had decided to try calling out the names of those voting in the minority and those abstaining.

Trustee Merten, commenting on City adherence to the LJSPDO and Design Manual, noted that in the mid-1990s with the appointment of a new DSD director, the City decided that it was not going to enforce the non-prescriptive elements of the LJSPDO. He requested that a meeting be held with the new DSD director in the hopes of changing this policy back to adhere to the original intent of the ordinance.

7.0 Officers' Reports

7.1 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 may document your attendance by signing in at the back, providing 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, or providing independently verifiable proof of attendance.

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. She said there were only two more meeting to qualify as a 3-meeting attendee for the March elections

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.

7.2 Treasurer

Trustee Boyden presented the balance in the Treasury at the end of October. President LaCava told trustees and attendees that collections at the meetings will be supplemented by an annual stipend of \$500.00 from the City. He reminded attendees that collections are the only other source of income for the LJCPA and all contributions must be in cash. He thanked the members for their generosity in supporting the organization.

Beginning Balance as of 10/29/14	\$ 152.64	\$ 152.64
Income		
- Collections: November 4 Meeting	133.00	
- - CDs	10.00	
Total Income	\$ 143.00	\$ 143.00
Expenses:		
Agenda printing:	\$ 105.81	
Telephone expenses:	55.86	
Total Expenses:	\$ 161.67	(\$ 161.67)
Ending Balance as of 11/30/14		<u>\$ 133.97</u>

8.0 President's Report – Information only unless otherwise noted.

8.1 Scripps Park Pavilion – Workshop, Mon, Dec 8th, 5:15pm, Recreation Center

8.2 Finding of Vacancy – Trustee Dan Courtney terms out (To be filled at March Annual Election)

8.3 Collective Concurrence – Complaint has been referred to the City who have been asked to also give more guidance on this question

8.4 January Meeting – Rescheduled to **Monday, January 5th** due to New Year's Day

8.5 Recent Attendance – 92 at special meeting, 116 at November meeting

8.6 Annual Elections: March 2015 –

Consider running! Encourage your neighbors and colleagues. Recruit community voices.

Must be a Member, attend at least 3 LJCPA meetings between Mar '14 and Feb '15, inclusive.

Check attendance records at: <http://www.lajollacpa.org/members.html>

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

9.1 Election Committee-- Committee Chair, Trustee Greatrex stated that the effort is in full swing and she is heartened by the interest and response.

9.2 Community Planners Committee <http://www.sandiego.gov/planning/community/cpc/index.shtml> took action on items i and ii below.

i. Pure Water San Diego <http://www.sandiego.gov/water/purewater/purewatersd/index.shtml>

ii. Small Lot Ordinance <http://www.sandiego.gov/development-services/industry/landdevcode/index.shtml#projects>

iii. LDC Update #9 <http://www.sandiego.gov/development-services/industry/landdevcode/index.shtml#projectsOpen>

9.3 Coastal Access & Parking Board <http://www.lajollacpa.org/cap.html> - No update.

10.0 Consent Agenda – Consider Joint Committee and Board Recommendations

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- See Committee minutes for description of projects, deliberations and vote.

→ The public is encouraged to attend and participate in Joint Committee & Board meetings.

PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2nd Mon, 4:00 pm

DPR – Development Permit Review Committee, Chair Paul Benton, 2nd & 3rd Tues, 4:00 pm

PRC – LJ Shores Permit Review Committee, Interim Chair Phil Merten, 4th Tues, 4:00 pm

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

No T&T Meeting in November

10.1 Gambucci Fashion Boutique Storefront, 7656 Girard Street

PDO Motion: Sign, as presented, complies with all PDO requirements. 7-0-0.

10.2 Limber CDP/SDP, 303 Vista de la Playa

DPR Motion (Oct 2014): Findings CAN be made for a Coastal Development Permit and Site Development Permit (Process 3) to remodel an existing single family residence with a 355 sq ft addition. Garage addition of 76 sq ft, & second-story, 688 sq ft guest quarters above the garage at 303 Vista de la Playa. 4-0-3.

10.3 Eads Avenue CDP/TM, 7330 Eads Avenue

DPR Motion (Oct 2014): Findings CAN be made for a Tentative Parcel Map and Coastal Development Permit to create 2 condominium residential units at 7330 Eads Avenue. 7-0-0.

10.4 Haudenschild Gate SCR, 1860 La Jolla Rancho Road

DPR Motion: Findings CAN be made that the proposed modified gate and portal is in Substantial Conformance with the previously issued Coastal Development Permit and Site Development Permit / Project No. 313059, at 1860 La Jolla Rancho Road. 5-1-1.

10.5 Verizon Mandell (Allen Field), 3908 Torrey Pines Road

PRC Motion: The findings CANNOT be made for the requested permits because it is contrary to LJSPDO Secs. §1510.0311 Public Park Area and 1510.0107 Applicable Regulations (in a conflict LJSPDO takes precedence over Land Development Code) 5-0-1.

10.6 Fentisova residence – Deferred--The City has agreed to extend the deadline for DMND response until January 14. It will be heard by the PRC at its December meeting and by the LJCPA on January 5.

Approved Motion: To accept the recommendation of the PDO Committee to approve 10.1: Gambucci Fashion Boutique Storefront, 7656 Girard Street that the Sign, as presented, complies with all PDO requirements; to approve the recommendations of the DPR Committee that 10.2: Limber CDP/SDP, 303 Vista de la Playa that the Findings CAN be made for a Coastal Development Permit and Site Development Permit (Process 3) to remodel an existing single family residence with a 355 sq ft addition. Garage addition of 76 sq ft, & second-story, 688 sq ft guest quarters above the garage at 303 Vista de la Playa and 10.3: Eads Avenue CDP/TM, 7330 Eads Avenue that the Findings CAN be made for a Tentative Parcel Map and Coastal Development Permit to create 2 condominium residential units at 7330 Eads Avenue and also 10.4: Haudenschild Gate SCR, 1860 La Jolla Rancho Road that the Findings CAN be made that the proposed modified gate and portal is in Substantial Conformance with the previously issued Coastal Development Permit and Site Development Permit / Project No. 313059, at 1860 La Jolla Rancho Road; and approve the recommendation of the PRC Committee to disapprove the application of 10.5: Verizon Mandell (Allen Field), 3908 Torrey Pines Road because the findings CANNOT be made for the requested permits because it is contrary to LJSPDO Secs. 1510.0311 Public Park Area and 1510.0107 Applicable Regulations (in a conflict LJSPDO takes precedence over Land Development Code) and forward the recommendations to the City. (Courtney, Collins: 15-0-1)

In favor: Ahern, Bond, Boyden, Collins, Courtney, Costello, Emerson, Greatrex, Mapes, Merten, Outwater, Ragsdale, Steck, Weiss, Zimmerman
Abstain: LaCava (Chair)

11.0 WWW Residence, 8490 Whale Watch Way – Action Item

PROCESS 3 - CDP and SDP to demolish an existing single family residence and construct a 7,001 two-story, over basement, single family residence on a 20,093 sf lot. The site is located in the Single Family Zone of the La Jolla Shores Planned District, Coastal Overlay (non-appealable), Coastal Height Limit, Residential Tandem Parking. The matter is returning to the LJCPA at the direction of the Planning Commission to consider a modified design of the project which is on file with the City. The above statistics remain unchanged under the modified design.

Previous PRC Action (Nov '14) - Findings cannot be made for a Site Development Permit or a Coastal Development Permit for Project No. 328415. It is not compatible with the neighborhood in form, bulk and scale. The size, form, and relationship of the proposed project will disrupt the architectural unity of the neighborhood, based on the presentation, drawings and information presented on November 19. 5-2-1.

Previous Planning Commission Action (Oct '14) – To continue item to allow applicant to make changes and present to the LJCPA for consideration.

Previous LJCPA Action (Jul '14) – Appealed Hearing Officer decision.

Previous City Action (Jun '14) – Hearing Officer approved project.

Previous LJCPA Action (Feb '14) – Ratify PRC action, 15-0-1.

Previous PRC Action (Jan '14) – Findings cannot be made, 5

Jim Brown, of Public Architecture and Planning stated that this modification to the fourth version of this project has reduced the size of the garden wall in response to the Planning Commission directive. It is a modern version of a courtyard home and will open up the view of the home to the east. With the reduction in square footage and use of a basement, the FAR is now .45. The proposed project covers 26% of the lot and landscaping comprises 60%. Setbacks are: Front 36', greater than existing; East, 8' -14'; North, 12' and 8'; West, 23' and 44'. They have shortened the highest part of the garden wall on the east by 6.2'; it is now 15' high and only extends 6' above the fence on the property to the east. The garden wall is now designed with perforations.

Gilda Caringi, the neighbor to the east, wanted to see the comparison between the current version of the home and what was presented to the Planning Commission. She is opposed to the project.

Member Myrna Naegle, PRC member, has not seen a rendering of the whole house; she said we are not discussing the merits of the design but whether it adheres to the LJS PDO. It is monumental in size and does not belong in any residential area in the Shores or La Jolla as a whole.

Member Dede Donovan, PRC member, stated that this presentation had been expanded from that presented to the PRC; the project is too large for the location and it is not really a courtyard home but a compound.

In response to **Member Bob Whitney's** comments about the City Council's approval of the project, it was stated that the City Council had rejected an appeal of the MND by a 7-1 vote, but was reversed in a suit filed by La Jolla Shores Tomorrow. **Ms. Donovan** stated that she was a member of La Jolla Shores Tomorrow, but she didn't see any of its members seated at the Board of Trustees table.

Member Don Schmidt, said that despite remarks by LJ Historical Society Executive Director Heath Fox, the LJ Historical Society did not have an opinion on this project.

Marge Karmanson, the neighbor to the north, said the project does not blend in with the neighborhood and that that was not her quote in the La Jolla Light Article.

Trustee Phil Merten stated that the FAR of .45 was calculated from 7,001 sf above grade plus 2,039 sf of projections over grade (total 9,040 sf) whereas the enclosed courtyard, extended to two stories encloses 7,253 sf for a comparable GFA of 16,293 sf or a comparable FAR of 0.81. The two adjacent houses have FARs of .21 and .23. He constructed a representation comparing the neighboring houses with the proposed noting the limitations in his rendering. He cited Section 1510.0301 (b) as the basis for saying this disparity defined the disruption of "the architectural unity of the area." Additionally the upper stories do not step back as provided in the LJCP.

Trustees Zimmerman, Emerson, Weiss, Costello, Courtney and Boyden also spoke to the project.

Approved Motion: To ratify the November 19 recommendation of the LJS PRC that the Findings cannot be made for a Site Development Permit or a Coastal Development Permit for Project No. 328415. It is not compatible with the neighborhood in form, bulk and scale. The size, form, and relationship of the proposed project will disrupt the architectural unity of the neighborhood, based on the presentation, drawings and information presented on

November 19 and as presented to the LJCPA today. (Courtney, Emerson: 15-0-1)

In favor: Ahern, Bond, Boyden, Collins, Courtney, Costello, Emerson, Greatrex, Mapes, Merten, Outwater, Ragsdale, Steck, Weiss, Zimmerman
Abstain: LaCava (Chair)

12.0 Monarch Cottages, 7630 Fay Avenue – Action Item

(PROCESS 4) CDP/SDP to amend CDP 201667 & SDP 206622 and a Conditional Use Permit (CUP) for a proposed 26-unit Residential Care Facility, within an existing 2-story building. The site is located in Zone 3 of the La Jolla Planned District, Coastal Overlay (Area 2), Coastal Height Limitation Overlay, Parking Impact Overlay zones.

→ See documents on-line at <http://www.lajollacpa.org/projects.html>

Previous LJCPA Action (Nov '14) – Pulled from Consent Agenda.

Previous DPR Action (Oct '14) – Recommend approval. 5-0-1.

Previous PDO Action (Oct '14) – Cannot make findings. 6-0-2.

John Haffner, representing the applicant family, stated that Monarch operates numerous Residential Care Facilities for the Elderly with a total of 3100 units. They have consulted with and been encouraged by local clinical and research medical professionals and states that this facility will complement the Obama BRAIN Initiative.

Matt Peterson, consultant, demonstrated the changes proposed for the front façade of the existing building; cited SDMC159.0302 as evidence that this was a permitted use in Commercial Zone 3 in the La Jolla PDO; that it was a conforming use per the LJCP zone 3 (159.0301); that it complied with the City's RCF regulations; that there are no RCFEs within ¼ mile of Monarch and that there will be almost no other place where an RCFE could be located in the area. Twenty-three parking spaces, more than the required 14 will be provided. They did extensive community outreach and obtained letters of supports from nearby property owners, BOFFO Cinemas and the LJ Music Society. He provided a list of the great variety of nearby businesses and cited the high retail and office space vacancy rate as a reason for not going to retail. The building is not suited for retail and, after two or more years' search, no prospective retail tenants have been found. He feels that this is the highest and best use of this property.

Member Jim Fitzgerald, (PDO member-- which committee had recommended denial.) He cited non-conformance with the LJ PDO requirement for retail space in the front part of the building and disagreed with the City Process One decision to obviate the need for two deviations by agreeing that the project conformed to the state and federal allowances for "reasonable accommodation for the disabled" and did not represent a transition.

Carol Mills, a registered nurse, with long experience with the well-being of elder adults, stated that many people and ambulances will visit the facility. She felt that it was an unsuitable locale for a facility for frail elders.

Peter Corrente said the conversion should be denied as the building was an architectural icon for Deepak Chopra.

Sheila Fortune, Executive Director for the LJVMA, said the organization had not reviewed the project and did not have an opinion on it.

Sheri Michlovitz said the residents needed a secure building and questioned the amount of open space.

Chris Murphy and **Christina L. Selder**, representatives of CARR, (Consumer Advocates for RCFE Reform) outlined many of the characteristics and needs of patients with dementia, but said their organization did not have a position on the facility.

Trustee Courtney, said he had the care of his mother who had dementia and would welcome this as a place where she or other La Jollans could be cared for near their families.

Trustees Outwater and **Ahern** said that the area was becoming an entertainment district and questioned whether Monarch residents would be disturbed.

Trustee Merten liked the close in nature of the facility but questioned whether it conformed to the PDO even with the accommodations for the disabled factored in.

Trustee Ragsdale said that there would be a café for residents out front, perhaps ameliorating the retail requirement defect.

Trustees Emerson, Weiss, Bond, Zimmerman also had concerns about the suitability of such a facility at this location.

Trustee Collins stated that White Sands and Casa de Manana had both started out as hotels.

Responses from **Mr. Peterson** indicated that installing a retail component would reduce the capacity of the facility and require many elements slated for the first floor to be moved to the second and that the need for security for the residents militated against including retail facilities. He pointed out that the recent SPA MD tenant relied only on the sale of lotions and similar items to satisfy the retail component.

Trustee Costello said the DPR had the City sign off on the disabled accommodation documents.

In response to concerns that the proposed Music Society would create a noisy atmosphere, **President LaCava** noted that the music venue had not yet been approved and would also be adjacent to condominiums to the west; furthermore, residential uses are allowed in the commercial zone.

Failed Motion: That the Findings can be made for a CDP and SDP for Monarch Cottages (Courtney, Ragsdale: 5-10-1).

In favor: Boyden, Collins, Costello, Courtney, Ragsdale

Opposed: Ahern, Bond, Emerson, Greatrex, Mapes, Merten, Outwater, Steck, Weiss, Zimmerman

Abstain: LaCava, Chair

Approved Motion: Findings cannot be made for a CDP and SDP for the Monarch Cottages because the project does not comply with the La Jolla PDO with respect to the required retail space. (Emerson, Outwater: 11-4-1)

In favor: Ahern, Bond, Costello,, Emerson, Greatrex, Mapes, Merten, Outwater, Steck, Weiss, Zimmerman

Opposed: Boyden, Collins, Courtney, Ragsdale

Abstain: LaCava (Chair)

13.0 Klinkov Residence, 5915 Camino de la Costa – Action Item

PROCESS 3 - Coastal Development Permit for remodel of first and second floor with a 371 sf first floor addition and new 1,846 sf third floor addition to an existing single family residence, resulting in a 4,829 sf single family residence on a 8,864 sf property. RS-1-7 Zone, Coastal (Appealable), Coastal Height Limitation, Parking Impact (Coastal and Beach), Residential Tandem Parking, Transit Area Overlay Zones.

Previous LJCPA Action (Nov' 14): Pulled from Consent Agenda

Previous DPR Action (Oct '14): Findings CAN be made. 5-0-1.

Applicant's representative **CA Marengo** was prepared to present, but those opposed did not appear.

Approved Motion: To ratify the October 2014 recommendation of the DPR committee that the Findings can be made for a Coastal Development Permit for remodel of first and second floor with a 371 sf first floor addition and new 1,846 sf third floor addition to an existing single family residence, resulting in a 4,829 sf single family residence on a 8,864 sf property. (Ahern, Greatrex 12-1-3)

In favor: Ahern, Boyden, Collins, Costello, Emerson, Greatrex, Mapes, Merten, Outwater, Ragsdale, Steck, Zimmerman

Opposed: Bond

Abstain: Courtney, LaCava, Weiss,

14.0 Change Parking Time 7700-7900 Blocks, Girard Ave from 60 min to 90 min. – Action Item (changed to information only per Item 2.0) The signs have already been installed.

Privately initiated proposal through City-required petition process to change current time-limited on-street parking from 60 minutes to 90 minutes.

Previous LJCPA Action (Nov' 14): Pulled from Consent Agenda

Previous T&T Action (Oct '14): Recommend Approval. Unanimous.

President LaCava noted that the signs have been already installed and so the issue will be revisited in a few months to see how it is working. With this change there are now 3 different parking time limits in the Village and there is concern whether time limits will now be considered block by block rather than a comprehensive approach.

15.0 La Jolla Concours d'Elegance Street Closures – Action Item

Proposed closure of Coast Blvd and Lower Girard Avenue in support of this annual event and associated detours. Closed streets include exhibits open to the public.

Previous LJCPA Action (Nov' 14): Pulled from Consent Agenda

Previous T&T Action (Oct '14): Recommend Approval. Unanimous

Presented by **Laurel McFarlane** and **Michael Dorville** who spoke of the event's international reputation drawing visitors to La Jolla. There is no charge for the public street activities. Proceeds benefit the La Jolla Historical Society and the Monarch School.

Trustees Courtney and Zimmerman objected to the use of public park space. President LaCava stated that the LJCPA was only voting on the street closures; it had no jurisdiction over the park. **Trustee Ahern** (of La Jolla Parks and Beaches) stated that the Concours d'Elegance was being grandfathered in on the use of the park and no new park closure applications for the park will be accepted by Parks and Beaches.

Approved Motion: To approve the La Jolla Concours d'Elegance Street Closures (Emerson. Steck: 12-2-1)

In favor: Ahern, Bond, Boyden, Collins, Costello, Emerson, Greatrex, Mapes, Merten, Outwater, Ragsdale, Steck
Opposed: Courtney, Zimmerman
Abstain: LaCava (Chair)

16.0 Bylaws Amendment – Action Item

Ad Hoc Committee response to the Trustee's direction. Possible action includes sending draft amendment to City for pre-approval prior to offering to Members or to call for a Special Meeting of the Members to adopt the amendment and then send to City for approval. The Ad Hoc Committee made three recommendations but only the time-sensitive recommendation is brought forward at this time:

Presented by Committee Chair, Trustee Greatrex.

President LaCava said that the amendment passed at the October 29th Special Meeting had been initially incorporated into an outdated version of the LJCPA Bylaws, but that the version now posted on line was correct. The only amendment being considered today is the time sensitive one. The City is in the process of revising Policy 600-24 and all CPGs will be making other changes after that is completed.

Member Jim Fitzgerald stated his reasons for having resigned.

Gail Forbes stated that she believed that Trustee seats should go to those receiving the most votes.

Trustee Boyden presented a possible strikeout version of the agendized version.

Trustee Greatrex cited the need for experienced trustees to accept the officer positions.

Trustee Zimmerman advocated for strict term limits with no exception made for the one year hiatus.

Trustee Emerson asked that the sentence in the last paragraph beginning with "However" be struck.

Trustees Courtney, Outwater, Ragsdale and others spoke. Their opinions are reflected in their votes on the various proposals below.

"ARTICLE III Membership, Board of Trustees, Oath of Office

Section 3. Trustee Terms

Trustees of the LJCPA shall be elected to serve for fixed terms of 3 years with expiration dates during successive years to provide continuity. Except as noted in this Section, no person may serve on the LJCPA for more than six consecutive years. After a one-year break in service as an LJCPA Trustee, an individual who has served for six consecutive years shall again be eligible for election to the LJCPA Board of Trustees.

The LJCPA will actively seek new Trustees. If not enough qualified candidates are found to fill all vacant seats on the LJCPA Board of Trustees, the LJCPA may retain some Trustees who have already served for six consecutive years to continue on the Board of Trustees without a break in service. Such Trustees must receive a 2/3 majority of the votes cast in order to serve more than six consecutive years. Once such Trustees are qualified for candidacy because not enough qualified candidates were found to fill all vacant seats by the conclusion of the regular or special February LJCPA meeting held pursuant to **ARTICLE V, Section 2**, then those termed-out Trustees have equal footing with all other candidates except that they need a 2/3 majority vote to be elected. However, these termed-out Trustees will not have preference over any candidate who has not served as a Trustee for six consecutive years and who has received 1/3 or more of the votes cast.

All Trustees must retain eligibility during their entire term of service.

Trustee Terms shall otherwise conform to Council Policy 600-24, Article III, Section 3."

Ad Hoc Committee (Oct '14): Recommendations for updating the LJCPA bylaws.

Previous LJCPA Action (Sept '14): Approved Motion: To ask President LaCava to appoint an ad hoc committee to recommend bylaw changes to deal with the issue raised in the City's letter of August 27, 2014 about candidates possibly trumping termed-out candidates.

Failed Motion: To amend Article III. Membership, Board of Trustees, Oath of Office Section 3. Trustee Terms to read.

"ARTICLE III Membership, Board of Trustees, Oath of Office

Section 3. Trustee Terms

Trustees of the LJCPA shall be elected to serve for fixed terms of 3 years with expiration dates during successive years to provide continuity. Except as noted in this Section, no person may serve on the LJCPA for more than six consecutive years. After a one-year break in service as an LJCPA Trustee, an individual who has served for six consecutive years shall again be eligible for election to the LJCPA Board of Trustees.

The LJCPA will actively seek new Trustees. If not enough qualified candidates are found to fill all vacant seats on the LJCPA Board of Trustees, the LJCPA may retain some Trustees who have already served for six consecutive years to continue on the Board of Trustees without a break in service. Such Trustees must receive a 2/3 majority of the votes cast in order to serve more than six consecutive years. If such Trustees qualify for candidacy because not enough qualified candidates have been found to fill all vacant seats by the conclusion of the regular or special February LJCPA meeting held pursuant to ARTICLE V, Section 2, then those termed-out Trustees shall have equal footing with all other candidates, on the ballot or written in, except that they need a 2/3 majority vote to be elected.

All Trustees must retain eligibility during their entire term of service.

Trustee Terms shall otherwise conform to Council Policy 600-24, Article III, Section 3.

(Emerson, Greatrex: 6-7-1)

In favor: Ahern, Costello, Emerson, Greatrex, Outwater, Steck

Opposed: Boyden, Courtney, Mapes, Merten, Ragsdale, Weiss, Zimmerman

Abstain: LaCava (Chair)

Failed Motion: To amend Article III. Membership, Board of Trustees, Oath of Office Section 3. Trustee Terms to read:

"ARTICLE III Membership, Board of Trustees, Oath of Office

Section 3. Trustee Terms

Trustees of the LJCPA shall be elected to serve for fixed terms of 3 years with expiration dates during successive years to provide continuity. Except as noted in this Section, no person may serve on the LJCPA for more than six consecutive years. After a one-year break in service as an LJCPA Trustee, an individual who has served for six consecutive years shall again be eligible for election to the LJCPA Board of Trustees.

All Trustees must retain eligibility during their entire term of service.

Trustee Terms shall otherwise conform to Council Policy 600-24, Article III, Section 3."

(Courtney, Zimmerman: 3-10-1)

In favor: Courtney, Greatrex, Zimmerman
Opposed: Ahern, Boyden, Costello, Emerson, Mapes, Merten, Outwater, Ragsdale, Steck, Weiss
Abstain: LaCava (Chair)

Approved Motion: To amend Article III. Membership, Board of Trustees, Oath of Office Section 3. Trustee Terms to read:

“ARTICLE III Membership, Board of Trustees, Oath of Office

Section 3. Trustee Terms

Trustees of the LJCPA shall be elected to serve for fixed terms of 3 years with expiration dates during successive years to provide continuity. Except as noted in this Section, no person may serve on the LJCPA for more than six consecutive years. After a one-year break in service as an LJCPA Trustee, an individual who has served for six consecutive years shall again be eligible for election to the LJCPA Board of Trustees.

The LJCPA will actively seek new Trustees. If not enough qualified candidates are found to fill all vacant seats on the LJCPA Board of Trustees, the LJCPA may retain some Trustees who have already served for six consecutive years to continue on the Board of Trustees without a break in service. Such Trustees must receive a 2/3 majority of the votes cast in order to serve more than six consecutive years. If such Trustees qualify for candidacy because not enough qualified candidates have been found to fill all vacant seats by the conclusion of the regular or special February LJCPA meeting held pursuant to ARTICLE V, Section 2, then those termed-out Trustees shall have equal footing with all other candidates, on the ballot or written in, except that 1) they need a 2/3 majority vote to be elected; and 2) they (these termed-out Trustees) will not have preference over any candidate, on the ballot or written in, who has not served as a Trustee for six consecutive years, without a one-year break, and who has received 1/3 or more of the votes cast.

All Trustees must retain eligibility during their entire term of service.

Trustee Terms shall otherwise conform to Council Policy 600-24, Article III, Section 3.”

(Merten, Weiss: 8-5-1)

In favor: Ahern, Boyden, Greatrex, Mapes, Merten, Ragsdale, Steck, Weiss
Opposed: Costello, Courtney, Emerson, Outwater, Zimmerman
Abstain: LaCava, (Chair)

17.0 Adjourned at 10:00 pm to next LJCPA Meeting, Monday, January 5, 2015, 6:00 pm

Regular Meeting of January 1, 2015 adjourned to Monday, January 5, 2015 due to New Years' Day

La Jolla Planned District Ordinance Committee

Chair: Ione R. Stiegler, FAIA

Draft Minutes – MONDAY, December 8, 2014 4:00 PM, La Jolla Recreation Center, 615 Prospect Street, Room 1

Present: Ovanessoff, Fitzgerald (acting chair), Dershowitz, Chow, Van Galder, and Pitrofsky.

Visitors: Sheila Fortune (LJVMA), Bob Evans, Kristina Bernal, David Little.

Note: To accommodate the applicants and the public attending, agenda item 3 where addressed before all other agenda items.

1. **Public Comment** – NONE

2. **Chair Report / Board Discussion**

a. Review and Approve November Minutes

Motion by Ovanessoff to approve the minutes as presented. Seconded by Pitrofsky. Vote: 5-0-1. Passes

b. Issues regarding PDO compliance and means to promote enforcement.

1. Committee letter to DSD regarding concerns on approvals/enforcement of the community plan and zoning regulations. -Tabled

1. Report from Sheila Fortune, if applicable.

Sheila Fortune from the La Jolla Village Merchants Association reported that she met with Bob Vacchi at the City of San Diego and urged him to get the PDO more involved in the permit issuance of the applicants and not just issue over the counter permits without requiring the applicant to obtain an approval from the PDO. Mr. Vacchi assured Fortune that he would express her suggestions to the Mayor.

2. Discussion of the use of neon lights within and outside of businesses in the PDO jurisdiction- Tabled

3. Review whether the parking assigned to the commercial portions of the developments on Turquoise Street, do not have access to commercial parking. Stiegler will further investigate which process the subject property had filed their original application and discussion of this subject will be concluded during the January PDO meeting.

3. **Recommendations to CPA**

a. Project Name: Coldwell Banker

Address: 888 Prospect

Project Number: N/A

PDO Zone: La Jolla Planned District Ordinance (La Jolla P.D.O.)

Applicant: Coldwell Banker

Agent: Integrated Sign Associates

City Project Manager: N/A

Date of App Notice:

Scope of Work:

Install (2) sets of illuminated letters. Existing storefront measures 104 linear feet facing Prospect and 224' facing Jenner Street and the proposed two signs each measures 12' x 1' 3 7/8" with a square footage of 15.86 each. The project will also be presenting proposed colors and materials.)

Curt Bauer from Integrated Sign Associates presented this project. A pamphlet describing the signage was distributed to all the members. A copy of which is attached and incorporated to these minutes. The colors, size, and lighting were described in detail.] The signs will be base lit and will be equipped with timers so that they can be programmed to turn off at certain times in the evening. After examination of the supporting documents and information provided by the presenter it was determined that the two (2) signs comply with the PDO requirements. Motion by Pitrofsky that the signs, as presented, comply with all PDO requirements. Seconded: Van Galder. Vote: 6-0-0. Passes Unanimously.

NEXT MEETING – MONDAY, JANUARY 12, 2015

Please check <http://www.lajollacpa.org> 72 hours prior to meeting, meeting may be cancelled if no projects are on the agenda.

FOR ADDITIONAL INFORMATION, PLEASE CONTACT IONE R. STIEGLER, FAIA, CHAIR, 858-456-8555 OR

istiegler@isarchitecture.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.

La Jolla Planned District Ordinance Committee
Draft Minutes – MONDAY, December 8, 2014 (Page 2 of 2)

- b. Project Name: Morgan Stanley
Address: 1111 Prospect St
Project Number:394905
PDO Zone:
Applicant: Matthews Signs Inc
Agent: Kristina Bernal
City Project Manager: Anthony Prather
Date of App Notice: 11/04/14
Scope of Work: Proposing (4) illuminated wall signs.
 - Existing west elevation 120' facing Herschel Ave and proposing 24.94sf wall sign above parking sign.
 - Existing store frontage 149' facing Prospect Street and proposing 24.92sf wall sign.
 - Existing east elevation 250' and proposing 24.92sf wall sign.
 - Proposing 17.88sf wall sign above entrance on the corner of Prospect and Herschel.

Chair's Note: I have been in contact with the client and the City Planners and they understand this is a review for signage only and does not include review for use/zoning of the building.

Kristina Bernal presented the project. The presenter distributed a pamphlet describing, in detail, the new signage amongst the members. A copy of this pamphlet is hereby attached to and made a part of these minutes. The applicant is leasing the entire space where Hotel Parisi used to occupy and would like to replace the previous signs with theirs. There are a total of four signs proposed for this project. Three of the signs will be illuminated and one will not. The applicant had contacted the City for their guidance to obtain a permit and was informed that the officials believe that, since the proposed main sign is located on what they believe to be a canopy, a discretionary permit would be required. Consequently, they directed the applicant to the La Jolla PDO to obtain such discretionary permit. It was noted by Dershowitz that the so-called awning was indeed located inside a 'set back' area of the building, or in the con-cave portion of the building and as such, if the sign would have to be placed anywhere other than on the proposed location, it would not be visible from the street and the main thoroughfare. Van Galder also noted that the so-called awning is a structural and architectural component of the building and as such it should not be considered as a true "awning". Marengo, who was not present at the meeting, was contacted by Sheila Fortune via telephone and advised the committee regarding the project. After detailed discussion between all members, it was determined that the signs, as proposed, do comply with all the PDO signage requirements. Motion by Ovanessoff: The proposed main sign, located on the awning, which is the entrance of the building, does conform with the all the PDO signage requirements based on the fact that the awning is a permanent, structural, and architectural element of the building, and is set back substantially from the public right of way. The other three signs also comply with all the PDO signage requirements. Seconded: Dershowitz. Vote :3-0-3. Motion Passes.

4. Recommendations to DPR Committee

- a. None

5. Information Only

- a. None

Meeting Adjourned at 5:25

Respectfully submitted,

Peter Ovanessoff, Acting Secretary

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

December 9, 2014 Present: Benton (Chair), Collins, Costello, Kane, Leira, Mapes, Ragsdale, Welsh, Will

December 16, 2014 Present: Benton (Chair), Collins, Costello, Kane, Leira, Mapes, Ragsdale, Welsh, Will

1. NON-AGENDA PUBLIC COMMENT

Issues not on agenda and within LJ DPR jurisdiction. Two minutes maximum per person.

(12/9/2014)

a. none.

(12/16/2014)

b. none.

2. COURTESY PRESENTATION (12/9/14)

Project Name: **La Jolla Cove Pavilion**

Scripps Park

Permits: CDP & SDP

Project #: not assigned

DPM: not assigned

Zone: City Park

Applicant: La Jolla Parks & Beaches
Patrick Ahern
Safdie & Rabines Architects

Scope of Work:

La Jolla Parks & Beaches is developing a new facility at La Jolla Cove including restrooms, showers, accessory uses, and gathering area. This Courtesy Presentation is intended to update reviewers on the progress and present initial conceptual plans for their consideration and to invite comment, perspectives, and insights from the La Jolla community. Courtesy presentation only: no vote will be taken.

APPLICANT PRESENTATION 12/09/14: (Patrick Ahern, Ricardo Rabines, Taal Safdie)

The proposed project was presented. A review of the site area was presented, including the natural amenities and views in all directions. The sponsoring committee held a series of community workshops. Some design alternatives were presented, including the use of trellises, open-air stalls, flying roofs, etc. The restrooms will be located in substantially the same part of the site. It appears that the design is relocating the restrooms to the south and west of the existing location. The alternative siting leads to additional grass area retained in the park. Issues related to the operation of the restrooms were presented, such as the specific designs of the restrooms, including family changing and toilet rooms, trash collection.

The responses to date have been to the scale of the restroom building and the ability to limit the encroachment into the lawn area.

DISCUSSION 12/09/14

A discussion ensued with comments about the design approach and the siting. Art can be added at the exterior walls, especially facing to the northeast. The gates should be integral to the design and part of the artistic expressions.

The shower areas were discussed: a post-mounted shower has the advantage that parents can wash their kids and stand off to the side. The view corridor between the Bridge Club and the new building is presently overgrown and will be reestablished. The functional relationships of the spaces was discussed: it is desired to have a greater count of fixtures. There was a question if there is an understanding of the equipment and wash facilities desired by the divers. It is desirable to preserve the trees wherever possible.

3. PRELIMINARY REVIEW (12/9/14)

Note: The Committee may, by a unanimous vote, vote on the Preliminary Reviews can be voted a Final Review by a unanimous DPR Committee approval.

Project Name:	Senyei Residence	Permits:	CDP & SDP
	1547 El Camino del Teatro	DPM:	Laura Black, (619) 446-5245
Project #:	383854		lblack@sandiego.gov
Zone:	RS-1-2	Applicant:	Michael Rollins
			619-993-6003

LA JOLLA 'SUSTAINABLE BUILDING EXPEDITE PROGRAM' Coastal Development Permit (PROCESS 2) to demolish an existing residence, a detached guest house, and construct a residence and guest quarters totaling 12,521 sq ft located at 1547 El Camino del Teatro. The 1.49 acre lot is located in the RS-1-2 zone of the La Jolla Community Plan Area and the Coastal Non-Appealable Overlay Zone.

APPLICANT PRESENTATION 12/09/14: (Michael Rollins)

The proposed project was presented, including the placement of the buildings and the site access and parking. The basement is 415 sf, not counted in the FAR. The garage is 1,051 sf. The total development is FAR = 0.20, less than the 0.45 maximum. Site drainage will be diverted toward the existing tennis court area, which is to be converted to a grass area. Various exterior decks will be provided at the exterior of the building. A total of 4 garage parking spaces are provided. The solar panels are configured so that they will not extend above the perimeter parapet.

DISCUSSION 12/09/14

A discussion of the design focused on the development of the site and the landscape elements. The heights of the various retaining walls were reviewed, although it is noted that the owner has already obtained a building permit for the retaining walls and impound basin.

Jim and Mary Berglund, the neighbors immediately to the south, are concerned that the proposed development will greatly reduce the amount of landscaping along the common property line, with the introduction of a motor court adjacent to his property. The concern is that there will be additional noise and light spilling onto their property. The purpose of the stormwater impound area was discussed, and the final configuration of the landscape design. Mr. Rollins resolved to meet later with these neighbors.

Please provide for the next presentation:

- a. Landscape plan with a description of the landscape elements.*
- b. Grading plan and quantities.*
- c. Retaining wall plans and elevations.*
- d. Provide an aerial view of the site with the neighborhood.*
- e. Elevations of the buildings without the landscape, colored to assist in visualizing the relationship of the various building and exterior elements.*

- f. *Materials sample board.*
- g. *Street view in relation to the neighboring residences.*

This matter is continued to a later meeting.

4. PRELIMINARY REVIEW (12/9/14)

Note: Preliminary Reviews can be voted a Final Review by a unanimous DPR Committee approval.

Project Name:	HLJH CDP	Permits:	CDP
	820 Rushville Street	DPM:	John Fisher, (619) 446-5231
Project #:	393983		jsfisher@sandiego.gov
Zone:	RS-1-1	Applicant:	Dominique Houriet
			619-454-7306

LA JOLLA Coastal Development Permit (Process 2) to demolish an existing single family residence and detached accessory structure and construct a 2,607 sq ft, 2-story single family residence with an 841 sq ft attached garage at 820 Rushville St. The 0.092 acre site is in the RM-1-1 Zone, Coastal (Non-appealable) Overlay Zone within the La Jolla Community Plan Area.

APPLICANT PRESENTATION 12/09/14: (Dominique Houriet)

The proposed project was presented. The site is adjacent to an alley to the east, and the site constraints were reviewed. The landscaped area is approximately 1300 sf (30%). The proposed residence is 2607 sf: FAR = 0.65. The building will have a green roof and solar collectors. The exterior walls will be a composition of concrete masonry with wood and glass infill.

The garage is considered an accessory building that does not have to observe the required setbacks. The design appears to encroach into the setbacks including no setback at the alley. The garage is served from the alley.

DISCUSSION 12/09/14

A discussion ensued about the intensity of the proposed development. The proposal appears to maximize the allowable development of the site, including the maximum encroachment into setbacks wherever possible and the maximum amount of floor area. The addition of the green roof is a nice amenity, but it does not compensate for the intensity of development.

The proposed landscape design is not provided, but it was made clear that the applicant wishes to provide screening landscaping toward the street, as high as possible. The presenter would research what the limits are to a fence height fronting the street.

Please provide for the next presentation:

- a. *Review the side yard setback for a garage approached from the alley.*
- b. *Review the setbacks for an accessory building.*
- c. *Please provide the justification that demonstrates that the Garage is an accessory building.*
- d. *Review the heights of landscaping and fences in the front yard.*
- e. *Provide a copy of the historic study about this existing home.*
- f. *Provide a study of other homes in this neighborhood that reviews the density, FAR, and setbacks of those homes.*
- g. *Please provide colored renderings of the proposed design, in relation to the homes in the immediate vicinity.*

APPLICANT PRESENTATION 12/16/14: (Dominique Houriet)

The proposed project was presented, with responses to the additional information requested. As to the garage setback from the alley: SDMC Diagram 131-04C shows the required setback of the driveway from Bishop's Lane. As to the other garage setbacks, per SDMC 131.0448.c and 131.0461.a.12: for lots less than 10,000 sf, the setback may be reduced for a structure that is less than 15' high, less than 30' deep, and no more than 525 sf. SDMC 142.0310.3 and Diagram 142-03A allows a fence at the front and street side yards up to 3' high that is solid, and per SDMC 142.0310.c.2.C with an upper portion that is a minimum of 75% open up to 6' high. The site is adjacent to an alley (Bishop's Lane) to the east, and the site constraints were reviewed. The front improvements include a deck that observes a reduced front yard setback on 50% of the frontage. The proposed residence is 3007 sf including the 458 sf of the garage: FAR = 0.65 where the maximum allowable FAR is 0.75. The area of the garage is reduced from 841 sf to 458 sf, and that area is included in the FAR calculations.

The exterior siding is changed to a cedar siding with the joints in a vertical pattern. The various uses of the roof and the exterior spaces were reviewed.

DISCUSSION 12/16/14

A discussion ensued about the intensity of the proposed development. The scale of the house in relation to the other houses on Rushville, as well as the facility to the east, were discussed.

A neighbor to the west described the garden walls and existing trees on the property. Stormwater control and drainage are first collected to a system that serves all exterior yards next to the house. The design of the foundation system was described, and the technique for bridging the existing sewer line, including a dedicated sewer easement across the rear yard setback.

SUBCOMMITTEE MOTION 12/16/14: Findings CAN be made for a Coastal Development Permit and Site Development Permit to demolish an existing single family residence and detached accessory structure and construct a 3,007 sq ft, 2-story single family residence with an 458 sq ft attached garage at 820 Rushville St. (Will / Collins 4-5-0)

In Favor: Collins, Mapes, Welsh, Will

Oppose: Costello, Kane, Leira, Ragsdale, Benton (Chair)

Abstain: none

Motion Fails.

SUBCOMMITTEE MOTION 12/16/14: Findings CAN NOT be made for a Coastal Development Permit and Site Development Permit to demolish an existing single family residence and detached accessory structure and construct a 3,007 sq ft, 2-story single family residence with an 458 sq ft attached garage at 820 Rushville St. This is based upon the finding that the proposed project is not consistent with the neighborhood character, due to the scale of the openings at the exterior walls, the use of overly simple large-scale rectangular shapes at the exterior finishes such as the wood siding and the concrete masonry wall elements, the long bands of windows and openings, the flat roof and parapet, and due to the imposing nature of the exterior deck and guard rail elements.

(Costello / Kane 5-4-0)

In Favor: Costello, Kane, Leira, Ragsdale, Benton (Chair)

Oppose: Collins, Mapes, Welsh, Will

Abstain: none

Motion Passes.

5. PRELIMINARY REVIEW (12/9/14)

Note: Preliminary Reviews can be voted a Final Review by a unanimous DPR Committee approval.

Project Name:	Verizon Mandell	Permits:	CDP
	3908 Torrey Pines Road	DPM:	Simon Tse, 619-687-5984
Project #:	342299		stse@sandiego.gov
Zone:	RS-1-5	Applicant:	Kerrigan Diehl
			760-587-3003

Project Description: PROCESS 4 - for a Site Development Permit, Coastal Development Permit, Neighborhood Development Permit and Neighborhood Use Permit applications for a new Wireless Communication Facility consisting of two antennas concealed inside two 30-foot tall replacement light standards (one antenna per pole), and associated equipment. The property site is located at 3908 Torrey Pines Road within Allen Field in the RS-1-5 zone of the La Jolla Community Planning area.

APPLICANT PRESENTATION 12/09/14: (Kerrigan Diehl)

The proposed project was presented: it consists of two antennas that serve to the south and north. The placement will consist of the replacement of two existing light standards, with a servicing building to the south.

The applicant has consulted with the La Jolla Youth Soccer League for the location, City of San Diego Park & Recreation Department. The site is constrained by the Venter Center building to the north, and is intended to improve local cell phone service in a deficient area between UCSD and the Summer House Inn.

DISCUSSION 12/09/14

A discussion of the design focused on the alternatives for the placement of the antennas and the need to fill the potential market areas. A site map was shown that showed the relative signal strength and service in the area, with the service improvement by this proposed installation.

A member of the community stated objections to the project based upon the specific use of the site, with the concerns that the installation will produce levels of radiation. Marc Kuritz presented a letter in which he reviewed the status of the park and a legal precedent that was similar to this application. Concerns were presented about the noise generation: air conditioning units that will be placed on the top of the support structure. The schedule and configuration of the lighting were discussed: narrow-focus lights may be considered.

Please provide for the next presentation:

- a. A sign was presented that appears on an AT&T pole. Please advise if any part of the installation will be posted with a sign that indicates that "Radio-frequency energy. May exceed exposure limits."*
- b. Please provide additional information about the legal basis for the apparent conflict with the City Charter.*
- c. If there other examples in the City of San Diego Parks that have this kind of installation, please provide those.*
- d. Please provide information on noise generation and mitigation.*
- e. Please provide additional information about the exterior materials to be used on the exterior of the support building.*
- f. Provide a map of the overlay areas of the service over a regional aerial photograph.*

6. PRELIMINARY REVIEW (12/16/14)

Note: Preliminary Reviews can be voted a Final Review by a unanimous DPR Committee approval.

Project Name:	Amitai Residence	Permits:	CDP & SDP
	2514 Ellentown Road	DPM:	John Fisher, (619) 446-5231
Project #:	388734		jsfisher@sandiego.gov
Zone:	RS-1-4	Applicant:	Scott Maas
			Safdie & Rabines

La Jolla SDP No. 24005109 Coastal Development Permit and Site Development Permit (Process 3) for Environmentally Sensitive Lands to construct a 3,034 square foot single story residence with attached garage on an existing vacant lot located north of Ellentown Road and west of Horizon Way. The 0.465 acre site is in the RS-1-4 zone and Coastal (appealable area) Overlay Zone within the La Jolla Community Plan area.

APPLICANT PRESENTATION 12/16/14: (Taal Safdie, Scott Maas)

The proposed project was presented, including a discussion of the site constraints and the presence of a zone of archaeological resources. The siting of the proposed house is planned to locate at the flattest portion of the site, with the area of archaeological resources protected left without any structural improvement. The proposed design is consistent with an interpretation of the midcentury modern designs in the neighborhood. The proposed residence is a composition of wood and glass elements with minor roof projections and trellises that reflect the pattern of development in nearby properties.

SUBCOMMITTEE MOTION 12/16/14: The Committee wishes to consider this Preliminary Presentation as sufficient to make a finding and recommendation for this project. A unanimous vote is required.

(Ragsdale / Kane 4-5-0)

In Favor: Benton (Chair), Kane, Leira, Ragsdale

Oppose: Collins, Costello, Mapes, Welsh, Will

Abstain: None

Motion Fails for lack of a unanimous vote.

Please provide the following at the next presentation:

- a. A materials sample board including paint colors*
- b. Roof plan*
- c. Sample of the glazing material*
- d. Colored elevations*

This matter is continued to a later meeting.

La Jolla Shores Permit Review Committee Minutes
Special Meeting
4:00 p.m. Wednesday, December 17, 2014

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

Executive Summary: Abstracted Motions

6A Johnson Residence, 8468 El Paseo Grande SDP

Motion by Steck, second by Schenck: Findings can be made for an SDP for the Johnson site walls and deck. Schenck: Second. Motion carries 5-0-1 (chair abstains). Tim Lucas, Myrna Naegle, John Schenck, Bob Steck, Dolores Donovan in favor. Committee chair Phil Merten abstains.

6B. Fentisova Residence, 8374 Paseo del Ocaso SDP/CDP

Motion by Lucas (as amended by Schenck), second by Donovan: To continue the project to the next meeting at which time applicants will return with more information on all setbacks - front, side, rear, and second-story angled building height limits- and how they relate to the set-backs in the neighborhood; and an exhibit showing FARs for other projects in the neighborhood for purposes of comparison. Motion passes 5-0-2. In favor are Dolores Donovan, Tim Lucas, Myrna Naegle, John Schenck and Bob Steck. Committee chair Phil Merten abstains. Committee member Emerson abstains because she was not present for the presentation of the project and the following discussion.

Motion by Emerson, second by Naegle: I move that we reaffirm the Committee's 11/19/2014 MND motion [reproduced in the agenda for today's 12/19/2014 Committee meeting], amended to include the new gross floor areas provided by applicants at today's meeting. The motion passes 6-0-1. In favor are Dolores Donovan, Janie Emerson, Tim Lucas, Myrna Naegle, John Schenck and Bob Steck, Committee chair Phil Merten abstains.

6C 7949 Lowry Terrace SDP/CDP

Motion by Steck, second by Emerson: To make findings for CDP/SDP. Motion passes 5-1-1. In favor are Janie Emerson, Tim Lucas, Myrna Naegle, John Schenck and Bob Steck. Dolores Donovan opposes because the landscaping plan may violate the demolition permit and related environmental laws or regulations. Chair Phil Merten abstains.

6D. Diarq Residence, 8436 Westway Drive (EOT)

Motion by Steck, second by Emerson: To provide the requested extension of time. Motion passes 6-0-1. In favor are Dolores Donovan, Janie Emerson, Tim Lucas, Myrna Naegle, John Schenck and Bob Steck, Committee chair Phil Merten abstains.

6E. Leibowitz Residence, 8283 La Jolla Shores Drive (CDP/SDP)

Motion by Lucas, second by Naegle: To continue this item to a future meeting at which owners return with a drainage plan, confirmation of whether the sewer is public or privately-owned, a 300-foot radius setback survey, renderings, and a materials board which includes the roofing trim. Motion passes 6-0-1. In favor are Dolores Donovan, Janie Emerson, Tim Lucas, Myrna Naegle, John Schenck and Bob Steck. Committee chair Phil Merten abstains.

Committee members in attendance: Phil Merten (interim chair), Tim Lucas, Myrna Naegle, John Schenck, Bob Steck, Dolores Donovan (secretary). Committee member Janie Emerson arrived half-way through the Fentisova discussion.

Audience: 27

- | | |
|--|-----------------------------------|
| 1. Welcome and Call to Order: | Phil Merten, Interim Chair |
| 2. Adoption of the Agenda
Adopted 5-0-1 (chair abstains) | Merten |

3. **Non-Agenda Public Comment:**
None.

4. **Committee Member Comments**
None.

5. **Comments by the Chair Merten**

Merten announces that the Community Planning Association unanimously adopted the LJSPRC recommendation that findings for a CDP and SDP should not be made on the Whale Watch Way project. The project was scheduled to be presented tomorrow a.m (12/18/2014) at the City Planning Commission, but applicants asked for a continuance, which was granted. The reason for the continuance was to allow the London-based architect and the owner to consider changes to the design.

6. Project Reviews

6A Johnson Residence SDP

Johnson Landscape/Walls project at 8486 El Paseo Grande.
Presenter: Ed Sutton of Island Architects

- Type of Structure: Site Walls at Single Family Residence
- Location: 8486 El Paseo Grande
- Applicant: Ed Sutton 858-456-4070 ESutton@IslandArch.com
- Project Manager: Michelle Sokolowski, 619-446-5278 MSokolowski@saniego.gov

Project Description: PROCESS 3 - SDP for the permitting of site walls and low wood deck with on grade stepping stones to an existing single family residence located at 8486 El Paseo Grande. The 0.25 acre lot contains an existing single family residence and is the Single Family Residence Zone of the La Jolla Shores Planned District, Coastal (non-appealable) Overlay Zone , Coastal Height Limit, within the La Jolla Community Plan area.

The Committee discussion included the following issues: whether the 14-inch band of wood around the deck hides the footings (it does); whether the new landscaping includes trees on the ocean side of the house (it does not); whether the height of the building including the existing wall, was within the 30-foot limit (at 21.4, it is); whether the Committee should make findings for a CDP as well as an SDP (the Committee acted only on the SDP because members expressed concern that a CDP was not on the agenda or on the City's Public Notice, and because architect Crisafi said the City had told him a new CDP was not needed because the new walls were one with the previously-permitted home.)

Motion by Steck, second by Schenck: Findings can be made for an SDP for the Johnson site walls and deck. Motion carries 5-0-1 (chair abstains).

In favor are Dolores Donovan, Tim Lucas, Myrna Naegle, John Schenck, Bob Steck. Committee chair Phil Merten abstains.

6B. Fentisova Residence SDP/CDP

Including reconsideration of the previous action on the Mitigated Negative Declaration.

- Project No. 341980
- Type of Structure: Single Family Residence
- Location: 8374 Paseo Del Ocaso
- Applicant: Hilary Lowe 510-375-5693 klubhaus.hilary@gmail.com
- Project Manager: Jeff Peterson 619-446-5237 JAPeterson@saniego.gov

Project Description: PROCESS 3 - Coastal Development Permit (CDP) and Site Development Permit (SDP), to remodel and add a 3,486 square foot 2nd story, basement, and roof deck to an existing 1,624 square foot, one-story single family residence. 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 8374 Paseo Del Ocaso on a 0.12-acre lot, in the SF Zone of the La Jolla Shores Planned District within the La Jolla Community Planning area, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone, Residential Tandem Parking Overlay zone of the La Jolla Community Planning area.

Previous PRC Action, November 19, 2014:

Motion by Naegle, second by Lucas: Motion: The draft MND for the Fentisova residence is in error because the Initial Study Checklist contained in the MND is in error in the manner indicated immediately below.

First, Page 31 of the Draft MND, Initial Study Checklist, under LAND USE AND PLANNING, asks: 'Would the project: Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.'
The reviewer's response is: No Impact.

However, the project does conflict with applicable land use plans, policies or regulations, as follows: The Design Principle section of the General Design Regulations of the LJSPDO (Sec. 1510.0301) and its corollary in the LJS Design Manual (p.2), state that: "no structure will be approved that is so different in quality, form, materials, color and relationship as to disrupt the architectural unity of the area." The proposed project consists of a 5,110 sq. ft. (Gross Floor Area) on a 5,250 sq. ft. lot with a resultant Floor Area Ratio (FAR) of 0.97 which is 62% larger than the maximum FAR of 0.60 that is allowed for a single family residence on a similarly sized lot in a single family residential zone anywhere else in the City of San Diego. The overwhelming size and bulk of the proposed project is significantly greater than that of existing homes on adjacent lots and in the surrounding area. The overwhelming size and bulk of the proposed project will disrupt the architectural unity of the area. Therefore the proposed project does conflict with the Design Principle Section of the La Jolla Shores Planned District Ordinance.

Further, the La Jolla Community Plan, Residential Element, Plan Recommendations regarding Community Character, states "In order to address transitions between the bulk and scale of new and older development in residential areas, maintain the existing 30-foot height limit of the single dwelling unit zones and Proposition D, structures with front and side yard facades that exceed one story should slope or step back additional stories, up to the 30-foot height limit, in order to allow flexibility while maintaining the integrity of the streetscape and providing adequate amounts of light and air." Contrary to the recommendation of the La Jolla Community Plan, significant lengths of the north and south exterior building walls of the project proposed, set back only 4 feet from the side property lines, extend straight up from grade level a full 30 vertical feet without any horizontal offset or setback. Therefore, the proposed project does conflict with the La Jolla Community Plan and Local Coastal Program.

Because the project "conflicts with an applicable land use plan, policy or regulation...", the correct response should be **'Potentially Significant Impact.'**

Second, Page 31 of the Draft MND, Initial Study Checklist, under MANDATORY FINDINGS OF SIGNIFICANCE asks : b) Does the project have impacts that are individually limited, but cumulatively considerable?

The reviewer's response is: Less than Significant with Mitigation Incorporated

As stated previously the proposed project will have a Floor Area Ratio (FAR) of 0.97 which is 62% larger than the maximum FAR of 0.60 that is allowed for a single family residence on a similarly sized lot in a single family residential zone anywhere else in the City of San Diego. The size and bulk of the proposed project is significantly greater than that of existing homes on adjacent lots and in the surrounding area. If approved, the cumulative impact of this precedent setting project in conjunction with future projects with similarly large Floor Area Ratios would

dramatically alter the existing character of the neighborhood. Therefore, the correct response should be '**Potentially Significant Impact.**'

The (November 19, 2014) motion carried 6-0-0. In favor were Dolores Donovan, Janie Emerson, Tim Lucas, Phil Merten, Myrna Naegle, John Schenck.

Presentation

Committee Chair Merten: Please note that although the agenda describes this project as a remodel, it is no longer that but rather a tear-down and rebuild.

The presentation by architect Hilary Lowe, assisted by Mike Shumard, in conjunction with responses to questions from Committee members, provided the following facts. The square footage (SF) is now at 4,950. The applicants are proposing to demolish the existing house and construct a new one of 4,950 which includes the garage area but not basement area. There was concern about conformity with neighborhood set-backs so the applicants hired a surveyor, Tim Louie (sp?), to do a set-back survey and he is today present in audience. We realize there is concern about the size of the house, but there is a mix of one- and two-story houses in the area and we feel our proposed project would fit in. The FAR calculation for our house is 0.94. A FAR limitation is not in the PDO and the interpretation of provisions relating to size is subjective. There are two other houses of a similar size on the street, one at 0.87 and the other at 0.92.

The proposed setbacks are 15 feet at the first floor (to the columns) and 20 feet at the garage. The setback on the second story is 20 feet 4 inches. The side setbacks are 4 feet and the rear setback is 15 feet from the balcony wall at the rear of the house to the rear property line. The height of the house at the top of the front parapet is 22.7; at the rear the height is 29.9, so it is under the 30-foot limit. Applicants have acceded to requests from neighbor Gatto, who asked us not to have windows looking into his house, but instead to have a green wall and to do a cut-out to preserve his view. The result is a wall 40 feet long going straight up. Applicants looked around the neighborhood and found other houses with side walls going straight up. The wall in the rear is to keep people out of the pool.

Schenck: When you come back to the Committee, please bring a survey showing the set-backs for houses within a 300-foot radius of your project.

Naegle: And a survey of the FARs in the neighborhood.

Members of the public:

Matt Edwards (neighbor across the street): I'd like to hear from your surveyor about the front setbacks on the other houses on the street. And is the parapet wall on roof included in your height estimate?

Surveyor: The property line along Paseo del Ocaso is measured from the disks on the sidewalk, which are 5 feet west (toward the ocean) of the real property line.

Peggy Davis: Is the greenscape adequate? Landscape architect: we have 1,700 SF which is more than 30%.

Committee members:

Lucas: I am concerned about the encroaching setbacks - closer and closer to the front of the street. My second concern is the floor area ratio.

Naegle: I am very concerned about the FAR. Is the basement counted in the FAR? Merten: no.

Merten: How far from the property line is the south wall? Lowe: 4 feet and then there is the cut-out.

Merten: The Municipal Code applies and in Ch. 13 there is an Angled Building Envelope Plane / Maximum Structure Height requirement in addition to that required by the LJSPDO. These southern and northern portions of the building project through that code-mandated height limit triangle.

Lowe: We asked our City reviewer about that and he said there was an internal memo within the DSD on that subject and according to that memo it (the 2d height limitation) does not apply to the Shores.

Merten: The La Jolla Community Plan says that in order to provide a transition between older and newer buildings, the second floor should be set back at a 45-degree angle. You have done that in some places, but not others. An example of the second-floor setback is found in Diagram 131-04L SD Muni Code Ch. 13 Zones.

Lowe: We need to talk with our city planner.

Merten: The Municipal Code says if there is a conflict, the LJSPDO prevails. There has to be a conflict for that provision to apply. But if one source says X and the other is silent, then X prevails. The LJSPDO is silent and therefore the City's second-story 45-degree angle provision applies.

Merten: As to the front setbacks, the Code says they are to be in conformity with "those in the vicinity." It does not say "the average in the neighborhood." Planning has indicated that close neighbors are the most relevant.

Motion by Lucas, second by Donovan: To continue the project to the next meeting and return with more info on all setbacks - front, side and rear - and how they relate to the neighborhood. Schenck: I would like to know more about the 2d story setbacks. Naegle would like to know about the other FARs in the neighborhood. Lucas accepts the amendments. Motion passes 5-0-2 (Emerson abstains because she was not present for the discussion and Merten abstains as the chair.)

Merten: The MND for this project was discussed and voted on last month. We have the opportunity to comment on or amend the motion the Committee passed on that MND. Is anyone interested in doing so?

Emerson: Perhaps we can amend it to indicate that it may be necessary to amend it if further changes in the project are made.

Low: The City said a reduction in SF would not reduce the impact so no change in MND necessary.

Motion by Emerson, second by Naegle: I move that we reaffirm the Committee's 11/19/2014 MND motion [reproduced in the agenda for today's 12/19/2014 Committee meeting], amended to include the new gross floor areas provided by applicants at today's meeting. The motion passes 6-0-1. In favor are Dolores Donovan, Janie Emerson, Tim Lucas, Myrna Naegle, John Schenck and Bob Steck. Committee chair Phil Merten abstains.

6C 7949 Lowry Terrace SDP/CDP

- Project No. 383989
- Type of Structure: Single Family Residence
- Location: 7949 Lowry Terrace
- Applicant: R. Douglas Mansfield 949-218-0408 doug@RDMArchitects.com
- Project Manager: Glenn Gargas 619-446-5132 JAPeterson@sandiego.gov

Project Description: PROCESS 3 - CDP and SDP to demolish an existing single family residence and construct a new 6,720 sq. ft. single family residence with a 2,880 sq. ft. basement garage at 7949 Lowry Terrace. The 0.326 acre site is in the Single Family zone of the La Jolla La Jolla Shores Planned District, Coastal (non-appealable) Overlay Zone, and Coastal Height Limit Zone, within the La Jolla Community Plan area.

Presentation

The presentation, done by architect Douglas Manfield with the assistance of John McKee and landscape architect Teresa Clark, in conjunction with responses to questions from Committee members, provided the following facts.

This is a massed one-story house - essentially a one-story house, designed to be historically authentic. The style is Spanish colonial, with white stucco. We want to make it look like it has been there since the '20s. There is lots of detail. The maximum height is 26 feet. The gross floor area (GFA) is 7603 SF, which includes the terraced areas enclosed on three sides. The FAR is at 0.53, which is well within the 0.60 parameter one finds throughout the City on lots of equivalent size. There is a 3+car garage and workshop area at the basement level with a steep driveway going into it. Applicants met with neighbors to present the plans, which were well-received save an objection from one neighbor which has since been dealt with.

Committee Members

Committee discussion focused on setbacks, phantom areas, adequacy of parking relative to number of bedrooms, and landscaping relative the demolition permit. The answers provided by applicants were all satisfactory save those relating to the landscaping (55% greenscape) and the demolition permit. To the best of the recollection of the Committee members, the demolition permit had specified preservation of the pine trees on the property until completion of the nesting season. The landscape architect stated that she would not be able to take the nesting season into account in scheduling the removal of the pine trees.

Members of the Public

Peggy Davis: What is the size of the total excavation? Answer: Cut 650, fill 150, export 500.

Immediate neighbors (Adams, Wyer): The applicants have done a great job.

Motion by Steck, second by Emerson: To make findings for a CDP and SDP. Motion passes 5-1-1. Donovan moved to amend to sever the landscaping plan from the building plan. Steck rejected the amendment. The motion passes 5-1-1. In favor are Janie Emerson, Tim Lucas, Myrna Naegle, John Schenck and Bob Steck. Dolores Donovan opposes because the landscaping plan may violate the terms of the demolition permit and related environmental laws or regulations. Chair Phil Merten abstains.

6D. Diarq Residence (EOT)

- Project No. 391951
- Type of Structure: Single Family Residence
- Location: 8436 Westway Drive
- Applicant: Edward Sutton 858-459-9291 ESutton@islandarch.com
- Project Manager: Morris Dye 619-446-5201 MDye@sandiego.gov

Project Description: (PROCESS 2) - Extension of Time request for CDP 804138 and SDP 804207 for the Diarq Residence project to demolish an existing residence and construct a two-story 7,499 sq. ft. single family residence on a 0.46 acres site at 8436 Westway Drive in the SF Zone of the La Jolla Shores Planned District, Coastal (non-appealable) Overlay Zone, and Coastal Height Limit Zone, within the La Jolla Community Plan area.

The FAR of the building is .37.

Public Comment

Questions from neighbors in the audience focused on drainage to the immediately downslope house, owned by Diane Zaykay(sp?)

Committee Discussion

Questions from the Committee focused on gross floor area and FAR.

Motion by Steck, second by Emerson: To provide the requested extension of time. Motion passes 6-0-1. In favor are Dolores Donovan, Janie Emerson, Tim Lucas, Myrna Naegle, John Schenck and Bob Steck, Committee chair Phil Merten abstains.

**6E. Leibowitz Residence CDP/SDP
8283 La Jolla Shores Drive**

- Project No. 374521
- Type of Structure: Single Family Residence
- Location: 8283 La Jolla Shores Drive
- Applicant: Dan Gower 858-270-1624 draftingDG@aol.com
- Applicant's Rep: Brian Longmore 858-391-1674 permitsolutions@hotmail.com
- Project Manager: P.J. Fitzgerald 619-446-5373 PFitzgerald@sandiego.gov

Project Description: (PROCESS 3) CDP and SDP to demolish an existing residence and a detached pool house, and construct a 9,245 sq. ft single family residence with a 157 sq. ft. detached pool house located at 8283 La Jolla Shores Drive. The 1.12 acre lot is in the Single Family Residence Zone of the La Jolla Shores Planned District, Coastal (non-appealable) Overlay Zone , Coastal Height Limit, within the La Jolla Community Plan area.

Presentation

The presentation by architect Brian Longmore provided the following facts. This will be a two-story house, done in stepped segments, the maximum height of which is 25.5 feet. The exterior will be a grey stucco and there will be

solar panels. The pool will be replaced in the same location it now is. The house will be in the same location it now is. The landscaping areas will be retained, as will the trees. The lot arrangement is pretty much preserved except the house will have a little more square footage. The FAR is 0.2. The average within a 500-foot radius is 0.21.

Members of the public

Two immediate neighbors, Trish Mosier Riha and Leanne McDougal, were present. Their comments focused on the absence of plans available to the public, drainage, the location of the A/C and pool pump, and the repaving of the road after construction. The sewer line that connects the houses on this private road frequently backs up onto the McDougal property. Architect Longmore stated that the owners plan to put in a cistern and that most of the rainfall goes into the landscaping.

Committee questions

Committee discussion focused on the lack of specificity in the presentation, the need for a preliminary drainage plan, and parking.

Motion by Lucas, second by Naegle: To continue this item to a future meeting at which owners return with a drainage plan, confirmation of whether the sewer is public or privately-owned, a 300-foot radius setback survey, renderings, and a materials board which includes the roofing trim. Motion passes 6-0-1. In favor are Dolores Donovan, Janie Emerson, Tim Lucas, Myrna Naegle, John Schenck and Bob Steck. Committee chair Phil Merten abstains.

7. Committee business

Committee member Emerson asked if the January LJSPRC meeting could begin at 3:00 due to other early evening commitments on her part. The matter was not resolved.

Adjournment

The Committee adjourned at 7:30 p.m.

La Jolla Shores Permit Review Committee Minutes, Special Meeting

4:00 p.m. Wednesday, November 19, 2014

***** EXCERPT *****

6B. Fentisova MND

Motion by Naegle, second by Lucas: Motion: The draft MND for the Fentisova residence is in error because the Initial Study Checklist contained in the MND is in error in the manner indicated immediately below.

First, Page 31 of the Draft MND, Initial Study Checklist, under LAND USE AND PLANNING, asks: 'Would the project: Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.'

The reviewer's response is: No Impact.

However, the project does conflict with applicable land use plans, policies or regulations, as follows:

- *The Design Principal section of the General Design Regulations of the LJSPDO (Sec. 1510.0301) and its corollary in the LJS Design Manual (p.2), state that: "no structure will be approved that is so different in quality, form, materials, color and relationship as to disrupt the architectural unity of the area." The proposed project consists of a 5,110 sq. ft. (Gross Floor Area) on a 5, 250 sq. ft. lot with a resultant Floor Area Ratio (FAR) of 0.97 which is 62% larger than the maximum FAR of 0.60 that is allowed for a single family residence on a similarly sized lot in a single family residential zone anywhere else in the City of San Diego. The overwhelming size and bulk of the proposed project is significantly greater than that of existing homes on adjacent lots and in the surrounding area. The overwhelming size and bulk of the proposed project will disrupt the architectural unity of the area. Therefore the proposed project does conflict with the Design Principal Section of the La Jolla Shores Planned District Ordinance.*
- *The La Jolla Community Plan, Residential Element, Plan Recommendations regarding Community Character, states "In order to address transitions between the bulk and scale of new and older development in residential areas, maintain the existing 30-foot height limit of the single dwelling unit zones and Proposition D, structures with front and side yard facades that exceed one story should slope or step back additional stories, up to the 30-foot height limit, in order to allow flexibility while maintaining the integrity of the streetscape and providing adequate amounts of light and air." Contrary to the recommendation of the La Jolla Community Plan, significant lengths of the north and south exterior building walls of the project proposed, set back only 4 feet from the side property lines, extend straight up from grade level a full 30 vertical feet without any horizontal offset or setback. Therefore, the proposed project does conflict with the La Jolla Community Plan and Local Coastal Program.*

Because the project "[c]onflict[s] with [an] applicable land use plan, policy or regulation...", the correct response should be 'Potentially Significant Impact.'

Second, Page 31 of the Draft MND, Initial Study Checklist, under MANDATORY FINDINGS OF SIGNIFICANCE asks: b) Does the project have impacts that are individually limited, but cumulatively considerable?

The reviewer's response is: Less than Significant with Mitigation Incorporated

As stated previously the proposed project will have a Floor Area Ratio (FAR) of 0.97 which is 62% larger than the maximum FAR of 0.60 that is allowed for a single family residence on a similarly sized lot in a single family residential zone anywhere else in the City of San Diego. The size and bulk of the proposed project is significantly greater than that of existing homes on adjacent lots and in the surrounding area. If approved, the cumulative impact of this precedent setting project in conjunction with future projects with similarly large Floor Area Ratios would dramatically alter the existing character of the neighborhood. Therefore, the correct response should be 'Potentially Significant Impact.'

The motion carries 6-0-0.