



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

DRAFT AGENDA

Regular Meeting | Thursday, 5 February 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: 5 January 2015

4.0 Elected Officials – Information Only

4.1 Council District 1 – Council President Sherri Lightner

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

4.2 Mayor's Office – Mayor Kevin Faulconer

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

→ **New Memberships**: Today is last day to file Membership Application and be eligible to vote in March Election.

→ **Candidates**: Tonight's meeting is the last opportunity to satisfy the 3 meetings in past 12 months qualification to be a candidate.

→ **Membership Renewal**: Today is last day to renew your membership if it is scheduled to expire 2/28/2015. If your Membership expires **you will not be able to vote in the March election**. Check attendance at: <http://www.lajollacpa.org/members.html>

7.2 Treasurer

8.0 Candidate Forum

Opportunity for candidates to present their qualifications and interest in running. 2 minutes each.

Adjournment of tonight's meeting is the cut-off for announcing candidacy. Bylaws allow for write-ins.

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

- 9.1 Bylaw Amendment & Bylaw Ad Hoc Committee – Status Report
- 9.2 Whale Watch Way – Appeal Hearing expected to be continued from Feb 12 to mid/late April
- 9.3 Sacido Residence – Approved at Hearing Officer. Decision privately appealed to Planning Commission
- 9.4 **Annual Elections: March 2015 – 7 seats**
Tonight is the last night to announce candidacy!
Consider running. Encourage your neighbors and colleagues. Recruit community voices.
You must be a Member and **have attended** at least 3 LJCPA meetings during the period Mar '14 through Feb '15, inclusive. Check attendance at: <http://www.lajollacpa.org/members.html>

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

10.1 Election Committee

- 10.1.1. Polls Open 3:00-7:00pm. Check Membership before arriving. Bring photo identification.
- 10.1.2. Voting does not qualify as having attended the March LJCPA meeting.
- 10.1.3. No election material including candidate statements will be allowed in polls.
- 10.1.4. City staff (Karen Bucey) will monitor polls.

10.2 Community Planners Committee <http://www.sandiego.gov/planning/community/cpc/index.shtml>

10.3 Coastal Access & Parking Board <http://www.lajollacpa.org/cap.html>

11.0 Consent Agenda – Action Item

The Consent Agenda allows the LJCPA to ratify recommendations of the community 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 Community 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 PDO Meeting in January

11.1 Amitai Residence, North of Ellentown Road and West of Horizon Way

DPR Motion: Findings CAN be made for a 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. 7-0-1.

11.2 Senyei Residence, 1547 El Camino del Teatro

DPR Motion: Findings CAN be made for a Coastal Development Permit and Site Development Permit 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. 7-0-1.

11.3 Essencia Lot line adjustment, CDP and SDP, 7451 and 7455 Hillside Drive

PRC Motion: Findings CAN be made for lot line adjustment and an SDP and CDP amending the LJS Planned District Permit SCR 5362. 5-0-1.

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

12.0 Fentisova Residence, 8374 Paseo del Ocaso – Action Item

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 (Jan '14) – Findings CANNOT be made for an SDP/CDP because bulk and scale is too great under LJSPDO and the front setback is not in conformity with those in the same vicinity. 4-1-1.

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.)

13.0 La Jolla Cove Pavilion – Action Item

Consider a proposed facility at La Jolla Cove including restrooms, showers, accessory uses, and gathering area. Presented by La Jolla Parks and Beaches. This presentation will include an update on the progress and present initial conceptual plans for consideration in order to move forward with final plans and funding.

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

14.0 LJCPA Operations – Action Item

Mike Costello, Trustee, offers possible changes in LJCPA operation of its meeting and preparation of the agenda. a) Voting on Action Items, roll call vote. b) Conducting of lengthy, time consuming Items; not to split to different month's meetings. c) Allow for opposition rebuttal during presentations.

15.0 Adjourn to next LJCPA Meeting, Thursday, March 5, 2015, 6:00 pm

15.1 Once meeting is adjourned the LJCPA will no longer accept declarations of candidacy. Bylaws allow for write-in candidates.

15.2 Elections: March 5, 2015. Polls will be open from 3:00 pm to 7:00 pm. Please verify your Membership at <http://www.lajollacpa.org/members.html> *prior* to coming to polls. Bylaws specify that Members must provide proof of identity in order to vote.



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 MINUTES

Special Meeting | Monday, 05 January 2015, 6:00 PM

Trustees present: Patrick Ahern, Mike Costello, Janie Emerson, Cindy Greatrex, Joe LaCava, Nancy Manno, Robert Mapes, Phil Merten, Jim Ragsdale, Bob Steck, Ray Weiss, Fran Zimmerman.

Trustees absent: Cynthia Bond, Helen Boyden, Bob Collins, Alex Outwater.

1.0 Welcome and Call to Order: Joe LaCava, President @ 6:05 PM. Attendees requested to silence / turn off mobile devices. The meeting is being recorded in audio by LJCPA, and video taped by a person who declines identification.

2.0 Adopt the Agenda

Trustee Costello offered additions to the Agenda. **President LaCava** noted additions to the Agenda required prior noticing. **Trustee Costello** stated Agenda additions could be made with a two-thirds affirmative vote by Trustees and did make a Motion; the motion was not seconded. **President LaCava** offered to add **Trustee Costello's** agenda items to the LJCPA February meeting agenda for public and Trustee discussion.

Approved Motion: To adopt the Agenda, (Emerson/Steck 10/0/1)

In favor: Ahern, Costello, Emerson, Greatrex, Manno, Mapes, Merten, Ragsdale, Steck, Weiss.

Abstain: LaCava, (Chair)

3.0 Meeting Minutes Review and Approval: 04 December 2014

Approved Motion: To approve the Minutes of 04 December 2014, (Steck/Greatrex 9/0/2).

In favor: Ahern, Costello, Emerson, Greatrex, Mapes, Merten, Ragsdale, Steck, Weiss.

Abstain: LaCava, (Chair), Manno, (Absent).

4.0 Elected Officials – Information Only

4.1 Council District 1 – Council President Sherri Lightner

Rep: **Justin Garver**, 619-236-6611, JGarver@sandiego.gov **Mr. Garver** reported: Torrey Pines Corridor Project Phase 1 Update. Lifeguard Tower Updates: Children's Pool Lifeguard tower / Cove Lifeguard tower. Underground Utilities 1J phase 1&2 and 1M1. Coast Boulevard Concrete Street Replacement Project: Presented by: Bill Harris: A brief discussion ensued about the street replacement, including notifying property owners; coordination with the La Jolla Village Merchants Association, and avoiding "Spring Break." Detailed reports on these projects/updates appended to Minutes. **Trustee Weiss** commented re inadequate / lack of sidewalks on Torrey Pines Road contributed ongoing danger to pedestrians.

4.2 Mayor's Office – Mayor Kevin Faulconer

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

4.3 39th Senate District – State Senator Marty Block

Rep: **Hilary Nemchik** Hilary.Nemchik@sen.ca.gov, 619-645-3133 Not present.

4.4 78th Assembly District – Speaker of the Assembly Toni Atkins
Rep: **Toni Duran**, 619-645-3090, Toni.Duran@asm.ca.gov Not present.

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/> Not present.

5.2 Member Tim Lucas announced the La Jolla Shores Association monthly meeting. Among subjects to be discussed: Ninth Land Development Code Update with anticipated changes regarding existing permitted assembly, religious, entertainment uses. The LJA will submit suggestions to the City.

6.0 Trustee Comment

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

Trustee Weiss commented on, (and requested Mr. Garver's assistance), re a citation he received for incorrect placement of a trash container, and the inconsistency of City regulations regarding placement of trash containers.

7.0 Officers' Reports

7.1 Secretary

President LaCava, in the absence of Trustee/Secretary 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.

Please note that members who failed to attend a meeting between March of 2013 and February 2014, (and similar for all time periods), have let their membership lapse and will need to submit another application to be reinstated.

7.2 Treasurer

President La Cava presented the Treasurer's Report for Trustee/Treasurer Manno, commented on the generosity of the Membership and reminded Trustees, Members and guests: LJCPA is a non-profit organization and must rely solely on the generosity of the community and Trustees. All contributions must be in cash to preserve anonymity.

Beginning Balance as of 12/01/14	\$ 133.97	\$ 133.97
Income:		
Collections: December 04 Meeting	\$ 129.00	
CD	40.00	
Total Income:	\$ 169.00	\$ 169.00
Expenses:		
Agenda printing:	\$ 79.94	
Telephone expenses:	66.49	

Total Expenses:	\$ 146.43 (\$146.43)
Ending Balance as of 12/31/14	<u>\$156.54</u>

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

8.1 Meeting with Development Services re STVR & zoning issues – Update: Presented LJCPA report and recommendation re STVR: Development Services commented: DSD was responsive and will review pertinent regulations. Discussed La Jolla zoning with consideration given to "customizing" zoning within La Jolla.

8.2 Bylaw Amendment – Status Report: The Bylaw amendment has been filed with City. LJCPA is requesting approval prior to presenting the amendment to the Membership.

8.3 Whale Watch Way – Update: The project was heard by the LJCPA at the December meeting and was scheduled to be heard by Planning Commission on December 18th. The applicant asked for a continuance to February. The Commission granted the continuance but noted that the minor changes to the project as presented did not appear sufficient. It is not known if the WWW project will return to LJCPA.

8.4 1st Annual State of La Jolla – LJTC hosting, Thurs, Jan 8th, 6:00 pm: President LaCava congratulated Mr. Steven Haskins, President, La Jolla Town Council, for organizing the event and urged community attendance.

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>

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

9.1 Election Committee: Trustee / Election Committee Chair Cindy Greatex reported, as of this evening there are six declared candidates for seven positions. **Trustee Greatex** provided Information re eligibility and procedure for declaring candidacy. **President LaCava** reiterated that February was the last opportunity to attend a LJCPA meeting and satisfy the 3-meeting requirement to run as a candidate. He stated that a candidate forum would be held at the February meeting and potential candidates have until the close of the February meeting to announce their candidacies and have their names placed on the March ballot.

9.2 Community Planners Committee <http://www.sandiego.gov/planning/community/cpc/index.shtml> : No meeting.

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

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 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 a 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.

Approved Motion: To accept the recommendation of the *PDO Committee* to approve: 10.1 Coldwell Banker, 888 Prospect Street; Signs, as presented, comply with PDO requirements. 10.2 Morgan Stanley, 1111 Prospect Street; Proposed main sign, located on the awning, does conform to PDO signage requirements. Three additional signs, at this address, comply with PDO signage requirements. To accept the recommendations of the *DPR Committee*: 10.3 HLJH CDP, 820 Rushville Street, 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. To accept the recommendations of the *PRC Committee*: 10.4 Johnson Residence, 8468 El Paseo Grande: Findings can be made for a SDP for project site walls and deck. 10.5 7949 Lowry Terrace Residence, SDP/CDP: To make findings for CDP/SDP. 10.6 Diarq Residence Extension of Time, 8436 Westway Drive (CDP 804138 and SDP 804207): To provide the requested extension of time. And forward these recommendations to the City. (Zimmerman/Merten 11/0/1).

In favor: Ahern, Costello, Emerson, Greatrex, Manno, Mapes, Merten, Ragsdale, Steck, Weiss, Zimmerman
Abstain: LaCava, (Chair)

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-Appellable 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.)

President LaCava stated/emphasized the action required re this Agenda Item is restricted to comment only on the MND. **Trustees Ahern, Emerson, Merten, Weiss, Zimmerman and President LaCava** commented. **Mr. Matthew Edwards** commented.

Approved Motion: The LJCPA adopts the PRC comments and recommendations with one correction: Gross Floor Area should be stated as "5,150 square feet."

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.'

(Merten/Zimmerman 11/0/1)

In favor: Ahern, Costello, Emerson, Greatrex, Manno, Mapes, Merten, Ragsdale, Steck, Weiss, Zimmerman.

Abstain: LaCava, (Chair).

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.

Trustee Robert Mapes recused and left the room prior to the presentation.

Applicant representative **Matthew Peterson** presented: Applicant, in voluntary response to community concerns; after CUP and CDP has been issued for the Monarch Cottages project, asks the LJCPA to consider a modification to convert the proposed private outdoor eating area to a publicly accessible outdoor informal dining area. Mr. Peterson responded to questions and comments from **Member Sally Miller, Member Tim Lucas, Member John Berol, Mr. Ed Coleman, Trustees Ahern, Costello, Emerson, Merten, Zimmerman.**

Approved Motion: Motion to support the presented modifications to the Monarch Cottages Project, (Emerson/Zimmerman 8/2/1).

In favor: Ahern, Emerson, Manno, Mapes, Merten, Ragsdale, Steck, Weiss, Zimmerman.

Opposed: Costello, Greatrex.

Abstain: LaCava, (Chair).

Trustee Robert Mapes returned to the room.

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.

President LaCava presented a list of 20 Infrastructure Projects identified in September 2013: Of the listed Projects, 13 have not been funded.

A robust and far ranging conversation, led by **President LaCava** with participation by **Members John Berol, Ed Coleman, Sary Frymann, Tim Lucas, Sally Miller and Trustees Ahern, Costello, Emerson, Merten, Ragsdale, Weiss, Zimmerman,** identified additional Projects.

La Jolla Budget Priorities (January 2015)

Fund remaining Infrastructure Project Priorities as identified in September 2013

- 1 Coast Boulevard Sidewalk Improvements at Children's Pool (privately funded)
- 2 Scripps Park (2009 plan)
- 3 South Coast Boulevard Park (2008 plan)

- 4 Coast Walk Feasibility Studies
- 5 ~~Relocate Fence at La Jolla Cove~~ (alternate solution implemented)
- ~~Torrey Pines Road Corridor - Phase 1~~ (funded) *with 5' minimum width
- 6 sidewalks
- ~~Torrey Pines Road Corridor - Phase 2~~ (funded) *with 5' minimum width
- 7 sidewalks
- 8 Torrey Pines Road Corridor - Phase 3
- 9 Prospect Belvedere Promenade
- 10 ~~Sidewalk at La Jolla Hermosa Park (aka Rock Park)~~ (funded)
- 11 Install Sidewalk, La Jolla Blvd at Colima
- 12 Repair Sidewalks, Village of La Jolla
- 13 Install Sidewalks at Pottery Canyon Park
- 14 Replace Curbs at Intersection of Prospect, Coast, & Olivetas
- 15 Fay Avenue Bike Path General Development Plan and Dedication
- 16 ~~La Jolla Pkwy/Mt Soledad Erosion Control~~ (funded)
- 17 Charlotte Park General Development Plan
- 18 Coastal Area Park Signage
- 19 ~~La Jolla Heights Natural Park reservoir replacement~~ (funded)
- 20 Widen narrow sidewalk opposite 939 Coast Blvd

New Infrastructure and City Service Priorities (January 2015)

1. Funding for a community process with city staff support to consider refining the La Jolla Shores Planned District Ordinance.
2. Funding for a community process with city staff support to consider incorporating the La Jolla Community Plan into the Land Development Code so that the zoning for La Jolla residential properties can be La Jolla specific rather than generic city-wide.
3. Increase funding for Code Enforcement so that the regulations already on the books are effectively and consistently enforced.
4. Seagull-proof trash cans and Big Bellies for Kellogg Park
5. Stronger police presence community-wide
6. Supporting Mayor's proposal for Monthly treatment of odors at La Jolla Cove.
7. Funding for a community process with city staff support to consider implementing Categorical Exemption of coastal development permits.
8. Funding for a community process with city staff to identify and implement traffic-calming measures in the neighborhoods especially La Jolla Shores and Bird Rock.
9. Expand the sidewalk at the northwest corner of Avenida de la Playa and El Paseo Grande and extend easterly past the parking triangle to the travelled way.

Approved Motion: Motion to support the listed new Budget Priorities, Numbers One through Nine and incorporating the remaining Infrastructure Project Priorities as identified in September 2013 and forward these Budget Priorities to the City and to Council President Lightner, (Emerson/Greatex 10/0/1)

14.0 Adjourned @ 8:00 PM

Next regular LJCPA Meeting, Thursday, February 05, 2015, 6:00 PM

LJCPA 1/5/15

Torrey Pines Corridor Project Phase 1 Update

Phase 1 of the Torrey Pines Corridor Project will be starting at the end of this month. This phase of the project will include the replacement of sunken or damaged sidewalks along the north side of Torrey Pines Road, and installing new sidewalk between E Roseland Dr and Calle Juela on the south side. Additionally, street lights and other objects that interfere with the pedestrian walkway will be removed, and ADA-accessible curb ramps will be installed at most of the cross streets

Lifeguard Tower Updates

Children's Pool Lifeguard tower construction project was not granted a waiver by NOAA to continue construction through the pupping season. The site is being closed and will restart at the conclusion of the pupping season which ends May 15. The project is expected to be completed next fall prior to the start of the next pupping season.

The Cove Lifeguard tower construction is continuing and is on track for completion this spring.

Undergrounding Utilities 1J phase 1&2 and 1M1

Our office is working with City staff and will be setting up pre-construction meetings with the residents impacted by the upcoming 1J phase 1&2 and 1M1 undergrounding project blocks. These projects are located in the Muirlands and La Jolla Shores neighborhood, with La Jolla Shores phase 2 block extending south towards Mt Soledad. These meetings are held to allow for public input to help determine street light and utility box locations. These meetings will also be an opportunity for residents to ask questions and address concerns with City staff. We will provide additional information to the community as soon as the details of the meeting are finalized.



Coast Boulevard Concrete Street Replacement Project

The City of San Diego Transportation & Storm Water Department has funding to replace concrete streets in this fiscal year. The funds must be spent this year. Streets throughout the City have been selected for replacement including **Coast Boulevard & Lower Girard and Coast Boulevard South from Lower Girard to Jenner Street.**

The City is proposing to conduct the replacement project in two phases as follows:

Coast Boulevard & Lower Girard

- One lane to remain open with onsite control allowing alternating traffic flow.
- All parking spaces marked “no parking” during duration of work on each side
- Approximately 2 weeks per side to complete the effort.

Coast Boulevard South

- One half of street (Jenner to midpoint/midpoint to Girard) to be completely closed for duration of work
- All access closed during work
- Approximately 8 days per half required to complete work

Timeline

The start and end dates for the effort have not been determined. The City requires approximately one month to complete the work on Coast Boulevard and Lower Girard. The current contract to perform the work (Citywide) expires at the end of April 2015.

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

January 13, 2015 Present: Benton (Chair), Chiu, Collins, Costello, Leira, Mapes, Ragsdale, Welsh

January 20, 2015 Present: Benton (Chair), Collins, Costello, Kane, Leira, Ragsdale, Welsh, Will

1. REVIEW AND APPROVAL OF MINUTES 1/13/15:

1. The minutes of December 9, 2014: Addition to Verizon Mandrell, item 5: Explanation of request for additional information proposed by Angeles Leira.
2. The minutes of December 16, 2014: No changes.

SUBCOMMITTEE MOTION: The Committee adopts the Minutes for the December 9 and 16, 2014 meetings, as amended.

(Leira / Collins 6-0-2)

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

Oppose: None

Abstain: Benton, as Chair; Chiu

Motion Passes

2. NON-AGENDA PUBLIC COMMENT (1/13/15)

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

- a. *Matthew Welsh discussed the recent renovation of the Jonathan's building for the new cinema. By counting the courses of the masonry, it appears to him that the height is greater than 30 feet above existing grade. Parking spaces appear to have been eliminated by the addition of interior columns. It is not known if the matter was reviewed by the PDO committee.*
- b. *Paul Benton advised the Committee that his company has a project at 820 Prospect, which is the Tasende Gallery, which creates a conflict of interest. He requested that the Committee nominate a member to collect information and advise the Committee on the progress of this application.*

SUBCOMMITTEE MOTION: The Committee nominates Mike Costello to serve as the member to collect information and advise the Committee on the progress of this application for a project at 820 Prospect, which is the Tasende Gallery.

(Benton / Mapes 6-0-2)

In Favor: Chiu, Collins, Leira, Mapes, Ragsdale, Welsh

Oppose: None

Abstain: Benton, as Chair; Costello

Motion Passes

3. PRELIMINARY REVIEW 1/13/15

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

Project Name: La Jolla View Reservoir

Permits: CDP & SDP

Project #: 331101

DPM: Angela Nazareno, (619) 446-5277
anazareno@sandiego.gov

Zone: Water District

Applicant: Parita Ammerlahn 619-533-4162

Process 3. Demolish existing La Jolla View Reservoir and existing La Jolla Exchange Place reservoir. Construction of new 3.1 million gallon La Jolla View Reservoir, and replace the existing Muirlands Pipeline along Country Club Drive with larger 30-inch pipeline. Coastal (Non-appealable) Overlay Zone within the La Jolla Community Plan Area.

APPLICANT PRESENTATION 1/13/15: (Parita Ammerlahn, Anders Egense, Anna Buising, Emmie Kayan)
The proposed project was presented, including the justification for the project which will include removal of the existing reservoir at Exchange Place. Construction practices will be governed by rules that will limit parking, movement of vehicles, and the generation of dust and hours of operation. The storage tank is roughly 120 feet in diameter and 60 feet deep. The roof of the tank will be below existing ground level, covered with 4 feet of soil. Construction will begin October of 2016 and be completed by April of 2018. A temporary access road will be constructed from the reservoir to Encelia Drive, which will be removed and the area restored after completion of construction.

This project will result in the removal of the existing reservoir at Exchange Place. The construction is located in sensitive park lands, which were addressed by a cultural resources survey and biological survey. Small areas of Southern Maritime Chaparral was found and will be protected, including rare plant and animal species in the MHPA. These will also be considered in the mitigation and revegetation plans which will include a Mitigation Monitoring and Management Plan. The environmental documentation has not yet begun.

DISCUSSION 1/13/15

A discussion ensued with comments about the location and the uses that would be instituted at the site. The water planning and design process were reviewed in concept, and some discussion about the decision process were discussed.

Dan Allen described concerns about protection of park land, wildlife habitat, and open space. It appears that the project will be visible during construction from Pearl Street. He quoted from the LJ Community Plan which states that protected open space is not to be disturbed (pdf page 48).

Please provide for FINAL REVIEW:

- a. Provide information on the excavation and revegetation, including specific areas that will be altered and then restored.
- b. Provide photographs or a graphic simulation of the view of the tank, temporary and permanent roads, and other construction areas from the Village from Pearl Street and the lower portion of Country Club Drive.
- c. Please provide information about the potential problem areas and the expected mitigation procedures.
- d. Please provide a copy of the Memorandum of Understanding between the Water Department and the other agencies.

The Applicant requested that this matter be continued to a future meeting.

4. REVIEW AND APPROVAL OF MINUTES 1/20/15:

1. The minutes of January 13, 2015: Discussed and no changes proposed

SUBCOMMITTEE MOTION: The Committee adopts the Minutes for the January 13, 2015 meetings, presented.

(Collins / Leira 5-0-2)

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

Oppose: None

Abstain: Benton, as Chair; Kane, Will

Motion Passes

5. NON-AGENDA PUBLIC COMMENT (1/20/15)

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

a. *None*

6. FINAL REVIEW (Previously reviewed 12/16/14)

Project Name:	Amitai Residence	Permits:	CDP & SDP
	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 materials sample board including paint colors*
- Roof plan*
- Sample of the glazing material*
- Colored elevations*

This matter is continued to a later meeting.

APPLICANT PRESENTATION (1/20/15): (Taal Safdie, Scott Maas)

The proposed project was presented, including the additional information requested at the previous presentation. The roofing and fascia material, the glass, and the clear anodized aluminum frames. The exterior siding is a

recycled wood composite material. The wood deck will be teak or a similar material. The trellis is a combination of wood and metal. The community design standards were also described as they relate to the height of the trees. An archaeology study indicates that the archaeological monitoring program must be updated: this will be forthcoming in the future cycles. The Architect expects to return to the neighborhood association to present an updated landscape plan. FAR is 0.15, where 0.45 is permitted.

DISCUSSION 1/20/15:

A discussion ensued about the siting of the house on the site, the setbacks, and other features. The style and scale of the house appear to be consistent with the immediate neighborhood.

SUBCOMMITTEE MOTION (1/20/15): Findings CAN be made for a 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.

(Costello / Ragsdale 7-0-1)

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

Oppose: None

Abstain: Benton (Chair)

Motion Passes

7. FINAL REVIEW (Previously reviewed 12/9/14)

Note: 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.

APPLICANT PRESENTATION (1/20/15): (Michael Rollins)

The proposed project was presented, including the additional information requested in the previous meeting. The proposed grading and a retaining wall near the southwesterly property line were discussed. The existing hedge and the stray light from the motor court to the property to the southwest were discussed.

The landscape plan was reviewed, including the conversion of the tennis court to a drainage impound area.

Colored renderings of the proposed elevations were presented. Materials samples of the wood siding, stone, the aluminum window frames, and the stucco were presented. The glazing has not been selected yet.

The FAR is 0.20, where 0.45 is allowed. The hardscape is less than 10% of the lot area.

Phil Merten appeared, representing the Berglunds, neighbors to the southwest. He described the site planning decision that creates a driveway crossing the property and extending to the rear yard of the house, within 4 feet of the adjoining property. This is addressed in the SDMC, specifically that outdoor lighting shall be installed to minimize light trespass onto adjacent properties, lighting should be directed or shielded so that it does not shine onto adjacent properties: although this appears to be intended to apply to building lights, this was offered as an example of the concern in the community about lights that stray onto adjacent property. Phil Merten also pointed out that there are limits in the SDMC to the amount of sound generated at the site. The Berglunds have suggested a combination of a fence or wall, and a hedge to mitigate both the sound and light generated at the site.

DISCUSSION 1/20/15:

A discussion ensued about the design alternatives for dealing with the noise and light issue. It appears that the placement of a motor court to the rear of the property is a significant change from the pattern of development of the neighborhood, and in this case it brings vehicles to the interior of a property. The presenter conferred with Phil Merten and proposed additional notation to a portion of a drawing of the site plan, which indicates a 6 ft. to 8 ft. high board and stucco fence on top of a 3 ft. block retaining wall along the edge of the motor court facing the Berglund home.

SUBCOMMITTEE MOTION 1/20/15: Findings CAN be made for a Coastal Development Permit and Site Development Permit 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.
(Costello / Collins 7-0-1)

In Favor: Collins, Costello, Kane, Leira, Mapes, Welsh, Will
Oppose: None
Abstain: Benton (Chair)

Motion Passes

8. PRELIMINARY REVIEW 1/20/15:

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

Project Name:	Neptune CDP	Permits:	CDP & SDP
	6715 Neptune Place	DPM:	John Fisher, (619) 446-5231
Project #:	385899		jsfisher@sandiego.gov
Zone:	RM-1-1 & RM-4-10	Applicant:	Claude Anthony Marengo

La Jolla SDP No. 24005047 Coastal Development Permit (Process 3) for a remodel and 2,738 square foot addition to an existing residence located at 6715 Neptune Place. The 5,818 square foot lot is located in the RM-1-1 and RM-4-10 zones of the La Jolla Community Plan Area and the Coastal Appealable Overlay Zone.

APPLICANT PRESENTATION 1/20/15: (Claude-Anthony Marengo)

The proposed project was presented, including tentative map. The site is underlain by two different zones. The site plan and the configuration of the setbacks were presented. The site is considered to have two front yards. Most of the existing structures will be remodeled so that at least 50% of the exterior top plate will be retained. The garages and reduced setbacks fronting Vista del Mar will be retained. The building configuration, setbacks, and heights were presented. The exterior terrace fronting Neptune will be filled so that a deck roughly equal to the floor level of the residence will be provided, with a planting area roughly 5 feet wide next to the sidewalk. The basement garage has six parking spaces which is reached by an elevator from Vista del Mar. One other garage is maintained.

DISCUSSION 1/20/15:

A discussion ensued with comments about the location and the uses that would be instituted at the site. There is concern about the maintenance of the garage openings facing Vista del Mar, and setbacks of the additions to the project. Additional design information was requested.

Please provide for the next presentation:

- a. Verify the height of the parapet of the garage fronting Vista del Mar.*
- b. Provide a photographic study of the neighborhood.*
- c. Provide a colored elevation with indication of the existing structures and the proposed additions.*
- d. Consider other architectural treatments of the remaining garage doors that will be not be used for car storage.*
- e. Provide materials samples.*
- f. Provide a landscape plan.*

The Applicant requested that this matter be continued to a later meeting.

9. PRELIMINARY REVIEW 1/20/15:

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

Project Name:	T-MOBILE MT. SOLEDAD PRESBYTERIAN CHURCH		
	6551 Soledad Mountain Road	Permits:	CDP
Project #:	388149	DPM:	Karen Lynch, (619) 446-5351
Zone:	RS-1-7		klynchash@saniego.gov
		Applicant:	Bernard Dunham, (619)944-9564

Scope of Work:

(Process 4) - for a Site Development Permit, Coastal Development Permit, Neighborhood Development Permit and Neighborhood Use Permit applications for a new Wireless Communication Facility. The property site is located at 6551 Soledad Mountain Road at the Mount Soledad Presbyterian Church in the RS-1-5 zone of the La Jolla Community Planning area.

APPLICANT PRESENTATION 1/20/15: (Caitlyn Kes)

The proposed project was presented. This project is renewal of an existing previously-approved installation, which has been in operation for at least 10 years. The equipment may be replaced, but will be entirely within the existing buildings. The antennas will be located within the existing enclosures at the top of the poles.

DISCUSSION 1/20/15:

A discussion ensued about the configuration of the existing equipment and the reuse of the existing cabinets and the antenna installations. The Chair read an email from Norma Schwab of Windemere.

SUBCOMMITTEE MOTION 1/20/15: The Committee wishes to consider this Preliminary Presentation as sufficient to make a finding and recommendation for this project. A unanimous vote is required.

(Costello / Kane 6-1-1)

In Favor: Costello, Kane, Leira, Ragsdale, Welsh, Will

Oppose: Collins

Abstain: Benton (Chair)

Motion Fails for lack of a unanimous vote.

The Applicant requested that this matter be continued to a later meeting.

10. PRELIMINARY REVIEW 1/20/15:

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

Project Name:	Bucknell Retaining Wall	Permits:	SDP
	5805 & 5817 Bucknell Avenue	DPM:	Jeanette Temple
Project #:	312379		jtemple@saniego.gov
Zone:	RS-1-2	Applicant:	Shawn Tobias
			619-757-9944

LA JOLLA Site Development Permit (Process 3) to construct a terrace design with terraced retaining walls that are 9 feet high and 6 feet high, in the rear portion of a vacant 1.44-acre site and on the adjacent lot with an existing single family residence located at 5805 & 5817 Bucknell Avenue. The

sites are in the RS-1-2, Coastal Height, Environmentally Sensitive Lands, Geo 53 and Brush Management Overlay zones in the La Jolla Community Plan.

APPLICANT PRESENTATION 1/20/15: (Shawn Tobias, Julia Rochford, John Leppert)

The proposed project was presented, with exhibits that show the extent of the retaining wall. The fill volume will be approximately 2200 cubic yards. The Applicant noted that the wall height will not be the 12 feet indicated in the project description: the height of the retaining walls will be reduced by the use of terracing to a maximum of 9 feet at the lower wall and a maximum of 6 feet high at the upper wall. The footprint of the retaining wall and fill area is documented by a geotechnical engineer to be manmade slope. Existing retaining walls of up to 11 feet height exist on the site. The steeper slopes of the canyon below the project area are MHPA.

A similar project was approved in 2008 which has since expired, which consisted of three terraces of 6-foot walls.

The adjacent property to the west has similarly terraced retaining walls.

DISCUSSION 1/20/15:

A discussion ensued about the significance of the height of the retaining walls, and the relationship of the retaining walls to the canyon. The proposed ficus creeper was discussed and it appears that this plant material will not ultimately be permitted as it is nonnative.

A discussion ensued about the planting to be proposed in the retaining wall, whether it could be in pockets within the wall, and whether larger scale plantings could be placed between the two terraces.

Please provide for the next presentation:

- a. Consider additional terraces with lower wall heights.*
- b. Show the relationship of the vegetation and landscaping to the wall system.*
- c. Provide a landscape plan. This may be an example section, 20 to 50 feet long, showing in a larger scale the width of the space between the terrace walls.*
- d. Show a section through the canyon for the entire width, to the slope and mesa at the opposite side.*
- e. Provide photographs of the existing wall on the property to the west.*

The Applicant requested that this matter be continued to a later meeting.

La Jolla Shores Permit Review Committee Minutes

4:00 p.m. Tuesday, January 27, 2015

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

Executive Summary: Abstracted Motions

6A. Essencia Lot line adjustment, CDP and SDP, 7451 and 7455 Hillside Drive

Motion by Donovan, second by Naegle: Findings can be made for lot line adjustment and an SDP and CDP amending the LJSPD & CDP 99-1283-A/B and SCR 5362. Motion carries 5-0-1. Donovan, Ducharme-Conboy, Lucas, Naegle and Steck in favor.

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

Motion by Donovan, second by Naegle: Findings cannot be made for an SDP/CDP because bulk and scale is too great under LJSPDO and the front setback is not in conformity with those in the vicinity. Motion carries 4-1-1. Donovan, Ducharme-Conboy, Lucas and Naegle in favor. Steck opposed. Chairman Merten abstains.

6C. Leibowitz SDP/CDP, 8283 La Jolla Shores Drive

Motion by Lucas, second by Steck: To continue the item and request the applicant to return with a site drainage plan and the City's Cycle Issues Comments on the drainage plan. Motion carries 5-0-1. Donovan, Ducharme-Conboy, Lucas, Naegle and Steck in favor. Chairman Merten abstains.

MINUTES

Committee members in attendance: Phil Merten (interim chair), Dolores Donovan (secretary), Laura Ducharme-Conboy, Tim Lucas, Myrna Naegle, Bob Steck,. **Committee members absent:** Janie Emerson, John Schenck.

Audience: 27

1. Welcome and Call to Order:

Phil Merten, Interim Chair

Chair Phil Merten explained to the audience the City of San Diego permit review procedure relating to the La Jolla Shores district.

2. Adoption of the Agenda

Merten

Motion by Donovan, second by Naegle, to adopt the agenda as verbally amended by the chair to trail the Fentisova project until the applicant is ready to proceed. The motion passes 5-0-1. Donovan, Ducharme-Conboy, Lucas, Naegle and Steck in favor. Chair Merten abstains.

3. Non-Agenda Public Comment:

Bob Whitney: Is there a Floor Area Ratio (FAR) requirement in the LJSPDO? Merten: No

Matt Edwards: What happens if, after a project is approved, change orders are submitted to and approved by the City with the result that the height or SF of the house as built is larger than approved by the community planning groups such as the La Jolla Shores Permit Review Committee and the La Jolla Community Planning Association?

Merten: I will begin a dialogue with CPA Chair Joe La Cava as to what to do in these cases.

Ducharme-Conboy: The weak link in the chain is the City's project manager. In my experience the City project manager tells the applicant there is no need to go back to the community groups because the change is small. What we need is written guidance for the City project managers.

4. Committee Member Comments

Naegle: The La Jolla Shores Planned District Ordinance (LJSPDO) is very strong on bulk and scale. The only way objectively to measure bulk and scale is through FAR. So we (the LJS Permit Review Committee) use FAR to measure bulk and scale.

5. Comments by the Chair - Merten

Queries have been made about the status of the Whale Watch Way project. The applicant met with CPA Chair LaCava and PRC Chair Merten and asked "what they wanted." They replied that they wanted compliance with the La Jolla Shores Planned District Ordinance (LJSPDO). The applicant has asked for the Planning Commission's hearing to be continued to April 16 to give the applicant time to modify the design and time to return to the LJCPA.

6. Project Reviews

6A. Essencia SDP/CDP and lot line adjustment

- Project No. 385839
- Type of Structure: Single Family Residence(s)
- Location: 7455 and 7451 Hillside Drive
- Applicant: Francisco Mendiola 610-804-4463 francisco@cdgius.com
- Project Manager: John Fisher 619-446-5231 JSFisher@sanidiego.gov

Project Description: PROCESS 3 - Lot Line Adjustment, CDP and SDP amending LJSPD & CDP 99-1283-A/B and SCR 5632 to permit a 2,044 sf. ft. basement addition and a 335 sf. ft. lot line adjustment located at 7455 and 7451 Hillside Drive. The 18,874 sq. ft. lot is located in the LJSPD -SF Zone of the La Jolla Shores Planned District in the La Jolla Community Plan area.] and Coastal Non-Appealable Overlay zone.

Merten: As I understand it you are not asking for change to the existing structure or the one next door. You simply need a lot line adjustment. And you need an SDP to make the lot line adjustment.

Applicant Mendiola: The change is necessary because one of the caissons went in at a slight diagonal and ended up slightly in the adjoining property. The encroachment was discovered when construction began on the property next door. That is why we need the lot line adjustment. Also there was a void under the garage that was discovered during the construction and was utilized. Other than that, nothing has changed from the approved plan.

Motion by Donovan, second by Naegle: Findings can be made for a lot line adjustment and a CDP and SDP amending LJSPD & CDP 99-1283-A/B and SCR 5362. Motion carries 5-0-1. Donovan, Ducharme-Conboy, Lucas, Naegle and Steck in favor. Chairman Merten abstains.

6C. Leibowitz Residence CDP/SDP (taken out of order because the Fentisova applicant was not ready)

- 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@sanidiego.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.

Previous PRC Action, December 17, 2014.

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.

Drainage plan

Presenters: Brian Longmore, applicant's representative, and Steve Hauser, civil engineer, retained to improve the drainage system.

Hauser distributed an exhibit graphically illustrating a site drainage concept, which was based on an aerial topographic survey. He stated that the typical maximum flow in the course of a month is just about ½ inch. The peak outflow at the low point of the lot is 1.17 cfs. Applicants propose to reduce the peak outflow from 1.34 to 1.17 under extreme conditions and from 1.17 to almost nothing under average conditions. The possible maximum flow is 3.2 inches per day and that would overflow. Hauser said applicants are designing for the normal situation. In a highly unusual circumstance, the drainage will overflow, but applicants have configured the drainage so that water will no longer drain onto the western neighbor's property.

Public comments

Jim Riya, owner of the house above the Leibowitz lot, expresses concern about drainage.

Bob Whitney: will you be installing a dry well? Hauser: No, it is not cost-effective; the soil is clay down to 10 ft.

Riya: I once excavated the clay out of a dry well - is that an option? Hauser: Yes, but is an expensive option.

Leanne McDougal: I am the owner of the house below and I don't think what you propose is adequate.

(Disagreement between McDougal and Hauser as to the direction in which the water flows.) Matt Edwards, Shores resident: On an aerial topo there is a margin of error of 6 inches.

Committee members

Lucas: Will you be putting in a (new) retaining wall? Hauser: No. The site is being redesigned to prevent the water from pooling up. Thus no new retaining wall is needed.

Merten: Is Vallecitos Street designed in a way to accommodate extra water should you pump and pipe it over?

Longmore: that is a question for the City engineering department. Merten: As I understand you, your bottom line is that you are not increasing the amount of water, you are decreasing it. Ducharme-Conboy: There are a lot of neighbors here who don't feel you've solved the problem. I too am not convinced you have solved the problem. I'd like to hear what the City has to say.

Longmore: What we're doing is better than what is required. I am sure that if the neighbors were willing to help pay for the dry well, the Leibowitzes would be willing to talk with them about it.

Merten: We asked for a grading plan and what you have here is a concept presentation.

Longmore: There is no grading plan required because we are disturbing the land as little as possible.

Leibowitz: My understanding was that as long as we made it better than it is today, we had done what was necessary.

McDougall: My house has been flooded three times with water from your property. The third time I hired Rick Company, which did a plan with a retaining wall on the Leibowitz side of the lot line and a ditch. The retaining wall is still there but the ditch is not. I really suggest that you do an on-the-ground topo. Hauser: they did that. We did the aerial and then they (?) went in on the ground and verified it.

Dan Gower, project architect: I just did the calculations and the dry well would have to be 10x10x10.

Naegle: I am concerned that Ms. McDougall's concerns about the drainage have not been dealt with by the applicants.

Rendered elevations

Setbacks: 16-foot setback from private road, 32-foot setback from the uphill neighbor's property, side setbacks of 73 feet and 75 feet.

Height: The height at the front is 25' from ground zero. If you look at it from the back, the height is 28 feet. The curved wall to the right of the door which rises straight up from the ground is 25 feet.

Materials Board

The materials board is composed of pictures from magazines of the look they want.

Sewer

Once the sewer leaves public property it is private. The sewer lateral is 4 inches, tied into an 8-inch main at La Jolla Shores Drive. A 4-inch sewer is designed to handle "much much more" than three private homes. Dan Gower (architect): there is an 8-inch sewer line that runs 150 feet up the private road from La Jolla Shores Drive, at which point it transitions into a 4-inch sewer.

Public Comment

McDougal: How many toilets are there in the present house and how many are proposed for the new house?

Leibowitz: 6 and 6, including the one in the pool house.

Motion by Lucas, second by Steck: To continue the item and request applicant to return with a site drainage plan and with the City's Cycle Issues Comments on the drainage plan. Comment by Naegle: I am concerned that the questions raised by Ms. McDougall, the neighbor on the downhill side, have not been dealt with. ***The motion carries 5-0-1, Donovan, Ducharme-Conboy, Lucas, Naegle and Steck in favor. Chair Merten abstains.***

6B. Fentisova Residence CDP/SDP

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 demolish an existing 1,624 square foot, one-story single family residence and build a new 4,485 square foot, two story, single family residence with a basement. 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, and Residential Tandem Parking Overlay.

- **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 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 "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 motion carried 6-0-0.

- **Previous PRC Action, December 17, 2014.**

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 Dolores Donovan, Tim Lucas, Myrna Naegle, John Schenck, Bob Steck in favor. 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 numbers 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.

Presenter: Hilary Lowe

Committee discussion

Issues: 1) The front setback is greater than the average of the block; 2) The FAR calculation of .85 is incorrect because applicants deducted square footage of the area enclosed on all three sides. Further, even the FAR of .85 illustrates the bracket creep that is happening in this area.

Ducharme-Conboy: You are pushing the envelope on two very important issues: 1) front set-back; 2) FAR. I think you have to give on something.

Lowe: we're not pushing the height envelope.

Motion by Donovan, second by Naegle: Findings for an SDP/CDP cannot be made because the bulk and scale is too great under the LJSPDO and the front setback is not in conformity with those in the vicinity. The motion carries 4-1-1. Donovan, Ducharme-Conboy, Lucas and Naegle in favor. Steck opposed. Chairperson Merten abstains.

6D. Davis Residence Addition (Informational Presentation)

- Project No. 402110
- Type of Structure: Single Family Residence
- Location: 8430 La Jolla Shores Drive
- Applicant: Meg Davis
- Applicant's Rep: Robert Davidson IS Architecture robert@ISarchitecture.com
- Project Manager:

Project Description: The project involves adding a second story bedroom and bathroom addition on a single story house and enlarging the existing first floor family room. The cracked slab for the existing two car detached garage will be removed and replaced but the garage will otherwise remain unaltered in its current location. The existing 1000 sq. ft. house sits on a 5,497 sq. ft. lot. The project will add approximately 1000 sq. ft. massed at the back of the house. The house, built in 1941, has already undergone a single disciplinary review by City of San Diego Historic Staff where it was deemed to not meet local designation criteria as an individually significant resource (Project Number 402110).

Presenter: Robert Davidson, IS Architecture.

The home is a 1,000-foot cottage and will increase to a 2,000-foot cottage in the same style. Two bedrooms, not one as stated in the agenda project description, are being added.

Committee discussion

Issues: 1) the side setback is almost non-existent; 2) there is no second-story setback; 3) the combination of no second-story setback with the tiny side setback is too much. Members inquired as to whether neighbors had been contacted and their views taken into account. The presenter and homeowner said they had met with neighbors, were aware of their concerns and anticipated that neighbors would find the final construction satisfactory.

At the end of the discussion there appeared to be consensus between architect, homeowner and committee members that action would be taken to resolve the concerns expressed by the committee.

7. Building Height Measurement (Informational Presentation)

For the information of committee members, Phil Merten gave an informal presentation on how building height is measured in accordance with applicable San Diego codes and regulations.

8. Federal and State Environmental Regulations (Informational Presentation)

Due to the lateness of the hour, this informal presentation by Dolores Donovan was continued until the Committee's February meeting.

Adjournment

The Committee adjourned at 7:15 p.m.

The next meeting of the La Jolla Shores Permit Review Committee (LJSPRC) Tues, Feb 24, 2015, 4:00 pm