



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: Cindy Greatrex

Vice President: Bob Steck

2nd Vice President: Joe LaCava

Secretary: Helen Boyden

Treasurer: Jim Fitzgerald

D R A F T AGENDA

Regular Meeting | Thursday, 6 August 2015, 6:00 pm

6:00pm

1.0 Welcome and Call To Order: Cindy Greatrex, President

→ Please turn off or silence mobile devices

→ Meeting is being recorded

2.0 Adopt the Agenda

3.0 Meeting Minutes Review and Approval: 2 July 2015

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: **Sarah Fields**, 619-645-3133, Sarah.Fields@sen.ca.gov

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

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

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

5.1 Bylaw Amendment: Status of City Approval Update

5.2 Informational Presentation on City Sewer Group Job 743: Paula Roberts-Humanability and Francis Marquez- City Project Engineer

5.3 Whitney Mixed Use, Project #182513: Appeal Hearing, City Council. Available hearing dates of 9/13, 14, 21, 22

5.4 Short-Term Vacation Rental: Timeframe Update

5.5 ACTION: Federal Spectrum Act: Proposed organization response (letter) to the Mayor of the City of San Diego, in response to the City of San Diego Development Services Department (DSD) proposed updates to the Municipal Code provisions in the Federal Spectrum Act" and its plan to develop a Supplemental Environmental Impact Report concerning wireless cell tower installations across the city without regard to 30 ft. height rules without advance notice to neighbors or regard to the 30-foot height limit in the coastal zone or to aesthetics of neighborhood character

5.6 ACTION: Ad Hoc Committee on Residential Single-Family (RS) Zoning: Request for modification of quorum requirements: "In order to ensure that the greatest number of public meetings are held at times convenient for interested parties to attend and provide input. However, when the committee begins deliberations and formulating recommendations then a quorum, if not all of the committee members, must be present. Quorum not required prior to deliberations phase"

- 5.6 ACTION: Ad Hoc Committee on Residential Single-Family (RS) Zoning:** Ratify Appointment of Committee Member Eric Lindebak
- 5.7 ACTION: La Jolla Shores PRC:** Ratify Appointment of Board Member Joe Walkush
- 5.8 ACTION: Galaxy Taco 2259 Avenida de la Playa:** Should the LJCPA consider the question of exterior colors (Request of La Jolla Shores Permit Review Committee)

6.0 Non-Agenda Comment

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

6.0 City of San Diego – Community Planner: Karen Bucey, KBucey@sanidiego.gov

6.1 UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://commplan.ucsd.edu/>

7.0 Trustee Comment

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

8.0 Officers' Reports

8.1 Treasurer

8.2 Secretary

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

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

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

9.3 Ad Hoc Committee on Residential Single-Family (RS) Zoning 10.0

10.0 Consent Agenda – Action Item

The public is encouraged to attend and participate in Community Joint Committee & Board meetings before the item/project is considered by the LJCPA.

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 – La Jolla 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

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 accept the recommendation of the committee/board as the recommendation of the LJCPA. The public may comment on consent items.

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

→ **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.**

10.1 Jooste Wines Sidewalk Café 5621 La Jolla Boulevard

PDO Recommendation: Project meets PDO requirements 6-0-0

10.2 Duke's ROW Encroachment NDP 1216 Prospect Street

DPR Recommendation: Findings CAN be made that the proposed project conforms to the La Jolla Community Plan and for a Coastal Development Permit and Site Development Permit for a

Neighborhood Development Permit to construct private landscape and public art encroachment(s) in the public right-of-way fronting 1216 Prospect Street 4-1-1

10.3 Kaplan-Gaston 5606 Dolphin Place

DPR Recommendation: Findings **CANNOT** be made for a Coastal Development Permit and Site Development Permit for a 1st and 2nd story addition to an existing single family residence at 5606 Dolphin Place, because the project does not transition or relate well to other neighboring houses. 4-1-1

10.4 Warbler Site Development Permit 5560 Warbler Way

DPR Recommendation: Findings **CAN** be made for a Site Development Permit (Process 3) for Environmentally Sensitive Lands for a 1,919 sq ft basement addition and a 1,587 sq ft deck and pool at basement level of existing 3,151 sq ft residence at 5560 Warbler Way. 5-1-1

10.5 Verizon Mt. Soledad Presbyterian Church 6551 Soledad Mountain Road

DPR Recommendation: Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan and for a Coastal Development Permit and Site Development Permit for a Site Development Permit, Coastal Development Permit, Neighborhood Development Permit and Neighborhood Use Permit applications to expand an existing Wireless Communication Facility at 6551 Soledad Mountain Road at the Mount Soledad Presbyterian Church. 5-0-1

10.6 Shirley Trust SDP and CDP, 8025 Calle del Cielo

PRC Recommendation: Findings **CAN** be made for an SDP and a CDP for a 6,840 SF Gross Floor Area (10,955 total habitable space if the 'basement' is counted) two-story-over-basement residential dwelling unit with a 785 SF detached habitable accessory structure, pool, spa, and site retaining walls on an existing vacant 0.652 acre lot at 8025 Calle del Cielo in the SF zone of the La Jolla Shores Planned District, Coastal (Non-appealable) Overlay Zone within the La Jolla Community Plan. 5-0-2

10.7 Taste of the Cove, August 27th

T&T Recommendation: Approval of road closure requested by San Diego Medicine Foundation. 9-0-0

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

11. ACTION: Feuerstein Residence, 8351 Del Oro Court – pulled by Trustee Zimmerman
PRC Recommendation: Findings can be made for a CDP & SDP, Process 3, to demolish the the existing single family residence and construct a new 9,614 square foot two-story residence on a .68-acre lot. 5-0-1

12. ACTION: Leibowitz Residence, 8283 La Jolla Shores Drive- pulled by Resident. PRC Recommendation:

Findings can be made for a CDP & SDP, Process 3, to demolish an existing residence and detached pool house, and construct a 9,245 sq ft single family residence with 157 sq ft detached pool house on a 1.12-acre lot. 3-2-1.

- 13. ACTION:** Speed Limit Decrease- pulled by Donna Aprea. Proposal to reduce speed limit from 30mph to 25mph on La Jolla Shores Drive from El Paseo Grande to N. Torrey Pines Rd.
T&T Recommendation: Opposed decrease: 5-3-0. Approved leaving speed at 30mph: 7-0-0.
- 14. ACTION:** Applicant Presentation: MCASD Expansion, 700 Prospect Street. (Paul Benton/Lindsay King/Jim Neri). Process 4 Coastal Development Permit and La Jolla Planned District Special Use Permit (processed as a CUP), to demolish an existing residence and construct a museum addition/remodel, including underground parking facilities, totaling 53,469 square feet on a 110,983 square foot property. The project site is located at 700 Prospect Avenue (Museum of Contemporary Art San Diego) in the LJPd-6A and 5A zones of the La Jolla Planned District, Coastal Overlay Zone (Appealable), Coastal Height Limitation, Parking Impact, Residential Tandem Overlay Zones in the La Jolla Community Plan Area.
- 15. Adjourn to next LJCPA Meeting, Thursday September 3rd, 6:00 pm**



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Secretary: Helen Boyden

Treasurer: Jim Fitzgerald

DRAFT MINUTES

Regular Meeting | Thursday, 2 July 2015, 6:00 pm

Trustees Present: Patrick Ahern, Helen Boyden, Bob Collins, Mike Costello, Dolores Donovan, Janie Emerson, Jim Fitzgerald, Cindy Greatrex, Joe LaCava, Alex Outwater, Bob Steck, Ray Weiss, Brian Will, Fran Zimmerman
Trustees Absent: Tom Brady, David Little, Jim Ragsdale, Glen Rasmussen

1.0 Welcome and Call To Order: Cindy Greatrex, Vice President who asked those present to silence their mobile devices and that the meeting was being recorded in audio [by the LJCPA] and in video [by another party].

2.0 Adopt the Agenda

Approved Motion: To adopt the agenda as posted: (Steck, Fitzgerald 10-0-1)

In favor: Boyden, Collins, Costello, Donovan, Emerson, Fitzgerald, LaCava, Outwater, Steck, Weiss

Abstain: Greatrex (Chair)

3.0 Meeting Minutes Review and Approval: 4 June 2015

Approved Motion: To accept the minutes as distributed (LaCava, Steck 11-0-1)

In favor: Ahern, Boyden, Collins, Costello, Donovan, Emerson, Fitzgerald, LaCava, Outwater, Steck, Weiss

Abstain: Greatrex (Chair)

4.0 Elected Officials – Information Only

- 4.1 Council District 1 – Council President Sherri Lightner**
Rep: **Justin Garver**, 619-236-6611, JGarver@sanidiego.gov was not present.
- 4.2 Mayor's Office – Mayor Kevin Faulconer**
Rep: **Francis Barraza**, 619-533-6397, FBarraza@sanidiego.gov was not present.
- 4.3 39th Senate District – State Senator Marty Block**
Rep: **Sarah Fields**, 619-645-3133, Sarah.Fields@sen.ca.gov was not present.
- 4.4 78th Assembly District – Speaker of the Assembly Toni Atkins**
Rep: **Toni Duran**, 619-645-3090, Toni.Duran@asm.ca.gov was not present.

The chair introduced Julio de Guzman, Deputy City Attorney, of the criminal division who introduced himself and said he would attend meetings of the different community groups (BID, LJTC, etc.). He explained the function of Stay Away Orders that can be issued by a court.

5.0 Officer Elections: Action Item

Approved Motion: To elect Cindy Greatrex as President (LaCava, Emerson: 12-0-1)

In favor: Ahern, Boyden, Collins, Costello, Donovan, Emerson, Fitzgerald, LaCava, Outwater, Steck, Weiss, Will

Abstain: Greatrex (Chair)

Approved Motion: To elect Bob Steck as Vice President (LaCava, Ahern: 11-0-2)

In favor: Ahern, Boyden, Collins, Costello, Donovan, Emerson, Fitzgerald, LaCava, Outwater, Weiss, Will

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.

Abstain: Greatrex (Chair), Steck (candidate)

Approved Motion: To elect Joe LaCava Second Vice President (Greatrex, Emerson: 11-0-2)

In favor: Ahern, Boyden, Collins, Costello, Donovan, Emerson, Fitzgerald, Outwater, Steck, Weiss, Will

Abstain: Greatrex (Chair), LaCava, (candidate)

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

- 6.1** Bylaw Amendment – Status of City Approval –RE: bylaws changes made to conform to revised Policy 600-24 and approved by the membership at the March 5, 2015 meeting—no update.

In response to a query by **Bob Whitney**, it was stated by **Community Planner Karen Bucey** that potential updates to the LJCPA Bylaws had been reviewed by City staff and would need approval by the City Council.

- 6.2** Short-Term Vacation Rentals (STVR): Draft language from Smart Growth & Land Use Committee of San Diego City Council. A draft ordinance based on input from the public and City Council members had been expected from DSD by June 30, but it has been delayed a week or so. It will follow the usual review process.

- 6.3** Notice of Proposed Sale of .074 acre parcel of City-owned land situate Draper Avenue between Kline and Silver. This is adjacent to the Silver Street town homes recently reviewed by the LJCPA. The sale by auction has now been recommended by the Real Estate Assets Department and authorized by the City Council.

- 6.4** Ad Hoc Committee on Residential Single-Family (RS) Zoning Meeting July 1st, 6pm, La Jolla Library. http://www.lajollacpa.org/agenda/AdHocRSzoning15_0701agenda.pdf . met on July 1. See 10.3 below.

7.0 Non-Agenda Comment

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

- 7.1 City of San Diego – Community Planner: Karen Bucey**, KBucey@sandiego.gov reintroduced herself.

- 7.2 UCSD - Planner: Anu Delouri**, adelouri@ucsd.edu, <http://commplan.ucsd.edu/> stated that the public review period for the Draft MND for the Graduate and Professional Student Housing on the East Campus in the Mesa Housing area will extend to July 28th. It is needed to help UCSD reach its goal of campus housing for 50% of its students; there is now a waiting list. In response to a query from **Trustee Emerson**, it was stated that UCSD and other areas to the east of La Jolla were under the purview of the University Planning Group and interested parties can receive DSD notices from that area upon request; also the agendas of the University Planning Group can be requested from the City or that group.

7.3 Others

CA Marengo, on behalf of the LJVMA thanked UCSD for hosting the Special Olympics attendees. He noted that La Jolla BID was losing retail and as an advocate for the merchants he is asking the LJCPA as well as other groups to recommend discontinuation of the LJ PDO. He stated that the BID is not receiving the funds it is due from new merchants because the County Assessor's Office is telling them the businesses in the LJ PDO are not in San Diego and do not owe the BID fees. The City is not consistent in its application of the pertinent regulations.

Barbara Bry announced her candidacy for CD 1 seat now held by **Council President Sherri Lightner**.

Linda Van Zandt asked that the LJCPA investigate any irregularities in the project at 754-758 Bonair, which plans were reviewed and recommended by the LJCPA in September 2013. She also expressed the opinion that it was inappropriate for elected trustees to act as lobbyists for projects before the board.

8.0 Trustee Comment

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

Trustee Fitzgerald inquired about the parking proposed for the new music center proposed for Fay Avenue. Several noted that the applicants had secured parking agreements with several lots in town; newspaper articles showed that many were located a long distance from the venue. **Ed Comartin and Trustee Zimmerman** commented.

Trustee Emerson noted that the Galaxy Taco restaurant being developed at the site of the old La Jolla Shores Market violates the color palate required by the LJS PDO and differs from the subdued palate presented to the La Jolla Shores Association. She and **Tony Crisafi** have been in contact with the owners/developers. **President Greatrex** said she would investigate.

Trustee Ahern commented on the appearance of the Bonair project and to clarify the action that CA Marengo wanted the LJCPA to take.

Trustee Donovan said she would prefer to amend rather than eliminate the LJ PDO.

Trustee LaCava noted that as to Mr. Marengo's comments, the LJCPA had a PDO Committee; that the question of the building color in the Shores was a matter for the Building Inspector; that **Bylaw Committee Chair Greatrex** and he had met with the City regarding the December 2014 proposed bylaw amendments. Further, that the decision had been made to bifurcate the Bylaws amendments required by the 600-24 update from the more extensive ones developed by the Bylaws Committee and only submit the former to the Membership as was previously disclosed; additionally any Bylaws approved today do not affect anything that happened in the past. Last, in response to an opinion expressed by a member of the public, No Comment was offered as advised by the City Attorney's Office.

Trustee Costello distributed a sheet showing how to use the Open DSD website to research City Building permits. He said he would be willing, perhaps with Trustee Ahern and others, to assist in investigating the Bonair property cited by Ms. Van Zandt to compare what was approved with what was built.

9.0 Officers' Reports

9.1 Treasurer

Beginning Balance as of 6/1/15	\$ 330.97
Income	
• Collections	<u>\$ 188.41</u>
Total Income	\$ 188.41
Expenses	
• Rec Center Rent (July-Sept)	\$ 141.00
• Agenda Printing	61.41
▪ AT&T telephone	<u>67.24</u>
Total Expenses	<u>\$ 269.65</u>
Net Income/(Loss)	\$ (81.24)
Ending Balance of 6/30/15	\$ 249.73

9.2 Secretary

Trustee Boyden stated that if you want your attendance recorded today, you should sign in at the back of the room. There are three sign-in lists: white ones for LJCPA members and government representatives 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.

For complete membership information you should refer to the current LJCPA bylaws which can be found on the website. Refer to Article III, Section 1.

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

10.1 Community Planners Committee <http://www.sandiego.gov/planning/community/cpc/index.shtml>
Trustee LaCava reported the CPC gave conceptual approval to a proposal by CPPT Marti Emerald for a 2016 ballot bond issue to support Fire Stations and the CPC would await further details before making a recommendation.

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

10.3 Ad Hoc Committee on Residential Single-Family (RS) Zoning - Chair Sharon Wampler referred to the committee agenda and reviewed the process of working with the City. The committee has an ambitious 9-month timeline to come up with a recommendation. Approximately 32-35 people attended the meeting in addition to the six committee members. Commenters focused on scale and neighborhood character. Inconsistencies with the LJC and also with the SDMC are evidently. The committee plans to work along with City staff. The minutes will be posted soon.

11.0 Consent Agenda – Action Item

The public is encouraged to attend and participate in Community Joint Committee & Board meetings before the item/project is considered by the LJCPA.

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 – La Jolla Shores Permit Review Committee, Chair Tony Crisafi, 4th Tues, 4:00 pm
T&T – Traffic & Transportation Board, Interim Chair Dave Abrams, 4th Thurs, 4:00 pm

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 accept the recommendation of the committee/board as the recommendation of the LJCPA. The public may comment on consent items.

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

→ 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.

11.1 Draper’s & Damon, 7857 Girard Avenue

PDO Recommendation: Project meets PDO requirements. 9-0-0.

11.2 Leibowitz Residence, 8283 La Jolla Shores Drive –pulled by Lynn Kavanaugh

PRC Recommendation: Findings can be made for a CDP & SDP, Process 3, to demolish an existing residence and detached pool house, and construct a 9,245 sq ft single family

residence with 157 sq ft detached pool house on a 1.12-acre lot. 3-2-1.

11.3 Feuerstein Residence, 8351 Del Oro Court – pulled by Trustee Zimmerman

PRC Recommendation: Findings can be made for a CDP & SDP, Process 3, to demolish the existing single family residence and construct a new 9,614 square foot two-story residence on a .68-acre lot. 5-0-1

11.4 Taylor Residence 2327 Vallecitos

PRC Recommendation: Findings can be made for a CDP and SDP to demolish an existing one- story single dwelling unit and construct a 1,938 square-foot single dwelling unit, trellis, covered patios, walls, fences, gates, hardscape and landscape on a 0.47 site. 6-0-0.

11.5 Brockett Residence, 7804 Ivanhoe Avenue

DPR Recommendation of 4/21/2015: Findings can be made Coastal Development Permit to demolish an existing office building and construct a single family residence at 7804 Ivanhoe Ave (in the LJP2-2 zone). 6-0-1

11.6 2015 San Diego Triathlon Challenge

(October 18th, street closure, lane closure and No Parking related to athletic competition event at Scripps Park). T&T Recommended Approval. 8-0-0.

11.7 Speed Limit Decrease--pulled by Donna Aprea

Proposal to reduce speed limit from 30mph to 25mph on La Jolla Shores Drive from El Paseo Grande to N. Torrey Pines Rd. T&T Recommendation: Opposed decrease: 5-3-0. Approved leaving speed at 30mph: 7-0-0

11.8 Additional Traffic Control at Traffic Circle

The City is contemplating a speed hump or placement of pylons to control diverting traffic at the Via Capri/Senn Way traffic circle. Input for City Staff. T& T Recommendation: One speed hump on north side of traffic circle and no pylons. 7-0-0.

Items 11.2, 11.3 and 11.7 were pulled for a full hearing in August 2015 by Lynn Kavanaugh; Trustee Zimmerman and Donna Aprea, respectively

Approved Motion: To accept the recommendation of the PDO committee that 11.1 Draper's & Damon, 7857 Girard Avenue meets the PDO requirements; and to accept the recommendation of the PRC that for 11.4 Taylor Residence 2327 Vallecitos: the findings can be made for a CDP and SDP to demolish an existing one- story single dwelling unit and construct a 1,938 square-foot single dwelling unit, trellis, covered patios, walls, fences, gates, hardscape and landscape on a 0.47 site; and to accept the recommendation of the DPR Committee that for 11.5 Brockett Residence, 7804 Ivanhoe Avenue : the findings can be made for a Coastal Development Permit to demolish an existing office building and construct a single family residence at 7804 Ivanhoe Ave (in the LJP2-2 zone); and accept the recommendations of the T&T Board that 11.6 2015 San Diego Triathlon Challenge (October 18th, street closure, lane closure and No Parking related to athletic competition event at Scripps Park) can be approved and that for 11.8 Additional Traffic Control at Traffic Circle, installing one speed hump on north side of traffic circle at Via Capri/Senn Way circle with no pylons be approved (LaCava, Outwater: 11-1-2)

In favor: Ahern, Boyden, Collins, Costello, Donovan, Fitzgerald, LaCava, Outwater, Steck, Will, Zimmerman
Opposed: Emerson

Abstain: Greatrex (Chair), Weiss (doesn't like the way pulling is done)

12.0 8389 El Paseo Grande CDP/SDP

Project Description: CDP and SDP to demolish an existing residence, and construct a new 5,499 sq. ft two-story single family residence with attached garage on an 8,613 sq. ft. property.

LJCPA Action: Pulled from Consent Agenda

PRC Recommendation: Findings can be made for a CDP and SDP to demolish an existing residence, and construct a new 5,499 sq. ft. two-story single family residence with attached garage on an 8,613 sq. ft. property in the Single Family Residence Zone of the La Jolla Shores Planned District, Coastal (non-appealable) Overlay Zone, Coastal Height Limit, with the proviso that the street trees must conform to the public view corridor requirement. 6-0-1.

Architect Paul Benton presented, displaying a map with view corridors and comparing its relationship to the view corridor with that of the house across the street cited by Peggy Davis in her e-mails which had been distributed to the trustees. He cited the rationale that the street trees should serve to frame the view. The trees to be installed are Hong Kong orchids which may be seen planted in the Union Bank parking lot. They are authorized by City code for trees that must fit under power lines and are at the low end of that scale. He showed that looking down the view corridor one can see taller trees and that only the LJS parking lot is obscured, not the ocean. In response to questions, he noted that the side yards are 4', 4', 14' and 10' and that 24" boxed plants will be used and that the City was requiring street trees.

Peggy Davis felt that the "trees" should only be 3' to 4' tall to preserve the view as the City had required for the property across the street. **Mila Vujovich-Barre** also spoke about modifying the plantings proposed) **Trustees Collins and Emerson** (PRC member who had voted in favor of the motion to approve the project) commented.) **Dan Courtney** commented.

Trustee LaCava noted that the SDMC code is being interpreted to mean that the plantings should be below 3' or above 8'.

Approved Motion: Findings can be made for a CDP and SDP to demolish an existing residence, and construct a new 5,499 sq. ft. two-story single family residence with attached garage on an 8,613 sq. ft. property in the Single Family Residence Zone of the La Jolla Shores Planned District, Coastal (non-appealable) Overlay Zone, Coastal Height Limit, with the proviso that the street trees must conform to the public view corridor requirement at installation with the bottom of the canopy at 8'. (Emerson, Weiss: 12-0-2)

In favor: Ahern, Boyden, Collins, Costello, Emerson, Fitzgerald, LaCava, Outwater, Steck, Weiss, Will, Zimmerman

Abstain: Greatrex, (Chair), Donovan (insufficient information presented by applicant)

13.0 Climate Action Plan – Action Item

Continuation of discussion regarding the City of San Diego's Climate Action Plan.

See <http://www.sandiego.gov/planning/genplan/cap/index.shtml>

Presented by **Tommy Hough** of Climate Action Campaign .who outlined the components of the plan: to have 100% clean energy by 2035, to get more cars off the road and to establish Community Choice Aggregation. He outlined the steps taken by other cities in California. He cited the high concentration of green house gases and noted the increase in local wildfires and rising sea levels. Mayor Faulconer has signed on to the plan which has legally binding goals.

Trustees Weiss, Costello, LaCava, and Boyden commented on the scope of the plan and background of the plan developers. **Trustee Fitzgerald** said there was no cost/benefit evaluation.

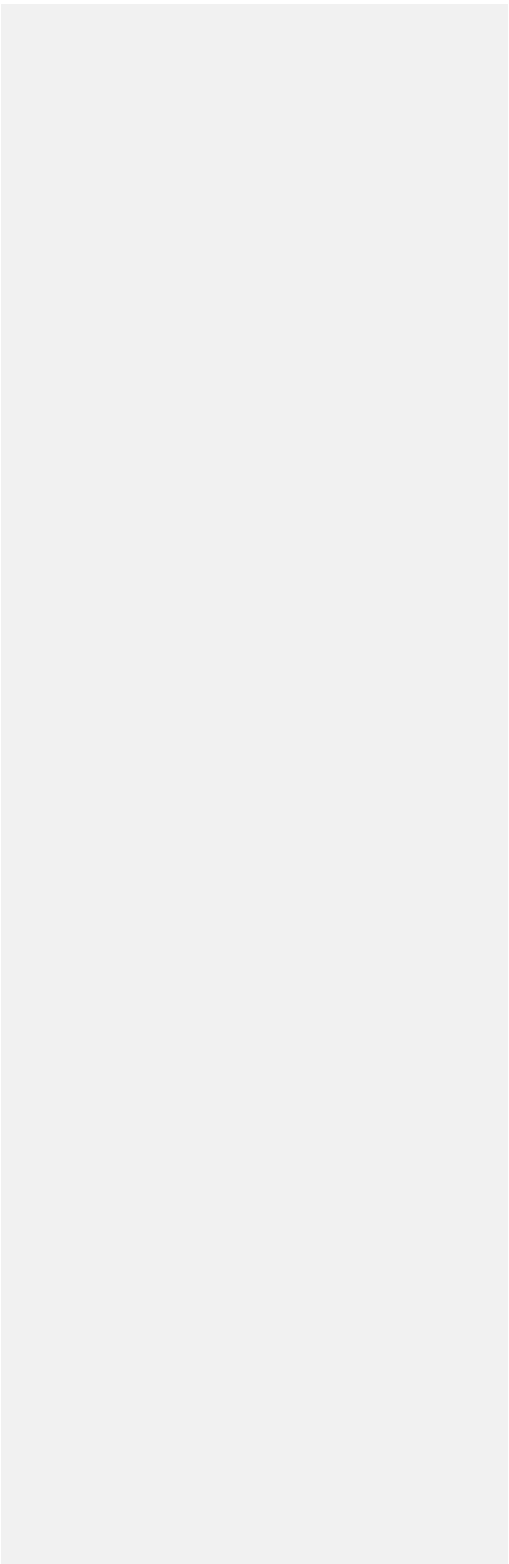
Approved Motion: To approve the Climate Action Plan in principle. (Boyden, Atwater 10-2-1)

In favor: Ahern, Boyden, Donovan, Emerson, LaCava, Outwater, Steck, Weiss, Will, Zimmerman

Opposed: Costello, Fitzgerald

Abstain: Greatrex, (Chair)

14.0 Adjourned at 8:39 pm to next LJCPA Meeting, Thursday, August 6th, 6:00 pm



La Jolla Planned District Ordinance Committee

Chair: Ione R. Stiegler, FAIA

DRAFT MINUTES – MONDAY, July 13, 2015

4:00 PM, La Jolla Recreation Center, 615 Prospect Street, Room 1

Present: Stiegler, Ovanessoff, Fitzgerald, Pitrofsky, Dershowitz, Marengo, Underwood, Parker, Burke, Zimmerman

Visitors: Sheila Fortune (LJVMA), James Alcorn, Ed Comartin, Lowell Jooste, Jim Nori, Hugh Davies, Elizabeth Vanghellewell, Leah Straub, Charles Castle, Katheryn Kanjoe, Philip Quatrino

1. **Public Comment** – Issues not on today's agenda (2 minutes maximum.)

Due to lack of time, this item moved to the end of Agenda.

2. **Chair Report / Board Discussion**

a. Review and Approve June Minutes

Fitzgerald motion to approve. Seconded by Dershowitz.

Vote 9-0-0 (only those who attended the last meeting were eligible to vote, Underwood left early)

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

Tabled to next meeting

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

1. Report from Sheila Fortune, if applicable.

Due to the length of applicant presentations, there was no report at this meeting.

2. 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 focus on the implications of this type of project in La Jolla.

Due to the length of applicant presentations, there was no report at this meeting.

3. **Recommendations to CPA**

a. **Project Name:** Jooste Wines LLC- Sidewalk Cafe

Project Address: 5621 La Jolla Boulevard

Project Number: PTS

PDO Zone: Zone 4

Applicant: Mr. Lowell Jooste & Mrs. Anne Jooste

Agent: Marengo Morton Architects - Michael Morton AIA

City Project Manager: Colette Redon (Project Manager) 619-446-5402

Date of App. Notice: 6-26-2015

NEXT MEETING – MONDAY, AUGUST 10, 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

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La Jolla Planned District Ordinance Committee

DRAFT MINUTES – MONDAY, July 13, 2015 (continued)

Scope of Work:

Create a new sidewalk café in front of Wine Tasting Room and Install a new 3'-0" high railing and support posts to form a sidewalk cafe . PTS # 431764

Project was presented by Michael Morton. A handout detailing the project was distributed amongst the members and is made a part of this meeting. Photos were also distributed to show the current condition of the sidewalk in front of the proposed new business. Presenter explained that the current sidewalk does not comply with the ADA requirements. Accordingly, the applicant has agreed to demolish the current sidewalk and construct a new sidewalk that would comply with the ADA requirements. In doing so, applicant would also build a sidewalk café for its own business. The location, dimensions and measurements were all explained as detailed in the handout. Stiegler expressed concern that the current location of the backflow valve reduced the minimum 8' PDO sidewalk requirement. After discussion, applicant agreed to move the valve to a location that is perpendicular to the building and in between the two front doors of the business to comply with the PDO "clear path" requirement. Architect made this change on the handout and initialed the change. Motion by Fitzgerald/Dershowitz: "Proposal by applicant conforms to PDO requirements with the understanding that the applicant will re-locate the backflow valve to a location that is perpendicular to the building and in between the two front doors, so that the 8' clear path of travel is maintained. Vote 8-0-0 (Underwood left meeting, Marengo recused herself from this item.

4. Recommendations to DPR Committee

- a. **Project Name:** Museum of Contemporary Art San Diego
- b. **Address:** 700 Prospect Street, La Jolla 92037
- Project Number:** 405930
- PDO Zone:** 6A Cultural Zone & 5A Multifamily Zone
- Applicant:** Museum of Contemporary Art San Diego
- Agent:** Lindsay King, Alcorn & Benton Architects
- City Project Manager:** Glenn Gargas
- Date of App Notice:** 2/10/15

Scope of Work: (Process 4) Coastal Development Permit and La Jolla Planned District Special Use Permit (processed as a CUP), Planned Development Permit, to demolish existing residence and construct a museum addition/remodel, including underground parking facilities, totaling 53,469 square feet on a 110,983 square foot property. The project site is located at 700 Prospect Avenue (Museum of Contemporary Art San Diego) in the LJPd-6A and 5A zones of the La Jolla Planned District, Coastal Overlay Zone (Appealable), Coastal Height Limitation, Parking Impact, Residential Tandem Overlay Zones in the La Jolla Community Plan Area.

The Planned Development Permit will address, at a minimum, the following: 1) Accessible Lift and Stair encroachment within a required Rear Yard fronting Coast Boulevard; 2) Trellis encroachment over entrance fronting Prospect Street; 3) Height exceeding 30-foot zoning height limit, while conforming to Proposition D height limit; 4) Egress stair and retaining wall within a required Side Yard.

NEXT MEETING – MONDAY, AUGUST 10, 2015

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La Jolla Planned District Ordinance Committee

DRAFT MINUTES – MONDAY, July 13, 2015 (continued)

Mr. Benton presented the project. A very detailed and comprehensive slide show clearly described the entire project. Items to be noted about this project:

- The existing parking area will be converted to a sculpture courtyard.
- The loading dock/area will be completely enclosed.
- Applicant had conducted a glazing study, which is available for anyone who is interested.
- Applicant conducted a parking study which is also available to anyone interested.
- The building frontage on Cuvier Street is considered to the front of the project with a 10' set back, while Prospect Street is considered to be the side of the project with a 15' set back.
- If this project were to be built today, it would require 293 parking spaces. It currently only has 25. The applicant proposes to build a total of 41 new parking spaces. Of these, 19 would be on grade, 2 will be van accessible, and 1 large van accessible, and 19 would be accessed by lift for a total of 41.
- The applicant is requesting four deviations from the PDO. These were described in the handout provided by presenter (attached to these Minutes) and referenced in the motions for this project.

The neighbor directly south of the project was present and expressed his concern with regards to losing his panoramic view of the ocean. The presenter detailed the location of the new building and that it would step down towards the West, which would mitigate the impact on the neighbor's view.

Various other questions from the public were addressed by the presenter.

The projects landscape architect, Mr. Jim Nori, presented the landscaping plan for the project. It was explained that the current landscaping would be augmented with new trees and plants. A list and photos of the proposed trees/shrubs/plants were presented to the committee. He further demonstrated that all the view corridors would not be disturbed by landscape design and that all the plants in these areas would be held to a level of no more than 2 to 3 feet. It was also demonstrated that the applicant desired to keep the large ficus tree that is currently in front of the museum on Prospect Street. Mr. Nori also demonstrated that option "B" of the landscape requirements, which is the option chosen by the applicant, required 30% of landscape area, while the current proposal had landscape coverage of 31.9%, which exceeded the requirement.

Stiegler voiced her concern about deviation number 4, which relates to the exterior staircase that will be used for exiting the parking garage. This staircase is approximately 9' deep and is adjacent to the neighboring residential property. The concern is that this space could attract transients. She recommended to the applicant that the staircase to be relocated to the inside of the building to avoid this risk.

Motion by Fitzgerald/Underwood: "Proposed project does not conform to the PDO with respect to building height and encroachments into the front-, rear-, and side-yard setbacks." Vote 10-0-0

Motion by Fitzgerald/Morengo: "The PDO Committee recommends to the DPR Committee that they accept proposed deviations #1, #2 and #3 as detailed in the attachment to these Minutes." Vote 10-0-0.

Motion by Stiegler/Dershowitz: "PDO Committee recommends to the DPR Committee that they do not accept deviation #4 and that they recommend that the applicant relocate the staircase to within the building structure. Vote 10-0-0.

NEXT MEETING – MONDAY, AUGUST 10, 2015

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La Jolla Planned District Ordinance Committee

DRAFT MINUTES – MONDAY, July 13, 2015 (continued)

c. **Project Name:** Girard Avenue Mixed Use
Address: 7610 Girard, La Jolla 92037
Project Number: 274439
PDO Zone: Zone 1
Applicant: Phil Quatrino
Agent: PQ Design Studio
City Project Manager: John Fisher
Date of App Notice: 05/04/2015

Scope of Work:

The proposed project is located 7610 Girard Avenue, within the La Jolla Planned District, Zone 1, the Coastal Height Limitation Overlay Zone (Prop D, CHLOZ), Coastal Overlay Zone (Non-appealable area two), Parking Impact (coastal) Overlay Zone (PIOZ), and Residential Tandem Parking Overlay Zone (RTPOZ), Transit Area Overlay Zone (TAOZ) of the La Jolla Community Plan (LJCP) and Local Coastal Program (LCP). The project has been revised and is now proposing to construct a two-story mixed use building with 6 residential units on a .28 acre lot. The project is required to obtain the following permits: A Coastal Development Permit (CDP, Process 3, Hearing Officer as the decision-maker) per SDMC Section 126.0702, for the proposed construction of a mix-use development; A Map Wavier (Process 3, Hearing Officer as the decision maker) for new commercial mixed-use condominium project on a single parcel per SDMC Section 125.0120(b)(2)(d); and A Site Development Permit (SDP, Process 4, Planning Commission as the decision maker) per SDMC Section 126.0502(d)(9) to deviate from the development regulations for a sustainable building project. These will be processed concurrently at the highest process level.

The current project is going through a discretionary review process, during this time Staff has the responsibility to review the proposed project based on the current LDC, discretionary requirements, and/or PDO in effect at the time of submittal.

Quatrino

Mr. Philip presented the project. He explained that this project had previously been presented to the committee approximately one year ago. At that time, the project consisted of three stories with basement parking. The new proposal consists of a two-story building structure. The building would have residential, commercial/retail components. The residential component would consist of six condominium units-- three two-story and three one-story condominiums. The commercial element would consist of office space on the second floor and retail spaces on the ground level. The applicant demonstrated that the required parking for the commercial element of the project was 10 spaces, while 11 spaces were being provided. Each residential condominium unit would be provided with a two-car tandem space. The applicant also presented a landscaping plan for the project, including a roof deck. Stiegler noted that a mitigated negative environmental declaration for the project would be required and that additional information would also be needed for the committee to make an informed decision/vote. As a result, the Chair recommended that the applicant/presenter change their agenda item to "For Information Only." This would allow the applicant more

NEXT MEETING – MONDAY, AUGUST 10, 2015

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La Jolla Planned District Ordinance Committee

DRAFT MINUTES – MONDAY, July 13, 2015 (continued)

time to resolve open cycle issues and to obtain an environmental assessment. The applicant agreed.

Meeting adjourned at 6:10PM.

Respectfully submitted,
Peter Ovanessoff, Acting Secretary

Attachment

NEXT MEETING – MONDAY, AUGUST 10, 2015

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La Jolla Planned District Ordinance Committee

DRAFT MINUTES – MONDAY, July 13, 2015 (continued)

Attachment

Museum of Contemporary Art San Diego Project Number: 405930

PDP Deviation resolution

The proposed design incorporates the following, consistent with the intent of the La Jolla Community Plan, with the following Deviations:

- 1. Accessible lift and stair encroachment within the Rear Yard Setback fronting Coast Boulevard.** Providing the proposed Lift and Stair will minimize the disruption to the existing slope and rock wall fronting Coast Boulevard, as well as the required excavation, and promote the accessibility between Coast Boulevard and the Museum, and an improved connection between the Museum and the path to view the ocean are both desirable. This Deviation 1 is to the 10-foot required Street Side Yard fronting Coast Blvd (SDMC 159.0307.b.2.B).
- 2. Trellis encroachment over entrance fronting Prospect Street.** Providing a proposed trellis that is approximately 80 feet long measured parallel to the street, where a maximum length of 50 feet is permitted, is appropriate for the scale and location of this trellis, which is an important design element that provides a frame for the larger-scale entrance to the Museum as well as a welcome feature along the street frontage. Further, this Deviation 2 is offset by a landscaped area of equal area that is provided directly in front of the building and behind and adjacent to the required yard. (SDMC 159.0307.b.1.B)
- 3. Height exceeding the 30-foot Zoning Height Limit.** The proposed addition is to an existing building that predates Proposition D and the Certified LCP (SDMC 113.0270.a.2.B). The height of that existing building is much greater than that required by those codes. This proposed Deviation 3 recognizes that the preexisting legal nonconforming height of the adjacent existing structure will be retained. The proposed new structure conforms to Proposition D, but the “plumb line” height in the interior of the addition does not conform to the zoning height limit, extending to as much as 34 feet above grade in one discreet area of the addition, due to a low area in the finished grade of the parking garage, not because of any change in the roof line in that location. The Deviation is necessary in order to make the proposed Garage and Loading Area workable. The Garage, in turn, is a valuable feature of the project because it makes possible the removal of all vehicles from the Visual Access Corridor on the north side of the property, which is currently used as a parking lot. The project proposes to

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La Jolla Planned District Ordinance Committee

DRAFT MINUTES – MONDAY, July 13, 2015 (continued)

convert that parking area into a sculpture garden. As a result, this proposed Deviation greatly enhances the aesthetic appeal of the project.

- 4. Egress stair on the southeast portion of the site, within the Side Yard Setback, leading to Prospect Street (SDMC 142.0340.d.1)** The maximum permitted height of a single retaining wall in a Side Yard is 6 feet, and above that height multiple walls are required that must be offset. This is ordinarily applied to a retaining wall that is oriented so that the face of the wall is toward adjacent properties. In this case, the exposed face of the wall is visible from the interior of the lot, and in the relatively narrow well of the egress stair. Above grade, the wall extends to a guard rail height of 42". This Deviation 4 will make it possible to create an egress stair and preserve the width of the garage below and the galleries above.

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LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Report – July 2015

July 14, 2015 Present: Benton (Chair), Collins, Costello, Kane, Leira, Mapes, Welsh

July 21, 2015 Present: Benton (Chair), Collins, Costello, Kane, Leira, Welsh

1. NON-AGENDA PUBLIC COMMENT

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

July 14, 2015:

1. The CPA has encountered experience with projects where individuals represent that they will be at the property over the long term, and then they are frequently sold in a relatively short period of time. This is frequently applied to both categorical exemptions and Coastal Development Permits. This also appears to be reinforced by the interpretation of the Community Plan by the Planning Commission. The concern in part is that the Community Plan and the PDO are due for updating. The areas appear to be the definitions of specific terms used in the Community Plan, such as “bulk” and “scale”, which appears to have become nebulous. Is it possible that the DPR and CPA could define these terms to a greater degree of accuracy in lieu of expensive and lengthy plan updates.

2. When projects are presented that include swimming pools, it is noted that this not consistent with the current drought conditions in the state. This matter should be considered further. Measures should be included to cover the pool and reduce evaporative loss.

July 21, 2015:

3. The outcome and recent news about the 754-758 Bonair triplex project were discussed. It appears that the application and approach in processing of this application led to a change in the design that is substantially different than was presented to DPR. It appears that the top level was greatly expanded after presentation to the DPR, and the overall character, bulk and scale were substantially different as well. Regardless, preliminary review by the DPR was not considered further by the Applicant, and final review and recommendation were not provided by the DPR.

2. APPROVAL OF MEETING MINUTES

SUBCOMMITTEE MOTION 7/14/15: To approve the Meeting Minutes of June 9, 2015.

(Leira / Collins, 4-0-1)

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

Opposed: 0

Abstain: Benton, as Chair

Motion Passes

SUBCOMMITTEE MOTION 7/21/15: To approve the Meeting Minutes of July 14, 2015.

(Leira / Collins 4-0-1)

In Favor: Collins, Costello, Leira, Welsh

Opposed: 0
Abstain: Benton, as Chair (Kane not present)
Motion Passes

3. PRELIMINARY REVIEW 7/14/15 and FINAL REVIEW 7/21/15

Project Name:	Duke's ROW Encroachment NDP	Permits:	NDP
Project #:	1216 Prospect	DPM:	Morris Dye
Zone:	425329		
	PDO 1A	Applicant:	Claude-Anthony Marengo
			858-459-3769

(Process 2) Neighborhood Development Permit to construct private landscape and public art encroachment(s) in the public right-of-way. The 0.21-acre site is located within the non-appealable coastal zone at 1216 Prospect Street in the LJPD-1A zone of the La Jolla Community Plan.

APPLICANT PRESENTATION 7/14/15:(Claude-AnthonyMarengo)

The site is the street frontage, dominated by the fig tree. The recent construction has been underway with protection for the tree, and that construction is completed. The tree will be protected, and will be integrated into the design of the Duke statue. The statue will be 12 feet high, set on a precast concrete base that is placed in the area of the roots of the tree. An NUP is required because the statue is over 3 feet in height. A photograph of the proposed statue was presented. The setting and the placement of the statue and the base were discussed.

DISCUSSION:

A discussion ensued about the appropriateness of the human figure, and the likelihood of defacement. It was noted that the tree is large and sculptural and a wonderful feature for the area, and protection and maintenance of the tree is essential to enable the tree to survive.

Please Provide for FINAL REVIEW:

- A more detailed drawings showing the installation. Show the relation to the roots, including the means that it spans the roots and how the roots are protected.
- Show the statue in relation to the trunk of the tree and the branches, as an overall composition.
- Please apply color to the figure in the presentation drawings.
- Provide a drawing showing the relationship of the building to the tree and the statue.

This matter is continued to a later meeting.

APPLICANT PRESENTATION 7/21/15 (Claude Anthony Marengo)

The additional information was presented, with photographs of the work area and some additional exploratory work that has been undertaken. Portions of the root of the tree will be removed.

The presenter stated that this is an art project, in the right-of-way, and not subject to PDO review.

The approach to the excavation and the preparation of the tree were discussed. The anchorage of the statue has not yet been finalized, as it will be determined by the structural engineer in the future as the excavation and preparation proceeds.

DISCUSSION 7/21/15

A discussion ensued about the character of the sculpture, and the appropriateness of the statue and the surfing figure. This was compared to the statue in Cardiff, and the increased responsibility of maintenance that will be required for this installation.

SUBCOMMITTEE MOTION 7/21/15: Findings CAN be made that the proposed project conforms to the La Jolla Community Plan and for a Coastal Development Permit and Site Development Permit for a Neighborhood Development Permit to construct private landscape and public art encroachment(s) in the public right-of-way fronting 1216 Prospect Street.

(Kane / Costello 4-1-1)

In Favor: Collins, Costello, Kane, Leira

Oppose: Welsh

Abstain: Benton (Chair)

Motion Passes

4. PRELIMINARY REVIEW 7/14/15 and FINAL REVIEW 7/21/15

Project Name:	Kaplan-Gaston	Permits:	CDP & SDP
	5606 Dolphin Place	DPM:	Glenn Gargas
Project #:	331559		ggargas@sandiego.gov
Zone:	RS-1-7	Applicant:	William Dumka

Coastal Development Permit (Process 3) to add an 884 square foot, 1st and 2nd story addition to an existing single family residence on a 0.09-acre property. The project site is located at 5606 Dolphin Place, in the RS-1-7 Zone, First Public Roadway, Coastal (appealable), Coastal Height Limitation and Parking Impact Overlay Zones within the La Jolla Community Plan area.

APPLICANT PRESENTATION 7/14/15 (Mel McGee, William Dumka)

Project was presented, which includes a 550 sf addition to the second floor of the existing one-story house. There will be modifications to the interior of the house, bringing the total addition to 800 sf, of an existing 1559 sf house and garage. A deck will be added to the rear of the house. The site improvements will alter some of the landscaping and . The FAR will increase from 40% to 60%.

Regarding Visual Access across the site, this site appears to be in a Scenic Overlook in the La Jolla Community Plan, page 168.

The site has been reviewed for historic significance and it has been found to have no historic significance.

DISCUSSION:

A discussion ensued about the extent of the development and the possible limitations to the views by the neighbors across the property. The intensity of the proposed development was a concern.

Please Provide for FINAL REVIEW.

- Provide a site section across the alley to include the lot on the opposite side of the alley.
- Provide a section through the “Scenic Overlook” that demonstrates the view across the property.
- Provide a landscape plan.
- Provide an elevation of the house in relation to the immediate neighbors.
- Provide a copy of the historic report.
- Consider a side yard setback on the second floor addition.

This matter is continued to a later meeting.

APPLICANT PRESENTATION 7/21/15 (Mel McGee, William Dumka)

The additional information was presented, with the drawings and other exhibits as requested. Mel McGee described the decision to place the addition in the center of the building, and the proportions and footprint of the addition in relation to the existing house.

A technical report was required for the historic significance: it was found that the project does not have historic significance – that has been confirmed by the city historic staff. The historic report was distributed to the Committee members.

The community plan designation of the Scenic overlooks was discussed. An identified public vantage points has a view over the property from Dolphin down Chelsea Lane and another from Forward Street. It was noted that these are different categories of view, and that both overlook private property. The presenter noted that a yard regarding view preservation refers only to required setbacks, and that building height is not required to be reduced for view preservation – this project conforms to heights and setbacks in all respects.

A cross section was shown through the property and the alley, showing the much larger building across the canyon.

A drawing was presented which illustrates the neighbors' view toward the property – a drawing demonstrates the footprint of the house, with the added areas. On the side to the east there are several recesses to provide interest and variation on that side of the building. The setback at the second story is set back further than the first floor (stepped back). The kitchen portion remains one story – other areas are two stories. The configuration of the new addition in relation to the existing house, and the various roof areas and additions, were reviewed.

The landscaped area is 15% of the lot area.

DISCUSSION 7/21/15

A discussion ensued about the historic significance of this project. Some Committee members noted that the existing house does appear to have some historic significance, due to the somewhat unique design. Noting that the Kesling property to the east also has some historic significance, it appears that this property has the potential to have impact on the property to the east. The presenter reminded all that the project has been determined to not have historic significance, and that has been confirmed by City staff.

The presenters described the pattern of development in the neighborhood: most properties observe a 4-foot setback, and there are presently roughly twice as many two-story homes as there are one-story homes.

The placement of the living spaces and the primary windows were also discussed, as well as the relation of the windows to the windows of the house to the east.

Rick and Ann Cruse, neighbors to the east, discussed their home to the east of the proposed project: they have met with a total of 9 neighbors around the property. They have found that there are roughly the same number of one-story homes and two-story homes in the neighborhood. Exhibits were presented that show views of the project from different angles, and from the interior of their home to the east of the subject property. The amount of hardscape area was discussed.

The exterior pavement and deck areas were reviewed. A low retaining wall will be added at a portion of the exterior yard.

The roof pitch of the addition is a reduced slope, compared to the existing roof: this is done in order to reduce the effect of the roof on the adjacent properties. The highest point is 26'-9", where 30' is the maximum allowed height.

Parking is provided in a garage and carport area, and the added deck and spaces were reviewed. A committee member noted the amount of ground area that was covered by the new deck and paved areas.

The relation of the new project to the neighbors is a part of the La Jolla Community Plan, described as a transition to the adjacent property.

SUBCOMMITTEE MOTION 7/21/15: Findings CAN NOT be made for a Coastal Development Permit and Site Development Permit for a 1st and 2nd story addition to an existing single family residence at 5606 Dolphin Place, because the project does not transition or relate well to other neighboring houses. It appears to have

excessive hardscape and inadequate landscape, and it impacts too strongly on the neighboring house to the east where a careful transition from one to two stories was necessary.

(Costello / Leira 4-1-1)

In Favor: Collins, Costello, Kane, Leira

Oppose: Welsh

Abstain: Benton (Chair)

Motion Passes

5. ELECTION OF CHAIR PRO TEM As Chair Benton must recuse himself in order to make the next presentation for the MCASD Expansion:

SUBCOMMITTEE MOTION 7/14/15: to seat Mike Costello as Chair Pro Tem.

(Leira / Mapes 7-0-1)

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

Oppose: None

Abstain: Costello

Motion Passes – Costello approved as Chair Pro Tem

6. PRELIMINARY REVIEW 7/14/15 and **FINAL REVIEW** 7/21/15

Project Name:	MCASD Expansion	Permits:	CDP/PDP/SDP/CUP
	700 Prospect Street	DPM:	Glenn Gargas
Project #:	405930		ggargas@sandiego.gov
Zone:	LJPD 5A & 6A	Applicant:	Lindsay King
			(858) 459-0805

(Process 4) Coastal Development Permit and La Jolla Planned District Special Use Permit (processed as a CUP), to demolish an existing residence and construct a museum addition/remodel, including underground parking facilities, totaling 53,469 square feet on a 110,983 square foot property. The Planned Development Permit will address the potential for Deviations to the development standards for the following: 1) Accessible Lift and Stair encroachment within a required Street Side Yard fronting Coast Boulevard; 2) Trellis encroachment over entrance fronting Prospect Street; 3) Height exceeding 30-foot zoning height limit, while conforming to Proposition D height limit; 4) Egress stair and retaining wall within a required Side Yard. The project site is located at 700 Prospect Avenue (Museum of Contemporary Art San Diego) in the LJPD-6A and 5A zones of the La Jolla Planned District, Coastal Overlay Zone (Appealable), Coastal Height Limitation, Parking Impact, Residential Tandem Overlay Zones in the La Jolla Community Plan Area.

APPLICANT PRESENTATION 7/14/15 (Paul Benton, Lindsay King, Jim Neri)

The proposed project was described. The development of the area to the south of the existing museum buildings will result in functional improvements including a new parking garage for 41 cars, expanded office and shop space, and an enclosed loading dock area, with parking for disabled and motorcycles all in the garage. The driveway entrance to Cuvier Street will be retained, and will serve as the entrance to the garage.

The public features of the museum will be an expansion of the exhibit space, support shops. The floor area of the Museum will increase from 51,545 sf presently to 105,014 sf, and the greatest part of this is the exhibit spaces, which will now total 84,581 sf. The Lot Coverage is 42%. The Floor Area Ratio will increase from 44% to 67%. It is noted that the PDO does not have standards for LC and FAR, but these are provided regardless. All parking on the lot to the north will be removed so that a new public plaza can be created, and a new entrance and book store will be provided facing Prospect Street.

The Landscape design focuses on the requirements for street trees. Three alternatives are selected in order to provide flexibility in selection to conform to the City standards. It is noted that the landscaped area is 31.4%, where a minimum of 30% is required. No changes are proposed to the Scripps Garden. In all, a total of three recessed landscaped areas are created for the relief of the street wall fronting Prospect.

The existing View Corridor is maintained at the north end of the Prospect frontage, and in fact additional width is provided in that area.

The four proposed Deviations were presented, with the section of the code and the proposed application.

Deviation 1 for the Lift and Stair is proposed to make it possible for the Museum to establish a connection from the main building to Coast Boulevard: this is the last segment to be made accessible on the campus. Deviation 2 is to provide for a longer trellis of 80 feet fronting Prospect Street where the maximum permitted is 50 feet: it was noted that the Trellis is in proportion to the rectangular shape of the Sherwood Auditorium immediately behind it, and the desired purpose of the Museum is that the trellis will clearly identify the entrance to the Museum, and this is confirmed by the location of the entrance and trellis on the axis of Silverado, and the scale of these elements. These are offset by the garden and plaza recesses on both sides of the entrance. Deviation 3 is to accommodate the additional excavation that was done at the south side of the building when the loading dock and service yard were created. The height Deviation is limited to the interior of the building: all exterior walls conform to Proposition D. Deviation 4 allows for an egress stair in the side yard, with a retaining wall exceeding 6 feet that is needed for this stairwell.

DISCUSSION:

A discussion ensued about the overall design, with questions about specific areas of the design. The space at the south end, between the addition and the apartments to the south was discussed: this appears to be a limited space although it does provide some view toward the ocean.

Access to the site was discussed, particularly by members of the general public. It is noted that the site including the gardens are part of the ongoing exhibit space of the museum. A policy is in place, through the current approved CDP, which establishes a procedure for free public access through the entrance lobby of the museum. The Norfolk Island Pine at the southwest corner was discussed. It is presently so close to the building that it is not planned to be saved. Members of the committee recommend that be considered further, including relocating the tree or altering that corner of the proposed building. The relocation of the existing Palm trees was also suggested.

Please Provide for FINAL REVIEW.

- a. Space between the two buildings at the south – study alternative uses.
- b. Provide a section across Cuvier Street – to the apartments
- c. Provide View corridor images down Silverado
- d. Removal of the Norfolk Pine – this is an important tree: check tree location, likelihood of relocation to another part of the museum site.
- e. Relocate instead of removing the mature palm trees.
- f. Provide more detail on the exterior elevations – additional physical detailing, plus a key-noted elevation drawing related to the materials selections
- g. Review the concept that unfettered public access is to be provided across the property from Prospect Street to Coast Blvd.

7. ELECTION OF CHAIR PRO TEMPORE: As Chair Benton must recuse himself in order to make the next presentation for the MCASD Expansion:

SUBCOMMITTEE MOTION 7/21/15: to seat Mike Costello as Chair Pro Tempore.

(Kane / Collins 5-0-1)

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

Oppose: None

Abstain: Costello

Motion Passes

APPLICANT PRESENTATION 7/21/15: (Paul Benton, Jim Neri, Lindsay King)

The proposed project was presented, first reviewing the requested additional information, with exhibits and drawings as requested.

- a. A landscape plan, sketch elevation, and plant selection information were provided for the space between the buildings. Paul Benton made it clear that this a view space, with a low maintenance requirement, and that it would not usually be entered by members of the public. Jim Neri described the planting.
- b. Photographs were presented, with the view toward the building and the view from the building, and a section drawing to scale.
- c. The view corridor image was presented, with the changes superimposed on a photograph.
- d. The relocation of the Norfolk Pine was discussed, with two possible locations: within 20 to 30 feet of the existing location fronting Cuvier Street, and in the upper sculpture garden. Jim Neri discussed the procedure and the likelihood of success was discussed as well.
- e. Jim Neri reviewed the palm trees: the existing are Washingtonia and can be easily relocated and will continue to grow quite tall (as much as 130 feet). Other new palms will not be the same species due to the preference of the City. These new trees will be grouped separately.
- f. A materials sample board was presented, with two key-noted elevation drawings of representative areas. The finishes presented were: Board-formed architectural concrete, silver travertine wall panels, anodized aluminum canopy, anodized aluminum window frame (in some locations with a louver behind), and glass. Also presented as finishes were oiled teak and a terrazzo.
- g. Paul Benton presented information regarding exhibits on pages 171 and 173 of the La Jolla Community Plan, which do not indicate any requirement for physical access to the site.

DISCUSSION 7/21/15

A discussion ensued about the character of the neighborhood, the relation to the apartment building to the south, and the scale of the proposed development. It was noted that the proposed development is sited in the least obtrusive portion of the site, and that placement of the garage into the slope was a good solution for the garage and the utility spaces.

The relation of the proposed improvements to the view and the other buildings on Cuvier Street was discussed. It was noted that the view down Cuvier Street is framed by the planting on both sides, and the existing Norfolk Pine. It was noted that Cuvier Street has a substantial curve at the bottom, which results in a portion of the view, which is not down the public right-of-way, crosses a portion of the site.

Claude-Anthony Marengo described the concern about the apartment building to the south, both how it would be affected by the adjacent development, and the maneuvering of trucks into the parking garage. Diane Kane proposed that a trellis over the driveway would be an effective way to minimize the visual impact of the driveway. The scale of the proposed development relative to the apartment building to the south was discussed, and compared to the scale of the proposed wing that extends across the driveway and the balconies, which all step down the slope.

The deviations were reviewed further, with detailed discussions of Deviation 3 for plumb-line height., and the area affected by the proposed Deviation 3. Paul Benton reviewed the requirements for the finding of recommendation of approval of Deviations in a Planned Development Permit, per SDMC 126.0604.a, which sets the standard that the improvements are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

SUBCOMMITTEE MOTION : Findings CAN be made that the proposed project conforms to the La Jolla Community Plan and for a Coastal Development Permit and Site Development Permit for Coastal Development Permit and La Jolla Planned District Special Use Permit (processed as a CUP), to demolish an existing residence and construct a museum addition/remodel, including underground parking facilities, totaling 53,469 square feet

on a 110,983 square foot property at 700 Prospect Street. The proposed design incorporates the following, consistent with the intent of the La Jolla Community Plan, with the following Deviations:

1. **Accessible lift and stair encroachment within the Rear Yard Setback fronting Coast Boulevard.** Providing the proposed Lift and Stair will minimize the disruption to the existing slope and rock wall fronting Coast Boulevard, as well as the required excavation, and promote the accessibility between Coast Boulevard and the Museum, and an improved connection between the Museum and the path to view the ocean are both desirable. This Deviation 1 is to the 10-foot required Street Side Yard fronting Coast Blvd (SDMC 159.0307.b.2.B).
2. **Trellis encroachment over entrance fronting Prospect Street.** Providing a proposed trellis that is approximately 80 feet long measured parallel to the street, where a maximum length of 50 feet is permitted, is appropriate for the scale and location of this trellis, which is an important design element that provides a frame for the larger-scale entrance to the Museum as well as a welcome feature along the street frontage. Further, this Deviation 2 is offset by a landscaped area of equal area that is provided directly in front of the building and behind and adjacent to the required yard. (SDMC 159.0307.b.1.B)
3. **Height exceeding the 30-foot Zoning Height Limit.** The proposed addition is to an existing building that predates Proposition D and the Certified LCP (SDMC 113.0270.a.2.B). The height of that existing building is much greater than that required by those codes. This proposed Deviation 3 recognizes that the preexisting legal nonconforming height of the adjacent existing structure will be retained. The proposed new structure conforms to Proposition D, but the “plumb line” height in the interior of the addition does not conform to the zoning height limit, extending to as much as 34 feet above grade in one discreet area of the addition, due to a low area in the finished grade of the parking garage, not because of any change in the roof line in that location. The Deviation is necessary in order to make the proposed Garage and Loading Area workable. The Garage, in turn, is a valuable feature of the project because it makes possible the removal of all vehicles from the Visual Access Corridor on the north side of the property, which is currently used as a parking lot. The project proposes to convert that parking area into a sculpture garden. As a result, this proposed Deviation greatly enhances the aesthetic appeal of the project.
4. **Egress stair on the southeast portion of the site, within the Side Yard Setback, leading to Prospect Street** (SDMC 142.0340.d.1) The maximum permitted height of a single retaining wall in a Side Yard is 6 feet, and above that height multiple walls are required that must be offset. This is ordinarily applied to a retaining wall that is oriented so that the face of the wall is toward adjacent properties. In this case, the exposed face of the wall is visible from the interior of the lot, and in the relatively narrow well of the egress stair. Above grade, the wall extends to a guard rail height of 42”. This Deviation 4 will make it possible to create an egress stair and preserve the width of the garage below and the galleries above.

The committee has reviewed a proposed design that incorporates a cobblestone wall that does not conform to current standards for view triangles, and makes the following recommendation:

5. **Retain the cobblestone wall at the corner of Coast Boulevard and Cuvier Street.** The cobblestone wall, which was erected in 1986 as part of an art installation, is compatible with the historic cobblestone walls on this site, and has become a part of the visual fabric of this community. Although the wall encroaches into the View Triangles (SDMC Ch. 15, Art. 9, Appendix F), it is recommended that this wall be preserved as much as possible.

The Committee makes the following additional recommendations:

6. **Trees:** Retain and relocate the Norfolk Pine at the southwest corner and palms for reuse on the site, wherever possible, and conforming to street tree requirements.
7. **New Trellis:** If possible, extend a new trellis over the driveway from Cuvier Street to screen the driveway from view above.
8. **Access:** We recommend further effort and investigation to promote public access to the Scripps Garden and possibly a connection between Prospect and Coast Boulevard.

(Leira / Kane 3-1-1)

In Favor: Kane, Leira, Welsh

Oppose: Collins

Abstain: Costello (Chair pro tempore)

Recused: Benton

Motion Passes

8. PRELIMINARY REVIEW 7/14/15

Project Name:	Lawton Residence Pool Installation	Permits:	SDP
	6525 El Camino del Teatro	DPM:	Edith Gutierrez, (619) 446-5147
Project #:	348808		egutierrez@sandiego.gov
Zone:	RS-1-4	Applicant:	Camille Towey
			(619) 279-0412

Site Development Permit (Process 2) to demolish an existing 2,596 square foot single family residence and construct a new swimming pool and sports court, which will tie the two lots, and associated retaining walls. The site is in the RS-1-4 zone, Coastal (Non-appealable Area 1), Coastal Height and Parking Impact Overlay Zones within the La Jolla Community Plan Area.

APPLICANT PRESENTATION 7/14/15 (Camille Towey)

The project was presented, portions of the written description are incorrect. The former house and structure collapsed during minor renovation, so an emergency demolition permit was issued. There is no request for a permit to construct a residence, and garage, etc. The request is for a pool and lot tie to make a sports court. The owner is an Olympic diver. No other structures except retaining walls and the swimming pool. Will use drought tolerant plants, pool covers. They need a CDP for the demo (after the fact) and pool, and a lot tie.

DISCUSSION

A discussion ensued about the recent history of the property, and the scope of the project. The construction of the house and residence has been eliminated from the project.

The scale and location of the swimming pool were reviewed, in relation to the retaining walls and the landscaping of the area.

PLEASE PROVIDE FOR FINAL REVIEW:

- Please provide a section through the neighboring houses on each side of your project.
- Please provide an elevation (photo-simulation) showing the pool area and hill, and how walls and vegetation will assure slope stability.
- Show an elevation view from the street showing the houses on each side.
- Please show an areal view of the project site and surroundings (Google Earth?).
- Show the relationship of the sports court to the main house, and how the lots tie together.

This matter is continued to a later meeting.

9. PRELIMINARY REVIEW 7/14/15

Project Name:	Warbler CDP & SDP	Permits:	CDP & SDP
	5560 Warbler Way		

Project #: 391771
Zone: RS-1-5

DPM: John Fisher, (619) 446-5231
jsfisher@sandiego.gov
Applicant: Mark Lyon
(858) 459-1171

La Jolla SDP No. 24005182 Site Development Permit (Process 3) for Environmentally Sensitive Lands for a 1,919 sq ft basement addition and a 1,587 sq ft deck and pool at basement level of existing 3,151 sq ft residence at 5560 Warbler Way. The 0.402 acre site is in the RS-1-5 zone and Coastal (Non-appealable) Overlay Zone within the La Jolla Community Plan Area.

APPLICANT PRESENTATION 7/14/15 (Mark Lyon, Sarah Hoffelt)

The design was reviewed. The existing one-story portion is 1902 sf, and the garage is roughly 500 sf. There is a subfloor area that is included in the floor area calculations that is added in the calculations but is not used. The proposed development is within the footprint of the existing house, and the majority of that is within the space under the upper floor. The entire site was disturbed at the time of original grading: a Site Development Permit is required due to the introduction of some native species, and that will be evaluated further as an environmental issue.

The project has been reviewed and approved by the neighborhood homeowner's association.

The new floor area will 3,337 sf, for an FAR of 19%, where 47% is permitted. The proposed development includes 4,497 sf total gross area.

The structure height is within Proposition D limits at 30' + 10'.

DISCUSSION 7/14/15

A discussion ensued about the configuration of the house in relation to the slope, the swimming pool to the rear, and the fire protection zones. The upper portion of the house, including the roof, will be unchanged by this project. The additions and alterations are almost entirely within the basement area of the house, which will be excavated for the proposed work.

There was a concern regarding the lack of specificity on retaining walls, hillside firebreaks, and revegetation plans. The project has been reviewed and approved by the neighborhood association, which investigated staking of the area of the new deck and the alterations to the landscape at the exterior of the property.

SUBCOMMITTEE MOTION 7/14/15: The Committee wishes to consider this Preliminary Presentation as sufficient to make a finding and recommendation for this project. A unanimous vote is required.

(Collins / Mapes 7-0-0)

In Favor: Benton (Chair), Collins, Costello, Kane, Leira, Mapes, Welsh

Oppose: None

Abstain: None

Motion Passes

SUBCOMMITTEE MOTION 7/14/15: Findings CAN be made for a Coastal Development Permit and Site Development Permit for a Site Development Permit (Process 3) for Environmentally Sensitive Lands for a 1,919 sq ft basement addition and a 1,587 sq ft deck and pool at basement level of existing 3,151 sq ft residence at 5560 Warbler Way.

(Benton / Mapes 5-1-1)

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

Oppose: Leira

Abstain: Benton (Chair)

Motion Passes

1. PRELIMINARY REVIEW 7/21/15

Project Name:	VERIZON MT. SOLEDAD PRESBYTERIAN CHURCH		
	6551 Soledad Mountain Road	Permits:	CDP
Project #:	407711	DPM:	Karen Lynch, (619) 446-5351
Zone:	RS-1-5		klynchash@ sandiego.gov
		Applicant:	Monica Moretta, (619) 944-9564

Scope of Work:

(Process 4) - for a Site Development Permit, Coastal Development Permit, Neighborhood Development Permit and Neighborhood Use Permit applications to expand an existing Wireless Communication Facility: replacing (4) previously-approved panel antennae; replacing (2) previously-approved 25' antenna standards with (2) 30' standards, and; installing (12) diplexers at the top of standards. 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.

Note 1: This is at the same site as the "T-Mobile Mt Soledad Presbyterian", project no. 388149 that was reviewed by this Committee on 1/20/15 and 2/10/15 and reported to the CPA as Item 3 in the February 2015 DPR report. The first two pages of the February 2015 report to the CPA are distributed with the other supporting materials.

Note 2: This project was incorrectly described as "T-MOBILE MT. SOLEDAD PRESBYTERIAN CHURCH" in the Agenda.

APPLICANT PRESENTATION 7/21/15 (Monica Moretta, Paul Gerst)

The proposed project was presented, with exhibits that show the configuration of the antennae and the changes to them. Two antennae are affected, which are existing antennae used by Verizon. The height of these antennae will be increased from 25 feet to 30 feet, and the enclosures of the antennae will be increased in height from 2 feet to 6 feet. The diameter of the antenna enclosures will be maintained at 2 feet.

All other aspects of the installation will remain the same: the antennae will continue to be served by the existing equipment building, and the two affected antennae will be in the same location as the existing.

DISCUSSION 7/21/15

A discussion ensued about the installation, the relation to the nearby trees, and the scope of the work. It was noted that the new antennae will focus the signal area, resulting in greater signal energy within the projected angle of the antennae.

SUBCOMMITTEE MOTION 7/21/15: 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 6-0-0)

In Favor: Benton (Chair), Collins, Costello, Kane, Leira, Mapes, Welsh

Oppose: None

Abstain: None

Motion Passes

SUBCOMMITTEE MOTION : Findings CAN be made that the proposed project conforms to the La Jolla Community Plan and for a Coastal Development Permit and Site Development Permit for a Site Development Permit, Coastal Development Permit, Neighborhood Development Permit and Neighborhood Use Permit applications to expand an existing Wireless Communication Facility at 6551 Soledad Mountain Road at the Mount Soledad Presbyterian Church, as presented.

(Costello / Collins 5-0-1)

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

Oppose: None

Abstain: Benton (Chair)

Motion Passes

La Jolla Shores Permit Review Committee Minutes
4:00 p.m. Tuesday, July 28, 2015
La Jolla Recreation Center, 615 Prospect Street, La Jolla, CA

Executive Summary of Motions

4. Potential Code Violations - Galaxy Taco paint colors

Motion by Donovan, seconded by Emerson, to make the Galaxy Taco paint colors (neon yellow and purple) an action item on today's PRC agenda. Motion passes **4-2-0**. In favor: Crisafi, Donovan, Emerson, Naegle. Opposed: Lucas, Steck. Gordon was out of the room for the vote.

Motion by Emerson, seconded by Donovan, that the LJSPRC will write a letter to the CPA requesting that the Galaxy Taco issue be put on the agenda as an action item for the next meeting. Motion passes **4-0-2**. In favor: Crisafi, Donovan, Emerson, Naegle. Abstentions: Lucas and Steck. Lucas and Steck abstained on the ground that notice to the public that the PRC would take action on the matter at today's meeting was inadequate. Gordon was out of the room for the vote.

Emerson and Donovan will write the letter to the CPA on behalf of the PRC.

8a. SHIRLEY TRUST SDP and CDP, 8025 Calle del Cielo

Motion by Steck, seconded by Naegle, that findings can be made for an SDP and a CDP for a 6,840 SF Gross Floor Area (10,955 total habitable space if the 'basement' is counted) two-story-over-basement residential dwelling unit with a 785 SF detached habitable accessory structure, pool, spa, and site retaining walls on an existing vacant 0.652 acre lot at 8025 Calle del Cielo in the SF zone of the La Jolla Shores Planned District, Coastal (Non-appealable) Overlay Zone within the La Jolla Community Plan Area, *with the modifications made at today's PRC meeting shown on the plans*. The motion passes **5-0-2**. In favor: Crisafi, Donovan, Gordon, Naegle, Steck. Abstentions: Emerson and Lucas. Emerson abstained due to concern over the precedent set by the three-story appearance of the home. Lucas abstained because he was out of the room for part of the discussion.

8b. FAN RESIDENCE, 8295 Prestwick Drive

Motion by Donovan, seconded by Emerson, to continue the project until the August meeting of the LJSPRC. Motion passes **5-1-0**. In favor: Donovan, Emerson, Gordon, Lucas, Naegle. Opposed: Steck. (Crisafi recused himself in order to present the plans for the Fan residence, which is an Islands Architects project.)

8c. MOFID RESIDENCE, 8656 Glenwick Lane - Information Only

Presenters had left the room by the time the item was called. The item will be placed on the PRC agenda for August.

Minutes in Full

Present: Crisafi (chair), Donovan (secretary), Emerson, Gordon, Lucas, Steck, Naegle
Absent: Laura DuCharme-Conboy

1. Welcome and call to order - Tony Crisafi, Chair

2. Adopt the Agenda

The agenda was unanimously adopted.

3. Discussion regarding moving the recurring meeting date.

The PRC regular and recurring meeting date was changed to the second Thursday of the month.

[Update: meeting date change will not go into effect until 2016.]

4. Potential Code Violations - discussion of possible actions by PRC

Emerson and Naegle have received complaints from members of the Shores community about the paint colors (neon yellow and purple) on the new Galaxy Taco restaurant on Avenida de la Playa. Many see the colors as a violation of the LJS PDO. *Emerson* reported that she met with George Hauer, co-owner of Galaxy Taco, on the matter, that he sees the colors as accent colors rather than the primary building colors, and that he is aware that the Galaxy Taco paint colors are on today's PRC agenda. However, he has gone out of town and has not sent a representative.

Crisafi - The issue is what the PRC can do about code violations. The City should not have approved the colors without referring the matter to the PRC, but no doubt the decision to approve the colors was made by someone not adequately familiar with the LJS PDO. It was approved as a remodel and hence no SDP was required.

Lucas: The PRC is not a code compliance body. However, the CPA is. Unfortunately, the PRC cannot act on the matter today because the agenda did not list the Galaxy Taco paint colors as an action item.

Emerson: With a 2/3 vote the Committee can put a matter on the agenda as an action item.

Motion by Donovan, second by Emerson, to make the Galaxy Taco paint colors an action item for today's PRC agenda. Motion passes 4-2-0. In favor: Crisafi, Donovan, Emerson, Naegle). Opposed: Lucas and Steck. Gordon was out of the room at the time of the vote.

Motion by Emerson, second by Donovan, that the LJS PRC will write a letter to the CPA requesting that the Galaxy Taco paint color issue be put on the CPA agenda as an action item for the next meeting. Motion passes 4-0-2. In favor: Crisafi, Donovan, Emerson, Naegle. Abstaining: Lucas and Steck, both because they think that public notice of the action to be taken was inadequate.

Emerson and Donovan will write the letter.

5. Non-agenda Public Comment

Pat Miller asked that the committee members identify themselves, which they did.

6. Non-agenda Committee comments

None

7. Chair Comments

None

8. Project Review

a. SHIRLEY TRUST SDP and CDP, 8025 Calle del Cielo

SDP and a CDP for a 6,840 SF Gross Floor Area (10,955 total habitable space if the 'basement' is counted) two-story-over-basement residential dwelling unit with a 785 SF detached habitable accessory structure, pool, spa, and site retaining walls on an existing vacant 0.652 acre lot at 8025 Calle del Cielo in the SF zone of the La Jolla Shores Planned District, Coastal (Non-appealable) Overlay Zone within the La Jolla Community Plan Area.

Project was presented last month and tabled due to City cycle issues not yet resolved.

Presentation: Mike McCarley & Bill Hayer of Hayer Architects

Presenters focused on the City's cycles issues and how they were resolved:

- Add street trees, so they added 3 liquid ambers (a designated street tree)
- Stormwater disposal - they provided more detail; they now meet the current city standards and are preparing to meet the new city standards that will go into effect in Dec., 2015, which will require that storm water be treated on site - brought to a point where it is contained and then filtered on out instead of discharged en masse into the storm drain pipe.
- Buffer zone between the proposed Shirley Trust and the residence to the south. At present there is a low hedge and they are proposing a taller hedge of podocarpus which can grow to 20 feet.
- Material of sun shade - they changed it to a bronze wood tone.

Committee discussion focused on the proximity of the front of the house to the street. Presenters agreed to shift it back from the street as indicated below.

Crisafi summarized the recommendations made by committee members and penciled onto the plans: the northwest retaining wall shifts 2 feet east; the guard rail, to have a planter alongside it, shifts 4 ft. east; the terrace as a whole shifts 4 feet east. The summary is penciled onto Sheet 01 of site plan. All committee members initialed, as did presenters McCarley and Hayer.

Motion by Steck, seconded by Naegle, that findings can be made for an SDP and a CDP for a 6,840 SF Gross Floor Area (10,955 total habitable space if the 'basement' is counted) two-story-over-basement residential dwelling unit with a 785 SF detached habitable accessory structure, pool, spa, and site retaining walls on an existing vacant 0.652 acre lot at 8025 Calle del Cielo in the SF zone of the La Jolla Shores Planned District, Coastal (Non-appealable) Overlay Zone within the La Jolla Community Plan Area, *with the modifications made at today's PRC meeting shown on the plans*. The motion passes **5-0-2**. In favor: Crisafi, Donovan, Gordon, Naegle, Steck. Abstentions: Emerson and Lucas. Emerson abstained due to concern over the precedent set by the three-story appearance of the home. Lucas abstained because he was out of the room for part of the discussion.

[Lucas replaces Crisafi as committee chair for purposes of presentation of Fan Residence project presentation.]

8b. FAN RESIDENCE, 8295 Prestwick Drive - SDP and CDP

Existing 4100 SF one-story house to be demolished to make way for a 5,757 SF two-story residence over a 1381 SF basement. Lot size 26,397 SF (over half an acre). FAR now 0.16 and will increase to 0.22.

Public Comment: Neighbors Barbara Gross and Pat Miller were present. Their comments focused on: the side setbacks, which they felt to be generally inadequate on the north, and in particular on the second-story level of the north side of the proposed residence; the height of the house

Committee discussion: Focused on the two story element sitting on the 6 foot setback on the north, view triangles, noise from pool (Crisafi says the pool contractor will provide acoustic equipment to damp down the pool noise), the roof top terrace over the first floor, the height and articulation of the flat north wall (Crisafi says wall is 26.5 feet tall with a 2-foot parapet extending the height to 28.6 for the first 6 feet of the wall and possible increase in aesthetic appeal by using wood louvers for north west terrace windows), stormwater drainage plan (Crisafi says front xeriscape landscaping will act as bioswale), greenscape (Crisafi says is increased 5% to 70%, though is xeriscape), solar (Crisafi says

thinking about solar, but not proposing it right now, if do so there will be enough room to keep the height under 30 feet even with solar panels, though by state law, solar needs now override CC&Rs).

Motion by Donovan, seconded by Emerson, to continue the project until the August meeting of the LJSPRC. Motion passes **5-1-0**. In favor: Donovan, Emerson, Gordon, Lucas, Naegle. Opposed: Steck. (Crisafi recused himself in order to present the plans for the Fan residence, which is an Islands Architects project.)

[Crisafi resumes chairmanship of Committee.]

8c. MOFID RESIDENCE, 8656 Glenwick Lane - Informational only.

Presenters left before the Committee reached this item. It will be put on the agenda for next month.

ADJOURNMENT at 6:30 p.m.

LA JOLLA TRAFFIC AND TRANSPORTATION BOARD

Regular Meeting: Thursday July 23, 2015

Members Present: Dave Abrams LJCPA, Tom Brady LJCPA, Earl van Ingewan LJTC, Donna Aprea LJTC, Michelle Fulks BRCC, Patrick Ryan BRCC, Nancy Warwick LJVMA, Corey Bailey LJVMA, Brian Early, LJSA .

Members Absent: John Kasser, LJSA

Approve Minutes of June 25, 2015: Tom Brady requests Amendment to Agenda Item 1:

add " The Board voted unanimously 8-0, Motion made by Brady and seconded, to continue Agenda Item 1 to the July 23 Meeting. The Applicant did not provide, as he had been repeatedly requested to do, evidence that he had done Community Outreach by submitting a Petition signed by Community Members affected by his request; which is a T&T requirement for first time applicants requesting a Special Event Permit. Howard Singer and his Group was asked how much time he needed to do the Community Outreach that the Board was requesting and he stated that he could have it done by the July 23 Meeting. The City of San Diego's Guidelines for Special Events, a four page publication, was distributed and referred to, in an effort to try to help him get through the process of Approval.

Motion to Approve with Amended Minutes: Brady, Second Warwick passed 9-0-0.

Public Comments- Non Agenda Items

Dale Duffala spoke about two Stop Signs on corner of Colima and Hermosa Streets being removed by the City and now Street is being used as a Raceway. This location is half mile from Bird Rock Elementary School, he requests City return them. Todd Lesser explained the Stop Signs were placed in error, should have been Yield Signs, and the City is correcting the error.

Gale Forbes spoke about Motorcycles racing up and down La Shores Drive at night and requests more Police presence. Comment was made that Motorcycles are racing all over the Streets of La Jolla and not enough Police Enforcement.

Time Certain Item 4 Taste of the Cove: Kira Finkenberg

The 14th Annual Taste of the Cove will be held on Thursday August 27th. The Event is the signature fundraiser for the San Diego Sports Medicine Foundation. The Mission of the Foundation is to provide a medical safety net for injured youth with limited financial means in order to return them back to health, life, and sports. Event is valet parking using Ace Parking services. No complaints in 13 years and unanimously approved by La Jolla Parks and Beaches. Motion to Approve: Fulks Second Brady passed 9-0-0.

Item 1 Election of Officers: Nominations from June 25 meeting:

Dave Abrams, Chair Motion to Approve: Fulks, Second Brady, passed 8-0-1

(Abrams)

Michelle Fulks, Vice Chair Motion to Approve: Brady, Second Ryan passed 8-0-1

(Fulks)

Two Nominations made for Secretary, discussion on Primary and Secondary Role

One Motion to Elect both:

Donna Aprea Primary, Earl van Ingewan Secondary, Motion to Approve: Fulks

Second Brady passed 8-0-1 (Aprea)

Item 2 La Jolla Community Parade: SDCDIG

Request for Street Closures for Community Parade being held on Sunday December 13, continued from June 25th Meeting. Presentation by Andrea Carter, Esq. and Linda Wenger, SDCDIG. Booklets were distributed to Board Members documenting 14 pages of SDCDIG efforts to meet T&T requirements for Community Outreach of Businesses that will be affected by the Street Closures. Discussion centered on the Business that were contacted. Approvals were needed from 80% of the Businesses located along the Parade Route. Tom noted there are 300 Businesses along the Parade Route and staging area and the 60 Petitions that were submitted to T&T were not even close to the 240 Businesses that should have been petitioned. Patrick noted that many Businesses who Voted Yes to the closures were not even on the Parade Route while the Businesses who Voted No were directly affected by the street closures. Nancy questioned the integrity of the Responses from the Petitions. She received multiple feedback from Business Owners very confused between the two Parades and believed they were signing a Petition to close the Streets for the First Parade being held on December 6. She also received complaints from Business Owners who were threatened and intimidated by Mr. Singer when they Voted No to the street closure for December 13.

Public Comment on La Jolla Community Parade began with George Johnson of Meanley and Sons expressing confusion on why there are two back to back Parades along the same Route and why the two Parades can't be combined. Ms. Carter responded that was the goal of the Community Parade but the Event Planner from the First Parade does not respond to them. He also asked if there will be porta potties and Ms. Wenger responded yes there will be porta potties available.

Question was asked by an audience member how big the Parade was and how many are participating. Ms. Carter responded that was unknown since this is their first time. Todd Lesser commented that there was no place on SDCDIG website to sign up to participate in the Parade. Todd continued to comment that SDCDIG was not a registered legal entity and T&T cannot give approval to a non-existing Entity. He spoke of the need to have a professional event planner for a crowd estimated at 25,000, it appears no one running this Parade knows what they are doing since the Medical Services available consists of someone down the end of each street calling 911 in case of an emergency. Darcy Ashley commented that T&T is voting on hopes, dreams, and guesses.

Action to approve street closure for the community parade on Sunday December 13 is deferred. Due to the lack of information on the size and scope of the parade and due to evidence of confusion, intimidation, and misrepresentation to the affected parties, we move not to vote at this

time on the street closures for the La Jolla Community Parade.

Motion to Approve: Warwick, Second Brady passed 9-0-0.

Item 3 Proposal to Eliminate Parking : Anne Dynes

Continued from June 25th Meeting. Discussion in June centered on reconfiguring of parking spaces on Coast Blvd, from cobblestone wall to 274 Coast Boulevard, in order to install a class 2 bike lane on the west side and reverse angle parking on the east side consistent with the Whale View Point project of La Jolla Parks and Beaches. Dave clarified that the Agenda is incorrectly titled in that the proposal is to remove parking from the east side of Coast Blvd., and to redistribute the spaces on nearby streets, not eliminate them. Anne, Dave, and Tom met with City Staff earlier today and it was stated no angle parking in that area is not an option due to width of Street. The Street is 30' on that section and 32' is needed for any angle parking. The City Staff person will study the options for relocating parking spaces that would be lost. Ann will report back with the results of that study. The project is put on hold for now.

Item 5 La Jolla Music Society- Parking Management Plan: Christopher Beach

LJMS can no longer use the venue at the MCASD due to expansion efforts. They are constructing their own Performance Arts Center at 7600 Fay Ave to be known as The Conrad. LJMS has submitted a Parking Management Plan for shared and valet parking for daily staff needs and Evening Concert Performances. City of San Diego allows use of shared parking between two nearby properties provided they are located within 600 horizontal feet of one another. The Conrad will have 6 on-site parking spaces and have shared parking agreements with: Bank of America 130' feet from the Conrad has 67 parking spaces available for LJMS. L.J. Presbyterian Church 405' feet from the Conrad has 12 parking spaces for daily use and 50 spaces during evening hours when not needed for church use. The Bishops School 610' feet from the Conrad has 50 spaces available to share with LJMS.

LJMS has valet parking agreements with other nearby Parking Structures for use during Concerts: Charles Schwab Building 690' feet from the Conrad has 182 parking spaces available to LJMS. Merrill Lynch Building 925' from the Conrad has 286 parking spaces available to LJMS. PHP Management 2060' feet from the Conrad offers 100 parking spaces.

Tom questioned the use of shared parking with the Bishop School being outside of the 600' allowable range but Mr. Beach advised that the City will okay going outside the range for 610'. LJMS sends out parking information along with Concert Tickets and also emails parking reminders just before the Performances and they have not received any complaints about parking issues with their neighbors.

Motion to Approve Parking Management Plan: Ryan Second Warwick. Passed 9-0-0.

Item 6 Increase Parking Time Limit: Deborah Marengo

C. A. Marengo is requesting a uniform parking time limit of two hours be established throughout the Business District. Deborah Marengo presented on his behalf a parking limit time zone map detailing the different time zones throughout the business district. Several Streets have multiple parking time limits; which is causing confusion among visitors and patrons resulting in parking tickets. T&T voted on a change of parking limit time zones at their 10/23/14 Meeting but Ms. Marengo says the end result has now caused confusion among customers and visitors not understanding what time zone they are parked in. The San Diego Police also ticket very heavily in the business district and many parking tickets have been issued since that change was made in October.

Nancy Warwick stepped away from the Board to read a statement that a 2 hour uniform parking time limit throughout the business district would result in employee abuse of the available parking needed for business customers as well as prevent a rapid turnover that is needed by many Retailers. A high end restaurant or a hair salon would need a 2 hour time limit for their Customers but a small retail boutique would not, therefore a one size fits all parking time limit would not be beneficial to a business district that is not one size fits all.

An ad hoc subcommittee was formed for the purpose of studying possible changes to the parking time limits in the business district. Members of this committee are Tom Brady as Chair, Patrick Ryan, and Nancy Warwick.

Item 7 Board Consideration of Alternate Days and Times for Regular Monthly Meetings.

La Jolla Community Planning Association had requested a change in T&T's Monthly Meeting schedule of the 4th Thursday of every month. Since LJCPA meets on the 1st Thursday of every month the timing prevented LJCPA from putting T&T's Minutes on the Agenda along with the Minutes from other Committee's. There is a consensus among Board Members for the 3rd Wednesday at 4pm which will be discussed at the August Meeting.

Meeting was adjourned at 4:05 pm.

Respectfully Submitted
Donna Aprea, Secretary