



# La Jolla Community Planning Association

Regular Meetings: 1<sup>st</sup> 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](mailto:info@LaJollaCPA.org)

President: Cindy Greatrex

Vice President: Bob Steck

2<sup>nd</sup> Vice President: Joe LaCava

Secretary: Helen Boyden

Treasurer: Jim Fitzgerald

## D R A F T AGENDA

### Regular Meeting | Thursday, 1 October 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: 3 September 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](mailto:JGarver@sandiego.gov)

##### 4.2 Mayor's Office – Mayor Kevin Faulconer

Rep: **Francis Barraza**, 619-533-6397, [FBarraza@sandiego.gov](mailto:FBarraza@sandiego.gov)

##### 4.3 39<sup>th</sup> Senate District – **Guest Speaker State Senator Marty Block to speak and accept Q and A**

Rep: **Sarah Fields**, 619-645-3133, [Sarah.Fields@sen.ca.gov](mailto: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](mailto:Toni.Duran@asm.ca.gov)

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

##### 5.1 Bylaw Amendment – Slotted for November 2015 City Council Review

##### 5.2 Whitney Mixed Use – 182513 Appeal Hearing: City Council, October 5, 2:00

##### 5.3 Short-Term Vacation Rental – Update sent to Membership

##### 5.4 Cost of Service Study Presentation – Brent Eidson, Public Utilities Department

##### 5.5 La Jolla CIP Update: Hardcopy available

##### 5.6 **ACTION:** Appoint Alex Outwater to LJCPA Ad-Hoc Bylaws Committee

#### 6.0 Non-Agenda Comment

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

##### 6.1 City of San Diego – Community Planner: **Karen Bucey**, [KBucey@sandiego.gov](mailto:KBucey@sandiego.gov)

##### 6.2 UCSD - Planner: **Anu Delouri**, [adelouri@ucsd.edu](mailto: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**

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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.

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**10.0 MARISIMA TRAVEL CENTER NUP 1654 Marisima Way- Action Item**

**DPR Recommendation:** Findings CAN be made for a Neighborhood Use Permit for the Home Occupation at 1654 Marisima Way only, limited to one client visit per week. 4-1-1.

**11.0 KAPLAN-GASTON 5606 Dolphin Place- Action Item**

**DPR Recommendation:** Findings CAN NOT be made for a Coastal Development Permit and Site Development 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. 4-1-1.

**12.0 CONRAD PREBYS PERFORMING ARTS/EASEMENT VACATION 7600 Fay Ave- Action Item**

**DPR Recommendation:** Findings CAN be made that made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit to demolish an existing retail building and construct a 44,014- square-foot, 2-story over basement level Performing Arts Center located at 7600 Fay Avenue. 6-0-1.

**13.0 801 PEARL STREET- CONGER 801 Pearl Street- Action Item**

**DPR Recommendation:** Findings CAN be made for a Coastal Development Permit and Site Development Permit and Tentative Map (Process 4) to remove an existing service station and construct a new mixed-use project with four retail units and 12 residential units with a subterranean garage: total development 23,340 sf, at 801 Pearl Street. With the request that the City complete the Environmental Study and study the issue of left hand turn lanes at Pearl Street and Eads Avenue, and add a stop sign at the top of the driveway ramp leading from this project. 5-0-1.

**14.0 SPEED LIMIT- PRESTWICK DRIVE Between Calle de Oro and Dunaway Drive- Action Item**

**T&T Recommendation:** Findings CAN NOT be made for a City Staff proposal to increase speed limit between Calle de Oro and Dunaway Drive from 30 MPH to 35 MPH, pending receipt of resident petitions. 10-0-1.

## 15.0 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 Phil Merten, 4th Tues, 4:00 pm

T&T – Traffic & Transportation Board, Chair David Abrams, 3rd 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.

**T&T- No meeting in September. DPR- No Recommendations to LJCPA. PDO- No Recommendations to LJCPA.**

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### 15.1 Fan Residence 8295 Prestwick Drive

PRC Recommendation: Findings cannot be made for (Process 3) Coastal Development Permit and Site Development Permit to demolish an existing residence and construct a new 5,757 sq ft 2-story residence over 1,381 sq ft basement at 8295 Prestwick Dr. The 0.132 acre site is in the Single Family (SF) zone of the La Jolla Shores Planned District, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area. Council District 1, because the proposed residence is not in compliance with PDO in that it does not conform to the character of the neighborhood. 4-2-1

### 15.2 Evans Residence, 8039 La Jolla Shores Drive SDP

PRC Recommendation:

Findings can be made for SDP, and for a CDP should that prove to be necessary, for a 1,389 sq ft addition and remodel of a 1,932 sq ft existing single family residence at 8039 La Jolla Shores Dr. The 0.183 acre site is in the SF zone of the La Jolla Shores Planned District, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area. Council District 1. 7-0-0

### 15.3 Davis Residence, 8430 La Jolla Shores Drive SDP

PRC Recommendation:

Findings can be made for an SDP to construct a 1,118 square-foot addition and associated remodel to an existing single family dwelling unit located at 8430 LJ Shores Drive, with a second-story north side setback of four feet, as noted on the plans before the Committee and dated 9-22-2015. The 0.13-acre site is located within the Coastal Overlay Zone (Non-Appealable) at 8430 La Jolla Shores Drive in the LJSPD – SF zone(s) of the La Jolla Shores Planned District within the La Jolla Community Plan area and Council District 1. 6-0-1.

## 16.0 Adjourn to next LJCPA Meeting, Thursday, November 6, 6:00 pm



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Vice President: Bob Steck  
2<sup>nd</sup> Vice President: Joe LaCava  
Secretary: Helen Boyden  
Treasurer: Jim Fitzgerald

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## DRAFT MINUTES

### Regular Meeting | Thursday, 3 September 2015, 6:00 pm

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

**Trustees absent:** Helen Boyden, Mike Costello

**1.0 Welcome and Call To Order at 6:05 pm by Cindy Greatrex, President** who asked that cell phones be turned off and announced that the meeting was being recorded in audio by the LJCPA and in video by another party. She also stated that the applicants had pulled item 11.1 Marisma Travel Center NUP and 11.3 Conrad Prebys Performing Arts Center & Easement Vacation from Consent Agenda. . All will trail to the October Regular Meeting. Also a resident has requested a full LJCPA hearing of the Prestwick Drive Speed Limit Increase heard by Traffic & Transportation but not passed out to the LJCPA.

### 2.0 Adopt the Agenda

**Approved Motion: To adopt the Agenda (Fitzgerald, Collins: 13-0-1)**

In favor: Ahern, Brady, Collins, Emerson, Fitzgerald, LaCava, Little, Outwater, Ragsdale, Rasmussen, Steck, Weiss, Will  
Abstain: Greatrex (Chair)

### 3.0 Meeting Minutes Review and Approval: 6 August 2015

**Trustee Little** noted that information stated at this meeting in Item 12 Leibowitz Residence by Applicant's attorney Matt Peterson is not correct, as the LJCPA purview does allow the review of drainage and grading.

**Approved Motion: To approve the minutes adding Trustee Little's information as an amendment. (Emerson, Steck 11-0-3)**

In favor: Ahern, Brady, Collins, Emerson, Fitzgerald, Little, Outwater, Rasmussen, Steck, Weiss, Will.

Abstain: LaCava (Absent in August) Ragsdale (Absent in August) Greatrex (Chair)

### 4.0 Elected Officials – Information Only

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

Rep: **Justin Garver**, 619-236-6611, [JGarver@sandiego.gov](mailto:JGarver@sandiego.gov) was not present.

#### 4.2 Mayor's Office – Mayor Kevin Faulconer

Rep: **Francis Barraza**, 619-533-6397, [FBarraza@sandiego.gov](mailto:FBarraza@sandiego.gov) was not present.

#### 4.3 39th Senate District – State Senator Marty Block

Rep: **Sarah Fields**, 619-645-3133, [Sarah.Fields@sen.ca.gov](mailto: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](mailto:Toni.Duran@asm.ca.gov) was not present.

**5.0 President’s Report** – Information only unless otherwise noted.

**5.1 Bylaw Amendment: President Greatrex** stated that an Ad Hoc Committee Meeting is tentatively scheduled for September 14. [Lacked a quorum]

**5.2 Brown Act Training:** To be conducted by City of San Diego City Planner Karen Bucey October 1<sup>st</sup> 5:00, immediately preceding October Regular Meeting of LJCPA.

**5.3 Whitney Mixed Use, Project #182513:** Appeal Hearing, City Council. Tentatively scheduled for Monday, October 5 at 2:00 pm.

**5.4 Short-Term Vacation Rental:** Update sent to Residents, hard-copy available at this meeting.

**5.5 Senator Marty Block, 39<sup>th</sup> District** to speak and accept Q and A at the October 1 LJCPA meeting

**5.6 Planned District Ordinance:** September meeting moved to Monday September 21.

**5.7 Traffic &Transportation Meetings:** Permanently moved to third Wednesday of the month, 4:00.

**6.0 Non-Agenda Comment**

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

**6.1 City of San Diego – Community Planner: Karen Bucey**, [KBucey@sandiego.gov](mailto:KBucey@sandiego.gov) gave brief statement that she is a resource for LJCPA.

**6.2 UCSD - Planner: Anu Delouri**, [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu), <http://commplan.ucsd.edu/> **President Greatrex** reported for her on the four projects currently in planning and construction and on the granting of a Sustainability award to UC San Diego.

**6.3 Others:** Member **Kathleen Neil** seeks assistance on a broken cluster mailbox. Mail is currently being held at a Post Office until this is resolved. Member **David Haney** speaks to group in regard to cell towers in La Jolla and Pacific Beach. Discusses AB57, which has passed in the Assembly and is heading to the Governor for approval or veto. Encourages mail to Governor’s mailbox.

**7.0 Trustee Comment**

**7.1 Trustee Little** states that he is not getting email responses from **President Greatrex**, who in turn states that no emails have been received at the LJCPA mailbox from **Trustee Little** and that the mailbox is open to inspection by Trustees. **Trustee Little** states his intentions to email Trustees directly and individually with information pertinent to Regular Meetings. **Trustee Zimmerman** disseminates the email addresses of 17 of 18 sitting Trustees. City of San Diego Senior Planner **Karen Bucey** notes some concern in regard to communication to Trustees directly instead of via the Chair.

**Trustee Zimmerman** suggests that on a go-forward basis, the original square footage of a proposed building expansion should be recorded, for comparison purposes in review. The chair said she would contact the subcommittees and ask them to provide this information.

**Trustee Weiss** stated that corrections to the unsafe sidewalk situation on Torrey Pines Road had not yet been completed. Community Planner Bucey suggested several avenues for action and that she would follow up.

**8.0 Officers’ Reports**

**8.1 Treasurer – Trustee Fitzgerald** reminded the attendees that the LJCPA relies on cash donations to meet the expenses of the organization and thanked them for their continuing support. **President Greatrex** was thanked for volunteering to do the Agenda printing at no cost to LJCPA.

<b>Beginning Balance</b> as of 8/1/15	\$ 257.64
<b>Income</b>	
• Collections	\$ 150.00
• CD Sales	<u>0</u>

<b>Total Income</b>	\$ 150.00
<b>Expenses</b>	
• AT&T Telephone	<u>\$ 73.85</u>
<b>Total Expenses</b>	<u>\$ 73.85</u>
<b>Net Income/ (Loss)</b>	\$ 76.15
<b>Ending Balance of 8/31/15</b>	<u>\$ 333.79</u>

## 8.2 Secretary

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

You are entitled to attend without signing in, but only by providing proof of attendance can you maintain membership or become eligible for election as a trustee. You 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.

## 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> Noted that Short Term Rentals will be on the Agenda September 22<sup>nd</sup>.

**9.2 Coastal Access & Parking Board** <http://www.lajollacpa.org/cap.html> No report

**9.3 Ad Hoc Committee on Residential Single-Family (RS) Zoning 10.0** Discussion from last month's meetings on FAR's, historical zoning actions in Los Angeles and also on an emergency moratorium action locally.

10.0 Full review Action Items --None scheduled

## 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, 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.**

Two Projects Pulled in September:

**11.1 Marisma Travel Center NUP** 1654 Marisma Way

**DPR Recommendation:** Findings CAN be made for a Neighborhood Use Permit for the Home Occupation at 1654 Marisma Way only, limited to one client visit per week. 4-1-1.

**11.3 Conrad Prebys Performing Arts Center & Vacation Easement** 7600 Fay Avenue

**DPR Recommendation:** Findings CAN be made that made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit to demolish an existing retail building and construct a 44,014- square-foot, 2-story over basement level Performing Arts Center located at 7600 Fay Avenue. 6-0-1.

**September Consent Agenda Actions:**

**11.2 Lawton Residence Pool Installation** 6525 El Camino del Teatro

**DPR Recommendation:** Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan for a 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, at 6525 El Camino del Teatro. **7-0-1.**

**11.4 La Jolla Community Parade** San Diego County Diversity & Inclusiveness Group

**T&T Recommendation:** Motion to Deny SDCDIG request for Street Closures on Sunday, December 13, 10-0-0. Motion to Deny the Request for Continuance: **10-0-0.**

**Approved Motion: To approve the recommendation by the DPR Committee that 11.2 Lawton Residence Pool Installation 6525 El Camino del Teatro, that Findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a 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 and to approve the recommendation for 11.4**

**La Jolla Community Parade requested by San Diego County Diversity & Inclusiveness Group**

**T&T Recommendation: Motion to Deny SDCDIG request for Street Closures on Sunday, December 13, 10-0-0. Motion to Deny the Request for Continuance: 10-0-0. Findings CANNOT be made for Street Closures on December 13 and findings CANNOT be made for a Continuance.**

**(Emerson, Rasmussen: 13-0-2)**

In favor: Ahern, Boyden, Brady, Costello, Donovan, Emerson, Fitzgerald, Little, Outwater, Steck, Weiss, Will, Zimmerman

Abstain: Ragsdale (Absent in August) Greatrex (Chair)

**12. 7362 Brodiaea Way- ACTION ITEM**

**Marengo Morton Architect to submit plan for a Right of Entry permit to be issued by the Park and Recreation Department on a project that proposes to remove several non-native eucalyptus trees located in the adjacent open space.**

**Applicant Claude Anthony Marengo** presents project on 7362 Brodiaea Way, with support from **Landscape Architect David McCullough**. Various map viewpoints are displayed, with discussion on how removal of eucalyptus trees supports brush management zone. Noted that the closest neighbor has approved the tree removal.

**David McCullough** explains map diagrams. Noted that Parks & Beaches has reviewed this project and City staff requested community feedback.

**Member Sally Miller** asks if LJCPA might need a written letter of approval from neighbor. Member **David Haney** inquires about the effect on view corridors, if any. **Resident John Newsome** and **Member John Berol** ask about type of trees in question and also irrigation.

**City Staff Laura Ball** confirms that Parks & Beaches sent this to CPA for vote.

**Trustee Zimmerman** asks what type of trees may be planted in the place of the eucalyptus.

**Trustee Weiss** questions height of trees.

**Trustee Fitzgerald** asks who owns the land under the trees.

**Trustee Rasmussen** asks if tree heights vary and how slope will be reestablished. In response, **David McCullough** explains reestablishment.

**Trustee Weiss** discusses open space laws.

**Trustee Emerson** expresses discomfort with voting on this before it clears Parks & Beaches and also with there being no letter from neighbor.

**Trustee Ahern** notes improvement in view corridor with tree removal.

**Trustee Donovan** echoes unease in voting on something that has not gone through Parks & Beaches.

**City of San Diego Senior Planner Karen Bucey** explains the City perspective on getting ROE feedback from multiple community groups as an extra step.

**Trustee Will** states he is not clear on who wants the trees there and who does not.

**Approved Motion: To remand the case to Parks and Beaches for further review on type of trees and also neighbor impact, and if Parks and Beaches determines it needs to go back to LJCPA, then it will.**

**(Zimmerman/Emerson: 10-5-1)**

In favor: Ahern, Brady, Collins, Donovan, Emerson, Fitzgerald, Little, Outwater, Ragsdale, Zimmerman

Opposed: Fitzgerald, Rasmussen, Steck, Weiss, Will

Abstain: Greatrex (Chair)

**13. Adjourned at 7:32 pm to next LJCPA Meeting, Thursday October 1st, 6:00 pm**



# La Jolla Planned District Ordinance Committee

Chair: Ione R. Stiegler, FAIA

## DRAFT MINUTES – MONDAY, September 21, 2015 4:00 PM, La Jolla Recreation Center, 615 Prospect Street, Room 1

**Present:** Stiegler, Ovanessoff-Acting Secretary, Van Galder, Fitzgerald, Pitrofsky, Dershowitz, Parker, Burke, Zimmerman

**Visitors:** Karen Moranville, Mark & Becky Conger, Deborah & Ryan Pennell, Kaysie Porsonits, John McCulley, Andy Crocker, Doug Moranville, Sally Miller

1. **Public Comment** – Issues not on today’s agenda (2 minutes maximum.)  
None
2. **Chair Report / Board Discussion**
  - a. Review and Approve August Minutes  
Fitzgerald motion to approve. Seconded Dershowitz  
Vote 4-0-2 (only those who attended the last meeting were eligible to vote. Van Galder, Pitrofsky, Parker left early).
  - b. Issues regarding PDO compliance and means to promote enforcement.  
Tabled to next meeting
3. **Recommendations to DPR**
  - a. **Project Name:** Su Casa  
**Address:** 6378 La Jolla Blvd. and 350 Playa Del Sur (APN 351-382-16, 351-382-11)  
**Project Number:** 420956  
**PDO Zone:** 4  
**Applicant:** Claude-Anthony Marengo  
**Agent:** Claude-Anthony Marengo  
**City Project Manager:** Morris Dye  
**Date of App Notice:** July 1, 2015  
**Scope of Work:**  
The property is located at 6738 La Jolla Boulevard and 350 Playa Del Sur. The 0.51-acre site is in Zone 4 of the La Jolla Planned District and in the RM-3-7 zone, within the Coastal (Non-appealable) overlay zone and within the La Jolla Community Plan area and in Council District 1. A Process 5 Public Right-of-Way (ROW) Vacation, Site Development Permit and Coastal Development Permit to demolish a restaurant and apartment building, construct a 2-story 7,875 square-foot, mixed use building, a 3,820 square-foot, 2-story residential building and a 3,086 square-foot 3-story residential building with a 15,312 square-foot underground parking garage.  
  
**Minutes:**  
This item was pulled from the agenda by the applicant
  - b. **Project Name:** 801 Pearl Street  
**Address:** 801 Pearl Street, La Jolla, California 92037  
**Project Number:** 294307 Account # 24003213  
**PDO Zone:** 4, RM-1-1  
**Applicant:** Mark & Becky Conger  
801 Pearl Street  
La Jolla, California 92037  
**Agent:** Paul Benton  
**City Project Manager:** John S. Fisher, RLA.  
**Date of App Notice:** 9/26/2014 – (Review Cycle Comments enclosed) Resubmission June 2015

### NEXT MEETING – MONDAY, OCTOBER 12, 2015

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

FOR ADDITIONAL INFORMATION, PLEASE CONTACT IONE R. STIEGLER, FAIA, CHAIR, 858-456-8555 OR  
[istiegler@isarchitecture.com](mailto:istiegler@isarchitecture.com)

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

# La Jolla Planned District Ordinance Committee

## DRAFT MINUTES – MONDAY, SEPTEMBER 21, 2015 (Page 2 of 2)

### Scope of Work:

(Process 4) Coastal Development Permit and Tentative Map to remove an existing service station and construct a new mixed-use project with four retail units and 12 residential units with a subterranean garage: total development 23,340 sf. The property is located at 801 Pearl Street with a portion in Zone 4 of La Jolla Planned District and another portion in the RM-1-1 Zone, within the La Jolla Community Plan, Coastal Overlay (non-appealable 2), Coastal Height Limit, Parking Impact Overlay Zone (Coastal), the Transit Area Overlay Zone, the Residential Tandem Parking Overlay.

### Scope of Work and Minutes of discussion as listed at June 8 2015:

Remove existing gasoline station and auto repair shop along with underground tanks etc. Site will be determined clean by County authorities.

Then owner wishes to construct multi-use retail/residential uses on 21,000 sf (140'x150') site. The north 14,000 sf of site (140'x100') adjacent to Pearl Street is LJPDO Zone 4. The southern 7000 sf (140'x50') of the site is zone RM-1-1.

Underground parking will be provided for the site with access from Eads Avenue. ~5,400 sf first floor retail space on Pearl Street will be serviced from Bishops Lane. This space will be divided into 5 retail condo units.

Three condo flats and 9 condo townhouses will be placed over the retail and around a courtyard accessed from both Eads Avenue and Bishops Lane. Separate elevators will service the retail and residential owners from the Parking Garage.

Since the last City review Dec 2014, and difficulties with the local DPR committee and neighborhood opposition, the owner has changed architects and then configuration of the project.

The program of 12 dwelling units and a total allowable buildable area of 23,428 sf (FAR 1.12) has not changed, but we have reviewed the City comments, met with neighbors, listened to their issues, reconfigured the project and eliminated the third floor from the work.

Therefore the new scheme proposes 2 story townhomes backing up to the adjacent neighbors, retail space reduced by ~20%, and reduced building heights.

Parking exceeds the 32 space minimum.

### Minutes (June 8, 2015 Meeting):

Project presented by Mr. James Alcorn, project architect. Mr. Alcorn informed the Committee that a previous version of this project had been presented to the PDO in the past and had been approved. However, during the applicant's subsequent presentation to the DPR Committee, they encountered difficulties with the project's neighbors and decided to significantly re-design the project. The new project was presented in detail. The required parking for the project is 32 spaces, while the new design would have 38 spaces. It was further explained the project is located on two separate lots with two separate sets of applicable zoning regulations (commercial and residential). It was further noted that only the parcel facing Pearl Street, the commercial parcel, would be subject to the PDO regulations. The new buildings have a maximum height of approximately 25 feet, while the older design had a maximum height of 30 feet. The project was reduced in the total number of floors from three to two. It was further noted that, per the City's request, the entrance to the underground parking structure would be from Eads Ave. because there was a traffic light on the corner of Eads and Pearl, which would help in controlling the traffic entering the project. It was further noted that all the delivery and trash areas would be located on Bishop Lane. Applicant had also reduced the commercial portion of the project by 20% from its last design as well as reducing the footprint of the project to 60% of the entire lot. There are two proposed elevators. One for the commercial and one for the residential. Jacaranda trees are required for this development, which will be provided on Eads Ave.; flowering Pear trees will also be provided. Stiegler noted that one of the cycle issues raised on the previous version of the project related to building 5 residential units in the RM1 zone when only 2 such units were allowed. Mr. Alcorn explained that, since the applicant is consolidating the two lots, 5 units would be permissible on that portion of the property. It was noted that FAR was not an issue. Stiegler also pointed out that, in the past cycle reviews for this project, bulk and scale was an issue with Long Range Planning department. Presenter noted that all issues with Long Range Planning has been resolved. Stiegler further noted that this Committee could only decide on the commercial portion of the property as it was the only portion that actually was subject to the LJPDO jurisdiction. There was detailed discussions regarding to patios, balconies, and windows overlooking neighbors. Stiegler noted her concern about the staircase that led to the parking structure from Eads Ave. It was noted that the staircase would be gated and well lit. Fitzgerald asked how the residential and commercial parking space would be differentiated to ensure that clients of the commercial areas would not park in the residential spaces. Other than being marked, there would be no other means to segregate the spaces.

# La Jolla Planned District Ordinance Committee

## DRAFT MINUTES – MONDAY, SEPTEMBER 21, 2015 (Page 3 of 3)

After reviewing the parking requirements, it was decided that the present design does indeed meet the PDO requirements.

### **Public Comments (June 8, 2015 Meeting):**

Connie Branscomb voiced her concern about not having enough parking spaces for all the commercial clients as well as the occupants and their visitors/guests. She recommends the project to be reduced from 12 units to 8.

Ryan Panned (spelling?) was concerned whether a tow truck would be able to enter the garage structure to tow away illegally-parked or disabled vehicles. The presenter noted that the parking structure was designed per the City requirements and, as a result, there should be no issue here.

Doug Moranville expressed his concern as to how the trash would be collected from Bishops lane amidst all the parked cars. Mr. Alcorn responded by indicating that the majority of La Jolla is treated the same manner as this project would be.

Leslie Gaunt addressed the committee members with a detailed presentation of the opposition of the project by the Southerly neighbor(s). A detailed brochure was handed to everyone. Ms. Gaunt's presentation will be included as part of the PDO record. She noted that there were no dimensions provided by the applicant and, as a result, any decision on the project by the Committee would be premature. There was great concern about the bulk and scale of the project and how it relates to the PDO regulations. She further noted that the density did not comply with the PDO. The major concerns were detailed fully on pages 7, 11, 12 and 14 of her handout.

### **Scope of Work Quote from Architect's Letter, July 10, 2015 to City Permit Processing:**

"The project retains an overall density of 1.12 and the building footprint has been reduced to 64% from the previous 70% building coverage. The retail space has been reduced by 22% from 6830sf to 5340sf and the dwelling unit on RM-1-1 portion of the lot has been reduced from 3 stories to 2 stories (30ft to 24/2Sft height). The dwelling unit count at southerly RM-1-1 portion of the site is reduced by 37.5% from 8 to 5 and the southerly rear setback of the property which is located in the RM-1-1 zone has been increased from 10ft to 15ft. Street parking along Eads Avenue has been increased by 150% from 2 to 5 available. Underground project required parking is 32 although 38 spaces are provided (6 extra)."

**Action (August 10, 2015 Meeting):** This item was removed from the Agenda by Chairperson Stiegler and Vice-Chair Fitzgerald. The reason: The City's cycle issues letter was not available shortly before the meeting. As a result, there was insufficient time for the Committee members and members of the public to review this important material prior to discussion and Committee vote.

### **Minutes:**

Mr. Jim Alcorn and Mr. Paul Benton presented this project. Alcorn presented all the different F.A.R for the neighboring projects and buildings surrounding subject project. He further indicated that their project had an F.A.R of 1.12, well within the regulations. An extensive set of color renderings of the projects' various elevations were presented to the Committee. Alcorn explained that the applicant had addressed all of the most-recent cycle issues identified by the City and that the applicant would be returning to the City on 9/22/15 to submit their final answers and solutions to all of the cycle issues. The presentation indicated that the proposed project set-backs satisfied all of the regulatory requirements. It was noted that there was 39 parking spaces planned for the project while the City required 31. The location and capabilities of the dumpsters were presented to the Committee. In response to a Stiegler question, Benton explained that the recyclable dumpsters would be co-located with the regular dumpsters—each dumpster would be divided internally into recyclable and non-recyclable trash sections. Stiegler also questioned the location of the required back-flow preventer valves. Alcorn indicated the possible locations and assured Stiegler that they would not be located on Pearl St. Stiegler questioned the location of the garage stairs and their vicinity to the neighbors' driveways and homes. Alcorn indicated the proposed locations and, to address neighbor security concerns, he noted that the applicant would also be installing a six-foot wall around the stair wells with gated access and shielded-lighting to deter vagrants and minimize the impact on neighbors. Stiegler reminded the Committee that only a portion of the project property technically fell under the PDO jurisdiction. Mr. Alcorn indicated that, per the Municipal Code, when a project is located in two separate zones (residential and commercial, in this case), the site can be considered as a single entity in assessing the project's compliance with the PDO and other applicable regulations. In addition, Jim Alcorn and Paul Benton indicated that: 1) the project's window coverage was planned to be 20%, well below the maximum allowed 40%; the sizes and location of the various windows were presented to the Committee; 2) the project's landscaping area will be 25.6%, above the minimum requirement of 25%; 3) the project's height will not exceed the maximum allowable height of 30 ft. Finally, samples of the materials to be used were presented to the

# La Jolla Planned District Ordinance Committee

## DRAFT MINUTES – MONDAY, SEPTEMBER 21, 2015 (Page 4 of 4)

Committee: the window frame colors would be a dark grey to black color; terra cotta tiles would be used for the window grills and balconies; tan and white smooth finish stucco would also be used throughout the building. A small, sample glass pane was also presented to demonstrate how a typical window would look.

The Chair then opened the floor for public comments and questions:

Sally Miller spoke. She had three questions from the applicants:

1- What are the widths of the sidewalks on Pearl and Eads streets?

Response: 8 feet minimum.

2- In prior presentations, Ms. Miller noted that the applicant had indicated that the approach/exit from the parking garage would be flat. In today's presentation, it is now being presented with a 5% incline grade. Why? Also, the length of the approach/exit of this area should be long enough so that when a car is stopped, it would not protrude onto the sidewalk/ public right of way.

Response: 5% is a minimal slope and would hardly be noticeable. This slope is required to provide adequate drainage as well as to avoid an unnecessarily steep slope in the center section of the ramp in and out of the parking garage. The length of top section of the ramp this space was adequate so that, if a car stopped in this area, it would not intrude into the sidewalk/ public right of way for the driver to have visibility (i.e., visibility triangles) to car and pedestrian traffic on Eads.

3- Ms. Miller was very concerned about bright lights and in particular neon lights. How was the applicant addressing the lighting?

Response: The stairwell lights would be hooded so as to limit the lighting downward towards the stairs. The applicant would also consider prohibiting neon lights in the entire project and including such a restriction in the development's CC&R's.

Doug Moranville asked the presenters why the stairwell was permitted to be built inside the setback. The response was that, as long as the stairs are below grade, they are permitted within the setback areas.

Karen Moranvill asked whether the applicant had approached SDG&E to inquire whether they would re-locate their equipment, thus allowing the stairwell to the garage be moved further away from the neighbor's property. Response: the applicant indicated that they would approach SDG&E but it was their opinion that SDG&E would not likely relocate their equipment because it is large and because this equipment services the entire immediate neighborhood as well as the proposed project.

A member of the public asked where the A/C equipment for the commercial and residential units would be located. Response: The presenters indicated that the commercial A/C equipment would be on the rooftops of the commercial units, in front towards Pearl Street, hidden behind parapet walls. The residential A/C units would be located in each of the residence's private yard areas.

A member of the public questioned the applicant as to whether they would be able to guarantee that a restaurant would not be located in the commercial portion of the project. Response: the applicant indicated that there would not be any guarantees; however, they indicated that the HOA would probably not be in favor of a restaurant because the residential units above the commercial areas would be negatively impacted.

Another member of the public commented that it was their belief that the applicant reduced the project's commercial area and deleted the proposal for a restaurant in order to reduce the project's traffic count and to avoid triggering a full Traffic Study. This person wanted to go on record and to alert the Committee that the current project, as presented, would create very high traffic congestion and would eventually create a dangerous situation around that area. Response: Applicant noted that the City is evaluating creating designated left turn lanes on both Pearl and Eads to reduce traffic congestion and to mitigate safety concerns.

Motion by Fitzgerald, seconded by Pitrofsky: The 14,000 square-foot portion of the project that is in the LJPD4, in conjunction with the remaining 7,000 square-foot portion that is not in the LJPD4, conforms to the PDO requirements.

Vote: 8-1-0 Passes.

**La Jolla Planned District Ordinance Committee**  
**DRAFT MINUTES – MONDAY, SEPTEMBER 21, 2015 (Page 5 of 5)**

4. **Recommendations to CPA Committee**

- a. **Project Name:** Bird Rock Mixed Use  
**Address:** 5702 La Jolla Blvd., La Jolla, CA 92037, APN 357-366-12, 13, & 14  
**Project Number:**  
**PDO Zone:** 4  
**Applicant:** CR Birdrock, LLC  
**Agent:** Kirk Philo, ColRich  
**City Project Manager:** Morris Dye  
**Date of App Notice:** May 2015, Building Permit Submittal (CR Birdrock, LLC)  
**Scope of Work:** Building Permits, Paint Scheme

Minutes:

This item was pulled from the agenda by the applicant.

5. **Information Items**

- a. **Project Name:** Spa La Vie  
**Address:** 1125 Coast Blvd., La Jolla, California 92037  
**Project Number:** TBD  
**PDO Zone:** 5  
**Applicant:** La Valencia Hotel – Mark DiBella  
**Agent:** Andrew Crocker, T7 Architecture, Inc.  
**City Project Manager:** TBD  
**Date of App Notice:**  
**Scope of Work:**

Remodel existing 3 story building into a new day spa. Work includes remodeling the interior, adding a new elevator, adding a new exterior deck, privacy walls and entry court and modification of selected exterior openings. The exterior color and style of the building are to remain in keeping with the current aesthetic where possible.

**Minutes:**

Mark DiBella, managing director of the Valencia Hotel, introduced the project and the project's architects made the presentation. The SPA will be located in one of the hotels bungalows that is currently not in use. The roofline and general architecture of the project shall remain the same. The proposed SPA will be open to the public. All of the current windows would remain. An elevator would be added to comply with the ADA regulations. The new elevators shaft will not be higher than the height of the existing chimney. There will be a new roof, but all the rooflines will remain the same. Stiegler noted that, since the applicant was changing the use of the building, new parking requirements could take effect. The change of use will also affect the treatment and location of the trash areas. The applicant noted that there would be no hair or nail treatments in the new SPA. In response to Fitzgerald question regarding ADA accessibility, the applicant assured the Committee that all ADA requirements would be met. Discussion followed.

A member of the public wanted to go record in addressing the General manager of the Valencia Hotel. She noted that when they presented their previous proposal for the sidewalk café, they assured the Committee and the public that the sidewalk adjacent to the café would meet the PDO's 8-foot "clear path" requirement. However, after the placement of the potted plants as well as various "boards" that often are placed in the sidewalk in the public right of way, the open sidewalk has been reduced to less than 5 feet. Response: the applicant indicated they have maintained the 8-foot "clear path" in front of their sidewalk café.

Meeting adjourned at 5:35

Respectfully submitted,  
Peter Ovanessoff, acting secretary.

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

**REPORT – SEPTEMBER 2015**

**September 8, 2015 Present:** Benton (Chair), Collins, Costello, Leira, Mapes, Ragsdale, Will  
**September 15, 2015:** Meeting cancelled

**1. NON-AGENDA PUBLIC COMMENT**

Issues not on agenda and within LJ DPR jurisdiction. Two minutes maximum per person.  
None 9/8/15

**2. REVIEW AND APPROVAL OF MINUTES**

**SUBCOMMITTEE MOTION 9/8/15:** To approve the Meeting Minutes of August 18, 2015, as amended.  
(Collins / Will 4-0-1)

In Favor: Collins, Costello, Leira, Will

Opposed: 0

Abstain: Benton, as Chair, and Ragsdale (Mapes not present)

**Motion Passes**

**3. SUBCOMMITTEE MOTION 9/8/15:**

As Chairman Benton is recused from the 801 Pearl Street project, a Chair Pro Tempore is to be elected. Michael Costello was nominated.

(Collins / Leira 4-0-2)

In Favor: Collins, Leira, Ragsdale, Will

Oppose: None

Abstain: Benton as Chair, Costello

**Motion Passes**

**4. FINAL REVIEW 9/8/15 (PRELIMINARY REVIEW 8/18/15)**

Project Name: **801 Pearl Street - CONGER**

Project #: 294307

Zone: RM-1-1 & PDO Zone 4

Permits: CDP & TM

DPM: John Fisher, (619) 446-5231  
jfisher@sandiego.gov

Applicant: James Alcorn  
(858) 459-0805

**Scope of Work:**

(Process 4) Coastal Development Permit and Tentative Map to remove an existing service station and construct a new mixed-use project with four retail units and 12 residential units with a subterranean garage: total development 23,340 sf. The property is located at 801 Pearl Street with a portion in Zone 4 of La Jolla Planned District and another portion in the RM-1-1 Zone, within the La Jolla Community Plan, Coastal Overlay (non-

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 ensure availability.

The agenda and meeting minutes are available online at [www.lajollacpa.org](http://www.lajollacpa.org).  
For additional information please contact Paul from Alcorn & Benton Architects at [paul@alcornbenton.com](mailto:paul@alcornbenton.com) or 858-459-0805.

appealable 2), Coastal Height Limit, Parking Impact Overlay Zone (Coastal), the Transit Area Overlay Zone, the Residential Tandem Parking Overlay.

**APPLICANT PRESENTATION 8/18/15 (James Alcorn)**

The Applicant presented the overall site conditions: the Pearl Street side is designated as the front, the south side abutting the residential properties is designated as the Rear, and the Eads Avenue and alley sides are designated as the respective Street Sides. He presented the existing conditions of the properties on both sides, and the density, pattern of development in the area.

The status of the reviews to date by the City staff were discussed: Landscape, Transportation noted that 32 parking spaces would be required where 38 are provided. The traffic report indicates that there will be a net reduction in the number of trips to and from the site compared to the existing gas station use (288 less trips per day). The loading area is parallel to the alley, 14 feet wide, with turnout distance, for a total of 600 square feet.

The proposed development is no more than two stories in height. The Rear yard set back is increased to 15 feet, where it had previously been 8 feet. The elevations and sections were presented. The landscape plan was presented including the street trees and the site planting.

The pattern of development in the neighborhoods was discussed. The existing commercial properties along Pearl Street in this area range in FAR up to 2.0 and three stories, which is much greater than FAR of 1.12 and the two stories of this project. The residences on Eads Avenue range up to two stories, with many multifamily buildings, and range in FAR up to 0.75.

The sign program will be a separate application, and will likely be governed by the CC&Rs of the Association as well.

**DISCUSSION 8/18/15**

A discussion ensued about the scale of the development (all is 2 stories) and the potential uses in the commercial spaces. The number of units facing the south is more than would be provided if the property were not joined to the greater density of the PDO property.

The project increases the walkability of the area, with the elimination of several driveways is beneficial reduction from the existing service station.

Constance Branscomb described the project as massive, with a comparison to other projects of this scale. A question arose regarding the locations of trash storage and moving vans. Parking in general is limited in this area, and the provision of additional parking in the project should be provided in the building, and remove parking demand from the street. No tandem parking is proposed.

Ed Comartin requested more information about the articulation of the exterior and ways to soften the appearance of the exterior. The articulation was discussed as a way to possibly subdivide the building into smaller masses. The grilles in the balcony rails will be terra cotta, with repeated elements such as awnings, window openings, and projecting balconies that provide interruption of the planes with shade and shadow.

Don Thompson requested that story poles be erected: these will not be provided.

Karen Moranville commented that the land is 2/3 commercial, and 1/3 residential: the commercial uses do not appear to be that inviting. The conversion of this commercial property to residential is eliminating the commercial opportunities in the La Jolla community. The landscaping was discussed: the neighbor to the south requests canopy trees instead of the Dwarf Italian Cypress proposed. Along the sidewalk fronting Eads Avenue, Aloe Vera and Natal Plum are proposed which could make it difficult for individuals to get access to cars parked along Eads Avenue. She requested that the materials submitted to the Committee be forwarded to the City staff reviewers.

Mark Fackler requested information regarding the current zoning of the site. The lot fronting Pearl Street is Zone 4, which permits one unit for each 1500 sf of lot; the remainder is RM-1-1 which permits one unit for each 3000 sf of lot. The project appears to be an encroachment of the intensity of development that is permitted along

Pearl Street into the Eads neighborhood. This will changing the character of Eads, which is increasing in intensity of use. He stated support for the design presented.

Lesley Henegar described the pattern of development along Pearl Street, where the nearby properties were discussed, and some of these are three stories.

Dave Dilday requested information regarding the processing level of the project. Environmental reviews are not completed, and this presentation is a part of the review. He stated support for the design presented.

**SUBCOMMITTEE MOTION 8/18/15:** *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 / Will 3-3-0)*

*In Favor: Collins, Costello, Will*

*Oppose: Leira, Mapes, Welsh*

*Abstain: None*

*Recused: Benton*

**Motion Fails for lack of a unanimous vote.**

Please provide for the next presentation:

- a. Provide alternative use of landscape and the form of the building to soften the appearance fronting Eads Avenue.
- b. Develop the planting further as described in the meeting.
- c. Consider reducing the scale of the design at the south end, near the residential project, to create a transition to the residences to the south.

**APPLICANT PRESENTATION 09/8/15:** (James Alcorn)

The setting of the proposed project was presented. The permitted FAR fronting Pearl Street is limited by the PDO to 1.3. The transition property, which is the RM-1-1 to the south, has a maximum allowable density of 1 unit per each 3000 sf of lot, to a maximum FAR of 0.75. The density and FAR are distributed according to the SDMC. The added vegetation and coloring were added as well. The separation of the neighbors was provided up to 15 feet setback.

The configuration of the townhomes was described: the bedrooms are upstairs, with the living room at the ground floor. A study of the roof profile was presented, which is in response to a request by members of the committee: the height of the parapet and the solar collectors does become somewhat prominent, although it would present a different profile when viewed from the street. The setback observed to the south is 15 feet. A portion of this is the deck of the garage, and so it will become a hardscape area. The area available for planting (between the fence and the garage) is 8 feet wide.

Various departments have completed their review. Most departments have cleared their review (Engineering, geology, Parks & Recreation, Long Range Planning), and the remaining issue is the environmental review. The proposed project generates 288 fewer trips each day.

**DISCUSSION 9/8/15:**

A discussion ensued about the site plan, the distance from the driveway to the intersection at Pearl Street, the location of the trash storage, the floor levels in the commercial spaces, the configuration of the balcony and the townhouse units.

The siting was discussed, including the height of the garden wall at the south (up to 8 feet high), such that the neighbor is looking at a 6-foot fence, but the equivalent retaining wall is up to 2 feet plus a 6 foot garden wall or fence above that.

The FAR of the proposed project is 1.12, and this was compared with the FAR of the other properties fronting Pearl Street, as well as Eads Avenue.

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 ensure availability.



Sally Miller described the improvements to the visibility at the intersections. The reflectivity of the solar panels was a concern. The number of disabled parking spaces was reviewed, and their location. The approach to the driveway, with the level transition fronting Eads Avenue, was discussed: a car exiting will have a 20-foot length with a flatter transition that is 5% slope. Regarding the traffic, she recommends that the traffic and construction issues will be addressed.

Karen Moranville echoed the concern about the transition area for the cars and confirmed that the wall to the south will be configured near the end of the construction period. The landscaping was discussed. The trash collection with 24 units was discussed, which seems to be a lot of trash cans fronting Eads. Doug Moranville inquired about the stair at the rear and the location on the site. This is a much better plan than the one provided two years ago.

Debra Pennell inquired regarding the traffic study, which appears to answer all of the legal requirements. The report was prepared in June 2015, and the findings are consistent with the requirements. It is noted that roughly 300 cars will be entering from the garage on Eads: a left turn lane is recommended from Pearl Street to Eads, either to add to the Music Society project or the other developments along Eads.

Mr. Costello inquired regarding the trees fronting Eads: these are presently shown as Queen Palms, but there are some alternatives allowed for street trees.

Mr. Collins inquired regarding the stop sign at the exit from the garage: there will be a stop sign.

Mr. Ragsdale inquired regarding the dumpster storage location for the commercial properties, and Ms. Leira confirmed that a dumpster collection for all of the residential units seemed to be a better idea.

Following discussion, the Applicant confirmed that a dumpster will be provided for use by the residential units.

***SUBCOMMITTEE MOTION 9/8/15: Findings CAN be made for a Coastal Development Permit and Site Development Permit and Tentative Map (Process 4) to remove an existing service station and construct a new mixed-use project with four retail units and 12 residential units with a subterranean garage: total development 23,340 sf, at 801 Pearl Street. With the request that the City complete the Environmental Study and study the issue of left hand turn lanes at Pearl Street and Eads Avenue, and add a stop sign at the top of the driveway ramp leading from this project.***  
*(Ragsdale / Collins 5-0-1)*

*In Favor: Collins, Leira, Mapes, Ragsdale, Will*

*Opposed: none*

*Abstain: Costello, as Chair pro Tem*

*Recused: Benton*

**MOTION PASSES**

**La Jolla Shores Permit Review Committee Minutes**  
4:00 p.m. Tuesday, Sept. 22, 2015  
La Jolla Recreation Center, 615 Prospect Street, La Jolla, CA

**EXECUTIVE SUMMARY OF MOTIONS MADE**

**7a. Fan Residence, 8295 Prestwick Drive.**

Motion by Emerson, second by Lucas, that findings cannot be made because the proposed residence is not in compliance with PDO in that it does not conform to the character of the neighborhood. The motion passes 4-2-1 (Gordon abstains because not comfortable with saying yes or no.)

**7d. Evans Residence, 8039 La Jolla Shores Drive SDP**

Motion by Ducharme-Conboy, second by Gordon, that findings can be made for SDP, and for a CDP should that prove to be necessary, for a 1,389 sq ft addition and remodel of a 1,932 sq ft existing single family residence at 8039 La Jolla Shores Dr. The 0.183 acre site is in the SF zone of the La Jolla Shores Planned District, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area. Council District 1.

The motion passes 7-0-0

**7e. Davis Residence, 8430 La Jolla Shores Drive. SDP**

Motion by Gordon, second by Donovan, that findings can be made for an SDP to construct a 1,118 square-foot addition and associated remodel to an existing single family dwelling unit located at 8430 LJ Shores Drive, with a second-story north side setback of four feet, as noted on the plans before the Committee and dated 9-22-2015. The 0.13-acre site is located within the Coastal Overlay Zone (Non-Appealable) at 8430 La Jolla Shores Drive in the LJSPD – SF zone(s) of the La Jolla Shores Planned District within the La Jolla Community Plan area and Council District 1.

The motion passes 6-0-1. Emerson abstains due to her personal relationship with the owners.

**MINUTES OF PRC MEETING OF 9-22-2015**

**1. Welcome and Call to Order**

4:03pm

**2. Adoption of the Agenda**

**7-0-0**

**3. Non-Agenda Public Comment** – 2 minutes each for items not on the agenda.

No public comment.

**4. Non-Agenda Committee Member Comments**

Laura Ducharme-Conboy: concerned about alleged 30-foot wall at 8440 Whale Watch Way. Tony Crisafi recused himself and left the room. Laura would like the project to be placed on the PRC agenda for its 10/27 meeting. She will contact the project manager, Joe Stanco, to find out more about the wall and report her findings to the Sec'y of the LJCPA, Helen Boyden.

Donovan added that several neighbors have contacted her about the wall to get information.

Donovan: Chair Crisafi will assist with review of draft meeting notes. Processing and forwarding to LJCPA.

Lucas: There are no postings on the Marouf project on Hidden Valley Road or on the Mofid

project on Glenwick Lane. No one here for Glenwick. Jim Fleming here for Marouf - will call owner and see if he can take a photo of the notice if indeed one is posted.

## 5. Chair Comments

None

## 6. Discussion to move Recurring Meeting Date -- Action Item

Donovan says can get them done in time for CPA if PRC Chair assists. The Committee agreed that she will send out to the Committee any specific questions she may have, but not the full minutes. The minutes will be submitted to the CPA as a draft, and then formally approved by the PRC at its next meeting.

## 7. Project Review

### a. Fan Residence, 8295 Prestwick Drive

Tony Crisafi recuses himself but remains in the room to do the presentation, then leaves when Committee discussion begins.

- Project #: 425611
- Type of Structure: Single Family Residence
- Location: 8295 Prestwick Drive
- Applicant's Rep: Cori Del Castillo 858-459-9291 ccastillo@islandarch.com
- Project Manager: Morris Dye 619-446-5201 MDye@sandiego.gov
- Project Description: LA JOLLA (Process 3) Coastal Development Permit and Site Development Permit to demolish an existing residence and construct a new 5,757 sq ft 2-story residence over 1,381 sq ft basement at 8295 Prestwick Dr. The 0.132 acre site is in the Single Family (SF) zone of the La Jolla Shores Planned District, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area. Council District 1.

Presentation by architect Tony Crisafi, assisted by Cory del Castillo.

### *Committee comments and questions:*

Questions from committee members elicited the following information:

- From the street the full height of the two-story house is 29 feet to top of chimney, 27 feet for bulk of house. The west (front) elevation is softened and broken up by trees with canopies. The house immediately to the north is single story; the house immediately to the south has a 2<sup>nd</sup> story addition over the garage.
- Island Architects moved the house two feet to the south to give the neighbor to the north a larger side set-back of 8 feet at front corner of north side, then in the middle 11 feet, then at the rear corner, 8 ft. again. Side set-back on the south is at 5 feet except at corners which are at 9 ft and 12 ft.
- The articulation of the north wall was done in response to the Committee's feeling that the north wall was objectionable because it was flat and 27 feet high.
- The FAR is 0.27 because this is a very deep lot going all the way back to the canyon.

### *Public Comment:*

- Patricia Miller: who lives three houses down: 1. The average side-backs in the neighborhood are not 5 feet; they are much larger. In fact, we measured the side setbacks and there are none that are 5 feet.
- Height: I thought one measured from existing grade - you are measuring from the pre-existing

pad. Crisafi- that's right re pad. As to side set-backs, we did a fly-over survey and also got from the City a stamped survey and some of the set-backs are at 5 feet.

[Crisafi leaves the room for committee discussion.]

*Committee discussion:*

- PDO says no flat roofs.
- The house has a very large boxy design which fills almost the entire front footage of the lot and goes up 27 feet all the way across. The width and the height sitting on top of a bermed up area makes the house loom over its neighbors.
- Were it not for the deepness of the lot going all the way back to the canyon, this would qualify as a mega-mansion.

Motion by Emerson, second by Lucas, that findings cannot be made because house is not in compliance with PDO in that it does not conform to the character of the neighborhood. 2nd by Lucas. The motion passes 4-2-1 (Gordon abstains because not comfortable with saying yes or no.)

**b. Mofid Residence, 8656 Glenwick Lane - Substantial Conformance Review (SCR) Process 2**

- Project #: 424462
- Type of Structure: Single Family Residence
- Location: 8656 Glenwick Lane
- Applicant: Jim Ferrin 760-580-0569 jamesferrin@gmail.com
- Project Manager: Firouzeh Tirandazi 619-446-5325 [FTirandazi@sandiego.gov](mailto:FTirandazi@sandiego.gov)
- Project Description: LA JOLLA (Process 2 ) SCR to CDP 154134 and SDP 162186 for a 768 square-foot addition to an existing single-family residence, and construction of a new 792 square-foot cabana, 175 square-foot master porch, and 175 square-foot office deck on a property located at 8656 Glenwick Lane. The 0.34 acre site is located within the SF (Single Family) Zone of the LJSPD, Coastal (Non-Appealable) Overlay, and Coastal Height Limit Limitation Overlay zones within the La Jolla CPA, and CD1.

Presenter: Jim Ferrin, designer.

Here to gather input from the Committee. This is essentially a room addition, but is a 2<sup>nd</sup>-story room addition. 637 SF is the added size of the project for GFA purpose. The cabana addition has been eliminated. The 637 SF size does not include the office deck, which has a patio below it.

*Committee questions and comments:*

- Committee questions elicited the following information:
- The new ridge line for the addition will be the height of the existing chimney. The new chimney will be 6 feet higher than it is now.
- Houses in the immediate vicinity are one-story. Further away there are two-story houses.

Committee will want to know, on applicant's returns,

- The views of the neighbors on the 2<sup>nd</sup> story addition.
- Drawings that clearly show the pre-existing grade.
- Applicant to provide Exhibit A drawings so that committee can properly review SCR application

*Public Discussion:*

Sousann Ayari: I live right across the street from the house. The house blocked views when it was built and will do so even more when it has a second-story addition. The size is such that other neighbors

are prevented from adding on to obtain views. CC&Rs say neighbors have to agree to a second story. Our Architectural Committee is functioning.

The Committee took no vote because notice of project had not been posted.

**c. Marouf CDP for companion unit and garage**

- Project #: 409685
- Type of Structure: Single Family Residence
- Location: 2465 Hidden Valley Road
- Applicant: James Fleming 619-743-5770 sflemingaia@aol.com
- Project Manager: Firouzeh Tirandazi 619-446-5325 FTirandazi@sandiego.gov
- **Project Description:** LA JOLLA (Process 3) Coastal Development Permit to construct a 2,193 sq ft companion unit and garage addition to an existing residence located at 2465 Hidden Valley Rd. The 12,650 sq ft site is located in the LJSPD-SF zone of the La Jolla Shores Planned District in the La Jolla Community Plan Area and Coastal Overlay Zone (Non-Appealable) in Council District 1.

Presenter: Jim Fleming, architect

Shows photo of posting of notice at time project began

*Committee questions and comments:*

Committee questions elicited the following information:

- Existing house is 2549 SF; addition is 2,193 SF.
- Home of neighbor to the north is about 30 feet from the property line.
- Mrs. Marouf is present and says she has spoken with 5 or 6 neighbors on Hidden Valley Road, including Jenny Feinberg who sits on the LJSA, and thinks they will be o.k. with the project. She says the present garage is unsightly and she is sure the neighbors will be happy to see it go.
- The companion unit has a kitchenette but is not intended as a rental. It is for grandparents, two sets of which already live in the area, or for their son should he decide to live here. .
- Parking for 5 cars.
- The safety of driving out onto Hidden Valley Road will be improved by pushing the garage back from the street as the Maroufs have done.
- Length of curb cut should be 18 feet, not 12. Existing garage walls and driveway will remain.

*[N.B. Bob Steck left at 5:27.]*

*Public Comment:*

None

*Committee Discussion:*

- Height of companion unit - height limit is 15 feet if on ground, but since is on garage, can go higher. This is very high.
- They could turn the gable and articulate the roof of the companion unit, thus diminishing height and mitigating massing.

On applicant's return, the Committee will need:

- A precise statement of SF of companion unit vs. garage.
- Evidence of notice to the neighbors.

Motion by Lucas to continue the matter to the next Committee meeting. Emerson seconds. Motion passes 7-0-0

**d. Evans Residence, 8039 La Jolla Shores Drive SDP**

- Project #: 428297
- Type of Structure: Single Family Residence
- Location: 8039 La Jolla Shores Dr.
- Applicant: Robert Davidson 858-456-8555 robert@isarchitecture.com
- Project Manager: Morris Dye 619-446-5201 MDye@sandiego.gov
- **Project Description:** LA JOLLA (Process 3) Site Development Permit and Coastal Development Permit for a 1,389 sq ft addition and remodel of a 1,932 sq ft existing single family residence at 8039 La Jolla Shores Dr. The 0.183 acre site is in the SF zone of the La Jolla Shores Planned District, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area. Council District 1.

Presenter: Robert Davidson, architect.

*Committee comments and questions:*

The Committee's questions elicited the following information:

- Site 0.13 acre. Almost doubling size of residence. Habitable SF 3321 and additional for garage 400 SF, for total GFA of 3721. Existing SF 1932, addition 1389, 400 garage. Existing GFA 2332, will increase to 3721.
- Side setbacks 5 feet on north and 8'7", going to 5, on south. Rear setback will increase from 4 to 8 feet.
- Greenscape 0.35.
- Parking adequate.
- Owner speaks: Neighbor to south is thrilled and happy to have someone in house again. Neighbor to north have talked to on phone briefly; their guesthouse on the corner has no windows looking our way. I will be talking to them about replacing the wall at my cost.

*Public Discussion:*

None

*Committee Discussion:*

Motion Ducharme-Conboy, second by Gordon: Findings can be made for SDP and CDP should that prove necessary. The motion passes 7-0-0

**e. Davis Residence, 8430 La Jolla Shores Drive. SDP**

- Project #: 435040
- Type of Structure: Single Family Residence
- Location: 8430 La Jolla Shores Drive
- Applicant: Robert Davidson 858-456-8555 robert@isarchitecture.com
- Project Manager: Morris Dye 619-446-5201 MDye@sandiego.gov
- **Project Description:** LA JOLLA (Process 3) Site Development Permit to construct a 1,118 square-foot addition and associated remodel to an existing single family dwelling unit. The 0.13-acre site is located within the Coastal Overlay Zone (Non-Appealable) at

8430 La Jolla Shores Drive in the LJSPD – SF zone(s) of the La Jolla Shores Planned District within the La Jolla Community Plan area and Council District 1.

Presenter: Robert Davidson, architect.

Emerson discloses that these are her neighbors across the street and she has discussed the project extensively with them.

*Committee comments and questions:*

Committee questions elicited the following information:

- FAR 0.46; lot coverage .31. Lot size 5497 SF. Existing house 994, addition 1118, existing garage 356, add 59 SF for new garage. 21 neighbors contacted, 8 wrote letters, 9 wrote emails or made verbal comments.
- French drain is being added in front of the garage.

*Committee discussion:*

- The 1.9 foot north side setback is unnecessarily small. A metal flue could be used instead of a masonry flue, thus pulling the north wall of the house further back from the property line and increasing the side set-back. Presenter says BR now 12X12 and does not want to make it smaller.
- Safety issue if there were a fire next door. Neighboring property has a window in its south side wall and the window is not fire-rated, nor is the neighbor's wall. Presenter: our wall is fire-rated, as required by the code. Code permits 1.9 side setback.
- Side set-back of 1.9 is debatably non-conforming in neighborhood.

Motion by Donovan to continue on basis of the design as presented, second by Walkush: Motion passes 4-1-2 with Crisafi and Emerson abstaining. Emerson abstains because of personal relationship with owners of project.

Presenter offers to pull the north side set-back back four feet and makes a note to that effect on the plans and dates it 9-22- 2015.

Crisafi - I will entertain another motion.

Motion by Gordon, second by Donovan, that findings can be made for an SDP to construct a 1,118 square-foot addition and associated remodel to an existing single family dwelling unit located at 8430 LJ Shores Drive, with a second-story north side setback of four feet, as noted on the plans and dated 9-22-2015. The 0.13-acre site is located within the Coastal Overlay Zone (Non-Appealable) at 8430 La Jolla Shores Drive in the LJSPD – SF zone(s) of the La Jolla Shores Planned District within the La Jolla Community Plan area and Council District 1.

The motion passes 6-0-1. Emerson abstains due to her personal relationship with the owners.

**The Committee adjourned at 7:10 p.m.**

Minutes respectfully submitted by Dolores A. Donovan.