



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: www.lajollacpa.org

Voicemail: 858.456.7900

Email: info@lajollacpa.org

President: Cindy Greatrex

Vice President: Helen Boyden

2nd Vice President: Bob Steck

Secretary: Patrick Ahern

Treasurer: Janie Emerson

DRAFT AGENDA

Regular Meeting | Thursday, 3 November 2016, 6:00 pm

6:00pm

1.0 Welcome and Call To Order, 6:02: 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

4.0 Elected Officials – Information Only

4.1 Council District 1: Council President Sherri Lightner

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

Appearance by Council President Sherri Lightner.

4.2 78th Assembly District: Speaker Emeritus of the Assembly Toni Atkins

Rep: **Victor Brown**, 619-645-3090, victor.brown@asm.ca.gov

4.3 39th Senate District: State Senator Marty Block

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

5.0 President's Report – Information only unless otherwise noted

5.1 **Alejandra Gonzalez**, Project Engineer Public Works Dept: Coastal Rail Trail Update

5.2 **Candidate Forum**, December 2016 Special Election: Two Seats Open

6.0 Non-Agenda Public Comment

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

6.1 **City of San Diego – Community Planner: Marlon Pangilinan**, mpangilinan@sandiego.gov

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

7.0 Non-Agenda 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 UC San Diego Long Range Development Plan CAG <http://lrpd.ucsd.edu>

10.0 Consent Agenda- Action Items

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 Monday, 4:00 pm

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

PRC – La Jolla Shores Permit Review Committee, Chair Tony Crisafi, 4th Tuesday, 4:00 pm

T&T – Traffic & Transportation Board, Chair David Abrams, 3rd Wednesday, 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 trailed to the next LJCPA meeting.

10.1 SHOUGH RESIDENCE 6436 Camino de la Costa CDP & SDP

*Sustainable Expedite * (Process 3) CDP SDP Hearing Officer as decision maker) to demolish an existing residence and construct a new 5,886 SF, 2-story over basement residence at 6436 Camino de la Costa. The 0.25 acre site is in the La Jolla Community Plan Area, RS-1-5 zone, Coastal (Appealable), Coastal Height, Sensitive Coastal, Parking Impact (Beach, Transit Area and Residential Tandem), Geologic Hazard (43 and 53) overlay zones. The occupied portion is 5886 sf, the basement is 3739 sf; the footprint is 3739 sf; the FAR is 0.53

DPR RECOMMENDATION: Findings CAN be made for a Coastal Development Permit and Site Development Permit to demolish an existing residence and construct a new 5,886 SF, 2-story over basement residence at 6436 Camino de la Costa. 7-0-1

10.2 SWINDLE RESIDENCE – RECONSIDERATION 2488 Hidden Valley Road CDP & SDP

Note: Reviewed by LJSPRC in Feb 2016, LJSPRC approved project in March 2016.

LA JOLLA (PROCESS 3) Coastal Development / Site Development Permit to demolish an existing 3718 sf single family residence and construct a new 8,524 sf single family residence with attached garage, pool & spa, retaining walls and landscaping located at 2488 Hidden Valley Road. The 1 acre lot is located in the LJSPD-SF zone of the La Jolla Shores Planned District in the La Jolla Community Plan Area and the Coastal Overlay Zone (Non-Appealable) in Council District 1.

PRC RECOMMENDATION: To approve CDP/SDP to demolish an existing 3718 sf single family residence and construct a new 8,524 sf single family residence with attached garage, pool & spa, retaining walls and landscaping located at 2488 Hidden Valley Road. The 1 acre lot is located in the LJSPD-SF zone of the La Jolla Shores Planned District in the La Jolla Community Plan Area and the Coastal Overlay Zone (Non-Appealable) in Council District 1. 6-0-0

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.

11.0 BLUE HERON 5228 Chelsea Street CDP & TM Waiver ACTION ITEM

(Process 3) Coastal Development Permit and Site Development Permit to demolish an existing single dwelling unit and construct an 8,963 square-foot single dwelling unit on a single lot. The 0.19-acre site is located within the Coastal Overlay zone (Appealable), Sensitive Coastal Overlay zone - CB and First Public Roadway at 5228 Chelsea Street in the RS-1-7 zone(s) of the La Jolla Community Plan. The lot area is 8900 sf. The first floor is 2736 sf, and the second floor is 2050 sf. The top floor enclosed area is 198 sf and the adjacent open deck areas total 916 sf. The GFA for the project is 4984 sf, and 8,963 if the basement is included, but that is not a part of the floor area calculations. FAR is 0.56.

DPR RECOMMENDATION: Findings CANNOT be made for a Coastal Development Permit and Site Development Permit to demolish an existing single dwelling unit and construct an 8,963 square-foot single dwelling unit on a single lot at 5228 Chelsea Street due to the deck at the roof, the mass and "wall" configuration fronting the street, the poor transition between the old and new structures, and the configuration of the design which places active outdoor and living spaces on the third level roof and deck.
4-2-1

12.0 Selection of the December LJCPA Minutes-Taker

13.0 Announcement: Adjournment of Meeting Concludes Candidacy Period for December Special Election

14.0 Adjourn to next LJCPA Meeting: December 1st 2016, 6:00 PM



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President: Cindy Greatrex

Vice President: Helen Boyden

2nd Vice President: Bob Steck

Secretary: Patrick Ahern

Treasurer: Janie Emerson

Trustees Present: Ahern, Brady, Collins, Emerson, Greatrex, Little, Ragsdale, Rasmussen, Shannon, Steck, Weiss, Will.

Trustees Absent: Boyden, Courtney, Donovan, Merten

- 1.0 Welcome and Call To Order: Cindy Greatrex, President. Meeting called to order at 6:00 with advisory to silence mobile devices and that meeting is being recorded on audio and video.**
- 2.0 Motion to Adopt the Agenda** (Steck/Ahern 10-0-1). Motion Carries.
- 3.0 Motion to Approve September Meeting Minutes** (Steck/Ahern 10-0-1). Motion Carries.
- 4.0 Elected Officials – Information Only**
 - 4.1 Council District 1: Council President Sherri Lightner**
Rep: **Justin Garver**, 619-236-6611, jgarver@sandiego.gov Present, gave report on streetlight repair and also announcement on vacant seats on boards and commissions. Also gave a brief update on next STVR meeting.
 - 4.2 78th Assembly District: Speaker Emeritus of the Assembly Toni Atkins**
Rep: **Victor Brown**, 619-645-3090, victor.brown@asm.ca.gov Present, gave report.
 - 4.3 39th Senate District: State Senator Marty Block**
Rep: **Sarah Fields**, 619-645-3133, Sarah.Fields@sen.ca.gov Not present.
- 5.0 President's Report – Information only unless otherwise noted.**
 - 5.1 Notice of Upcoming Special Election: Two Seats. One vacates in April 2017 and one in 2019 (both Are first cycle terms)**
Update on 7993 Prospect Place on current Sewer Group project.
- 6.0 Non-Agenda Public Comment**

Opportunity for public to speak on matters not on the agenda, 2 minutes or less.
Member Bob Whitney requests that Bylaws (both Current and Outdated) are listed on the www.lajollacpa.org website.
Bob also requests that there is a clear link on the homepage to the legacy website of www.lajollacpaarchive.org.
Member Sally Miller inquires on status of DecoBike in La Jolla and asks how the bikes can be

rented without helmets, and also states that DecoBike charging stations will take up much-needed parking spaces. Trustee Garver stated that final sites for bike rentals have not been selected. Trustee Emerson pointed out that these bike rentals are in direct competition with legitimate bike rental shops. Trustee Rasmussen concurs. Member Mike Costello comments on the Rutgers Road street vacations. He said the City was selling public land when there was direct need for additional parkland including dog parks. This item is scheduled to come before the Park & Beaches. The scheduled time was not stated.

6.1 City of San Diego – Community Planner: Marlon Pangilinan, mpangilinan@saniego.gov

Not present

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

Presents that school is fully back in session and that Housing will be discussed at the next UCSD CAG. Notes that students from UCSD Urban Planning are in attendance at tonight's LJCPA meeting. Member Phyllis Minick asks a question on Regents Road bridge. Anu also announces that Jacobs Medical Center is opening.

7.0 Non-Agenda Trustee Comment

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

Trustee Ahern comments on the new City reservoir being constructed. He comments that the Community should be aware and the project monitored. Trustee Collins advises Justin Garver said that the oversized parking regulation needs to be enforced. Violations are creeping back in.

8.0 Officers' Reports

8.1 Treasurer Report

Beginning Balance as of 9/1/16	\$ 377.16
Income	
• Collections	\$ 139.00
• CD Sales	<u>10.00</u>
Total Income	\$ 149.00
Expenses	
• PO Box Rental (12 months)	\$ 130.00
• AT&T telephone	\$ <u>68.02</u>
Total Expenses	\$ <u>198.02</u>
Net Income/(Loss)	\$ (49.02)

Ending Balance of 9/30/16

\$ 328.14

8.2 Secretary Report:

If you want your attendance recorded today, you should sign in at the back of the room. There are two sign-in lists: One for LJCPA members and government representatives and one for Guests. LJCPA is a membership organization open to La Jolla residents, property owners and local business owners at least 18 years of age. Eligible visitors wishing to join the LJCPA need to submit an application, copies of which are available at the sign-in table or on-line at the LJCPA website: www.lajollacpa.org. We encourage you to join so that you can vote in the Trustee elections and at the Annual Meeting in March. You are entitled to attend without signing in, but only by providing proof of attendance can you maintain membership or become eligible for election as a trustee. You may document your attendance by signing in at the back, providing the Secretary before the end of the meeting a piece of paper with your printed full name, signature and a statement that you want your attendance recorded, or providing independently verifiable proof of attendance. You can become a Member after attending one meeting and must maintain your membership by attending one meeting per year. To qualify as a candidate in an election to become a Trustee, a Member must have documented attendance at three LJCPA meetings in the preceding 12-month period. Please note that members who failed to attend a meeting between March of 2014 and February 2015 (and similar for all time periods) have let their membership lapse and will need to submit another application to be reinstated.

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> Did not meet.

9.2 Coastal Access & Parking Board <http://www.lajollacpa.org/cap.html> Update on Trolley expansion at CA & PB.

9.3 UC San Diego Long Range Development Plan CAG <http://lrpd.ucsd.edu> Meeting held with five different community groups and two city planners at UCSD. Bus Tour was taken of campus PowerPoint of CAG available on UCSD website.

10.0 Consent Agenda- Action Items NO ITEMS ARE PULLED.

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recommendation of the LJCPA. The public may comment on consent items.

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

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Trustee Emerson asks for a SF clarification on 10.1 from DPR members and that is explained.

10.1 STEEL RESIDENCE 7991 Prospect Place CDP

(Process 3) Coastal Development Permit for a 5,922 square foot addition to an existing 833 square foot residential single dwelling unit for a total of 6,755 square feet. The 0.126 acre site is located at 7991 Prospect Place in the RS-1-7 zone and Coastal (Appealable) Overlay zone of the La Jolla community planning area within Council District 1.

DPR RECOMMENDATION: Approve (Process 3) Coastal Development Permit for a 5,922 square foot addition to an existing 833 square foot residential single dwelling unit for a total of 6,755 square feet. 7-0-1

10.2 LA JOLLA PRESBYTERIAN CHURCH FALL FESTIVAL Street Closure

Request for temporary street closure of Draper Ave. between Silverado Street and Kline Street related to a Fall Harvest Festival on LJ Pres Church Campus and the La Jolla Rec Center on Sunday November 6, 2016. LJ Presbyterian has held two Fall Harvest Festivals in the past but they were private events on church property. They outgrew their space and now want to do a big community outreach event at the Rec Center and welcome the entire community. They are requesting to close Draper Ave. between Silverado and Kline Street to allow space for four food trucks to park in front of the Church and the La Jolla Women’s Center. Setup: 8-11am, Event Hours: 11am-2pm, Clean up: 2-5pm.

T&T RECOMMENDATION: Approve Temporary Street Closure of Draper Avenue between Silverado and Kline Street on Sunday November 6 pending receipt of written acceptance of the event by the Bed and Breakfast Inn and La Jolla Women’s Club entities located on the same block as the Church and thereby impacted by the street closure. 9-0-0

10.3 SUBARU IMPREZA 2017: PANTAI INN Street Closure

Request for temporary street closure of half of Ocean Lane between Coast Blvd. and Coast Blvd South related to a private automotive event at Pantai Inn on December 4 to December 11, 2016. Automotive Events is requesting closure as part of a public relations event they are hosting to introduce a new model 2017 Subaru Impreza at the Pantai Inn located at 1003 Coast Blvd. Half of Ocean Lane to remain consistently open. Lane is within Pantai property. Public parking not affected.

T&T RECOMMENDATION: Motion to recommend approval of a temporary street closure of Ocean Lane between Coast Blvd. and Coast Blvd South related to a private automotive event at the Pantai Inn on December 4, to December 11, 2016. 9-0-0

10.4 CONVERSION OF ANGLE PARKING TO COMMERCIAL LOADING ZONE ON COAST BLVD. ADJACENT TO SCRIPPS PARK. Request from City Parks and Recreation Dept to convert four angle spaces to Yellow Zone parking at Scripps Park near restrooms.

The community, local businesses, and the Bridge Club have events all through the year and especially during the summer months at Scripps Park. The goal is to not remove parking but expand the use because the general public would be able to also use a commercial zone to unload and load as long as they have commercial license plates. They are requesting 4 spaces be converted to commercial zone parking seven days a week and only a limited number of people will be able to use them. Only vehicles with Commercial Plates can legally park in commercial loading zones.

T&T RECOMMENDATION: Motion to recommend that one angled parking space (vs. four requested) on Coast Blvd by the La Jolla Cove and Scripps Park be converted into a yellow curb space, with the standard restrictions associated with commercial loading zones including being not applicable on Sundays and holidays. Recommendation is to institute the commercial parking space for a one-year trial period. 7-2-0

10.5 INSTALLATION OF ALL-WAY STOP AT LA JOLLA MESA BLVD/ SKYLARK DRIVE INTERSECTION

Homeowners Assn. Request: In order to get a Stop Sign established at this location the City has a checklist of features and characteristics for the intersection and traffic engineers assign points, called warrants, to these various characteristics. An Intersection needs 20 points to warrant a Stop Sign. The intersection at La Jolla Mesa Blvd and Skylark Drive warranted just 9 points, far short of the 20 points they needed for their stop sign. They are appealing for help from LJT&T. Their goal is to have the Board recommend that the City install the stop sign.

T&T RECOMMENDATION Motion to deny installation of an all-way stop at the intersection of La Jolla Mesa Blvd. and Skylark Drive. City evaluation yields only 9 of the minimum-required 20 warrant points is indicative that an all-way stop is not appropriate for this location. Suggestion is made that the requesting homeowners association pursue a controlled pedestrian crossing at the intersection 8-1-0

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.

Motion to Approve Consent Agenda Items of 10.1 through 10.5: (Ahern/Ragsdale 11-0-1). Motion Carries.

11.0 2016 SAN DIEGO TRIATHLON CHALLENGE Street, Lane Closures and No Parking

Request by Challenged Athletes Foundation for temporary street closure, lane closure and no parking related to athletic competition event at Scripps Park on October 23, 2016.

Set up begins at 5 am Friday October 21 and is dismantled 9 pm Sunday October 23. The same structure has been in place for the last seven years. **Road Closure** 5:00am to 4:00pm - Coast Boulevard. The closure is from point of split with Prospect Blvd until intersection with Girard (midpoint through Scripps Park).

Traffic barricades and traffic monitor personnel posted at each end of the closure **Lane Closure**

8:00am to 10:00am – The number 1 lane of North Torrey Pines road from Prospect to La Jolla Shores Dr. SDPD monitor this lane closure. **No Parking** No parking is posted on Coast Blvd. on Friday PM and Saturday for 10 spaces, includes ADA spot relocation, for set up.

T&T RECOMMENDATION: Findings can be made to approve. 8-0-0

Member Bob Whitney asks why a vote is necessary since the September "puller" did not attend, and it is explained that cycle letters close out with LJCPA vote.

Noted by Trustee Emerson and Members that the letter sent to Special Events to approve the event does reference community concerns over water quality/health issues. Chair agrees and will fulfill that request. Request is made by Trustee Brady that we discuss water quality in the Motion, and it is explained that we cannot do that as it is not germane to the permit request as reading. Member Bill Robbins explains that

the event has moved. Member Phyllis Minick notes that it is against the law to enter the water right now due to health advisories.

LJCPA RECOMMENDATION: Findings can be made to ratify T&T approval. (Brady/Shannon 11-0-1)

12.0 CARDENAS RESIDENCE 8466 El Paseo Grande CDP SDP ACTION ITEM

La Jolla (Process 3) Site Development Permit and Coastal Development Permit to demolish a 3,113 sq ft existing single family residence and construct a new 6,698 sq.ft. single family residence with attached garage at 8466 El Paseo Grande. The 0.27 acre site is in the LJSPD-SF zone of the appealable coastal zone and the La Jolla Shores Plan District Community Plan.

PRC RECOMMENDATION: Findings can be made for CDP and SDP. 4-1-1. Motion carries.

Resident who pulled in September did not attend.

LJCPA RECOMMENDATION: Findings can be made to ratify PRC: (Ahern/Will 8-3-1). Motion carries.

15.0 Selection of the November LJCPA Minutes-Taker: Phil Merten

16.0 Adjourn to next LJCPA Meeting: November 3rd, 2016, 6:00 PM. Meeting adjourns at 6:50.

**LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION
OCTOBER 2016 MINUTES**

Attending 10/11/16: Benton, Collins, Costello, Ragsdale, Welsh, Will
Attending 10/18/16: Benton, Collins, Costello, Kane, Ragsdale, Welsh, Will

1. NON-AGENDA PUBLIC COMMENT

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

- a. 10/18/16 Kevin Healey discussed his findings regarding the Herschel Triplex project 7569-7571 Herschel Avenue. He has met with City staff to discuss the project, and pointed out that many exterior materials are changed from the original design, such as the increased use of stucco and the change of exterior guard rails from glass to iron, and that the balconies are reconfigured and some deleted. He also noted that the number of windows has greatly increased, which was an issue discussed at length in the DPR meeting when the project was reviewed. He noted that the owner of the property has hired Tim Golba to resolve these changes.

2. APPROVAL OF MEETING MINUTES

Meetings September 13 and 20, and October 11, 2016

SUBCOMMITTEE MOTION 10/11/16: To approve the Meeting Minutes of September 13, 2016, as amended.

(Will / Ragsdale 4-0-1)
In Favor: Collins, Costello, Ragsdale, Will
Opposed: None
Abstain: Benton, as Chair, and Welsh
Motion Passes

Meeting September 20, 2016: the notes were reviewed but no further action taken, as a quorum did not attend the meeting.

SUBCOMMITTEE MOTION 10/18/16: To approve the Meeting Minutes of October 11, 2016, as amended.

(Will / Costello 5-0-2)
In Favor: Collins, Costello, Ragsdale, Welsh, Will
Opposed: None
Abstain: Kane, Benton, as Chair
Motion Passes

3. PRELIMINARY REVIEW 10/11/16

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

Project Name:	Rutgers Road Street Vacation NE of Cass at Van Nuys Streets	Permits:	Street Vacation & Slope Easement Vacation
Project No.:	496760	DPM:	Edith Gutierrez Angela Nazareno
Zone:	RS-1-7	Applicant:	Dena Boylan

LA JOLLA/PACIFIC BEACH (Process 5) IO #14000993 Street Vacation and Slope Easement Vacation of an unimproved portion of Rutgers Road located at the northeast corner of the intersection of Cass St and Van Nuys St. The 0.1291 acre site is in the RS-1-7 zone within the La Jolla and Pacific Beach Community Plan Areas. Council Districts 1 and 2.

INFORMATION ONLY PRESENTATION 9/20/16. (Mary Carlson, SD City Staff; Dena Boylan, SD City Staff; Bruce Beach, Attorney for adjacent property owner)

The City will place some the undeveloped land at the terminus of Cass at Van Nuys on the open market for sale. The land was purchased by the City in 1957, but never used or developed. Six page handouts were distributed to illustrate the location. Included were survey maps, lot numbers, street locations, topographic maps, and maps of the Community Plan areas. The lots involved include area from both the La Jolla and Pacific Beach Community Plans.

The change in elevation from Van Nuys is 185 feet, to the top of the property is 215 feet. Mr. Beach represents the neighboring property owner that wishes to purchase the property. Notices were mailed to the neighborhood in July 2016. City Staff has presented this information to the Pacific Beach Planning Group.

DISCUSSION

The project features were presented and questions asked for clarification.

PLEASE PROVIDE FOR NEXT PRESENTATION:

- a. Please enlarge areas of interest, ie: photos, drawings, and mount on poster boards.
- b. The City Zoning Map shows area as RS-1-5, your information says RS-1-7. Please resolve.
- c. Please present this project to the La Jolla Parks and Beaches Committee for a recommendation.
Chairman Dan Allen, 858-245-1586 danallen@alum.mit.edu
- d. If the vacation and sale are successful as envisaged how many total houses can be constructed on these lots?
- e. What facilities does the Community have in the immediate area?
- f. Please provide the Minutes, and the results of any votes from the Pacific Beach Planning Group, and their Subcommittees.

APPLICANT PRESENTATION 10/11/16 (Dena Boylan, Mary Carlson)

The applicants presented the project. The subject site is presently an unimproved street roughly 5600 sf, in the RS-1-7 zone. The purpose of this application is to vacate that public use as a potential street. The largest possible house that can be built on the site is 3300 sf. The property was last cleared for sale in 2014, and that will be reviewed again by the City Council.

The property rises above the street. There are public streets abutting the site on two sides, in the form of an alley and an unimproved section of Cass Street, neither of which will be vacated.

A map was presented which indicates the parks and other public facilities in the area of the subject property.

The Pacific Beach Planning Group recommended approval 8-3-1. The Parks & Beaches Committee was consulted but the Chair of that committee has not indicated if he would like to hear the project.

If the property is to be sold to a private party, the steepness of the slope will limit the developability of the property. When considering the property for sale, the various departments of the City reviewed the possibility of maintaining the property as Open Space; the City dispensed with that concept. The property is surrounded by private property: it does not abut public Open Space land.

DISCUSSION

A discussion ensued about possible other uses for the property, including as park land or open space.

This matter is continued to a later date.

4. PRELIMINARY REVIEW 10/11/16

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

Project Name:	Blue Heron 5228 Chelsea Street	Permits:	CDP & TM Waiver
Project No.:	502954	DPM:	Morris Dye
Zone:	RS-1-7	Applicant:	Claude-Anthony Marengo

(Process 3) Coastal Development Permit and Site Development Permit to demolish an existing single dwelling unit and construct an 8,963 square-foot single dwelling unit on a single lot. The 0.19-acre site is located within the Coastal Overlay zone (Appealable), Sensitive Coastal Overlay zone - CB and First Public Roadway at 5228 Chelsea Street in the RS-1-7 zone(s) of the La Jolla Community Plan

APPLICANT PRESENTATION 10/11/16 (Claude Anthony Marengo)

The applicant described the project, which is on a lot between Chelsea Street and the ocean. The lot area is 8900 sf. The first floor is 2736 sf, and the second floor is 2050 sf. The top floor enclosed area is 198 sf and the adjacent open deck areas total 916 sf. The GFA for the project is 4984 sf, and 8,963 if the basement is included, but that is not a part of the floor area calculations.

The side yard setbacks are 4 feet and 16 feet. The front setback is 10 feet. The bluff edge setback is 25 feet.

Four parking spaces are provided, where two are required. The length of the driveway is less than the 19'-6" minimum driveway length, so cars will park in the street or in the garage.

The elevations were presented, showing the overall building height and the setbacks. The highest point is roughly 29'-7" above existing grade. The elevation facing the ocean is dominated by glass, with stone, wood, and stucco finishes at the exterior. The other elevations also have glass windows that are composed in rectangles with the same infill materials. The site is roughly 55 feet above mean sea level.

The distance from the basement wall to the north property line is 7 feet; from the south it is 4 feet. The water feature at the south side is 4 feet deep.

The fences are 75% open. At the front yard of the building to the north, there is a basement courtyard that is accessible from the basement and open to the sky. The planting is selected to limit height, and most of that will grow to a maximum height of 3 feet.

No modifications or maintenance of the bluff face is proposed: the site has been determined to be geologically stable, resulting in the 25-foot setback.

DISCUSSION

A discussion ensued about the open space of the roof areas, the configuration of the open areas and the basement courtyard.

Please provide for the next presentation:

- a. A colored rendering of the site plan including the landscape elements and the colors of the light well elements, and showing the water elements.
- b. Materials sample board
- c. Provide a copy of the geotechnical report.
- d. Photo montage showing the relative size of the adjacent homes that are within 3 homes on each side.

This matter is continued to a later meeting.

FINAL REVIEW 10/18/16

APPLICANT PRESENTATION 10/18/16: (Claude Anthony Marengo)

The project was presented, with the additional materials requested. The street elevation was shown in a photo montage of three houses to the left and right. The materials were presented: the stucco, wood, stone. The geotechnical report had been provided and was discussed.

The landscape plan was reviewed, with indications of the pavement, water elements, and the planting areas.

The location and configuration of the roof deck were discussed.

The FAR is 0.56, which is the maximum permitted for this site.

The Presenter confirmed that the roof deck would be 70% open to meet the Code for open balcony space.

DISCUSSION

The use of aluminum exterior materials this close to the ocean was discussed further. The neighbors expressed concern that the house is quite large and may have a much greater intensity of use than most single-family residences in the community.

The articulation of the mass of the building was discussed: the façade facing the street is recessed in steps back from the street, yet still is substantial and massive. There are also visually transparent or open portions of the elevation.

Larry Hogan is concerned about the geotechnical stability of the site and the relative stability of other properties along the street.

Mary Kenton is concerned that the house is not in keeping with the neighborhood, especially at the second floor.

Kevin Healey asked if it is likely that the owner would change the materials after the permit is issued or during construction.

Kathleen Hogan commented on the length of the driveway, which is less than the required minimum. The presenter responded that the city policies allow exceptions to the minimum depth of the driveway. Four parking spaces are provided on site, and two curbside parking spaces front the property.

SUBCOMMITTEE MOTION 10/18/16: Findings CAN NOT be made for a Coastal Development Permit and Site Development Permit to demolish an existing single dwelling unit and construct an 8,963 square-foot single dwelling unit on a single lot at 5228 Chelsea Street due to the deck at the roof, the mass and “wall” configuration fronting the street, and the poor transition between the old and new structures.

(Costello / Benton 2-3-2)

In Favor: Costello, Kane

Oppose: Collins, Ragsdale, Will

Abstain: Welsh, Benton (Chair)

Motion Fails

A discussion ensued about the configuration of the bathroom at the third floor. The applicant proposed that the bathroom will be relocated so that it is moved towards the ocean so that it is 6.0 from the parapet, over a width of 19'-2"

SUBCOMMITTEE MOTION 10/18/16: Findings CAN be made for a Coastal Development Permit and Site Development Permit to demolish an existing single dwelling unit and construct an 8,963 square-foot single dwelling unit on a single lot at 5228 Chelsea Street, as amended to relocate the third floor bathroom so that it is 6'-0" toward the ocean from the parapet over a 19'-2" frontage.

(Will / Collins 2-4-1)

In Favor: Ragsdale, Will
Oppose: Collins, Costello, Kane, Welsh
Abstain: Benton (Chair)

Motion Fails

The members of the committee discussed their concerns regarding the proposed design. The transitions to the adjacent homes in the neighborhood is judged poor, as well as the scale of the home compared to the community. It also appears that the house is impersonal and a party house. The scale of the design and the relation to the neighbors were discussed, and the transition of this house to the older homes in nearby.

SUBCOMMITTEE MOTION 10/18/16: Findings CAN NOT be made for a Coastal Development Permit and Site Development Permit to demolish an existing single dwelling unit and construct an 8,963 square-foot single dwelling unit on a single lot at 5228 Chelsea Street due to the deck at the roof, the mass and "wall" configuration fronting the street, the poor transition between the old and new structures, and the configuration of the design which places active outdoor and living spaces on the third level roof and deck.

(Costello / Kane 4-2-1)

In Favor: Collins, Costello, Kane, Welsh
Oppose: Ragsdale, Will
Abstain: Benton (Chair)

Motion Passes

5. FINAL REVIEW 10/18/16

Project Name:	Shough Residence 6436 Camino de la Costa	Permits:	CDP & SDP
Project No.:	484369	DPM:	Karen Bucey
Zone:	RS-1-5	Applicant:	Mike Rollins

Sustainable Expedite (Process 3) CDP SDP Hearing Officer as decision maker) to demolish an existing residence and construct a new 5,886 SF, 2-story over basement residence at 6436 Camino de la Costa. The 0.25 acre site is in the La Jolla Community Plan Area, RS-1-5 zone, Coastal (Appealable), Coastal Height, Sensitive Coastal, Parking Impact (Beach, Transit Area and Residential Tandem), Geologic Hazard (43 and 53) overlay zones.

APPLICANT PRESENTATION 9/13/16: (Michael Rollins)

The project was presented, which consists of the demolition of the existing home and replacement with a new structure. The structure was reviewed by the City and found to not have historic significance. The bluff edge was defined by a geotechnical investigation.

The occupied portion is 5886 sf, the basement is 3739 sf; the footprint is 3739 sf; the FAR is 0.53 which is less than the 0.54 permitted. The excavation will result in export of 1725 cy. The landscaped area is 34% of the site. The front yard is 46% hardscape. The exterior finishes are blue lava stone, with some accents of espresso-colored stucco. The metal windows will be aluminum or titanium, with horizontal bands created by a bead-blasted titanium fascia across portions of the exterior at the first and second floor.

DISCUSSION

The building sustainability was discussed: solar panels, recycling of demolition materials, energy usage, landscape, etc. The stark nature of the exterior finishes was discussed, as well as the lack of windows facing the street.

Please bring to the next presentation:

- a) Colored rendering of the exterior elevations
- b) Photographs of the neighborhood context – adjacent houses to the right and left.
- c) Describe the protection of the view corridor. Demonstrate how the view easement is protected by a pool cover in lieu of the 5-foot fence around the property, the planting materials that will be in the view corridor.
- d) Provide a section through the site, showing the building and the two adjacent properties.
- e) Provide information on the use of permeable surfaces.
- f) Provide a drainage plan showing the direction of flows on the site.
- g) Show the profile of the solar panels at the roof, in relation to the height limit.
- h) Provide the geotechnical report
- i) Consider the staging of the project and the movement of materials and equipment without entering the street.

This matter is continued to a later meeting.

APPLICANT PRESENTATION 10/18/16: (Lauren Williams, Michael Rollins, Jim Shough, Fred Gemmel)

The project was presented, with the additional materials requested. The presenters went through a series of photographs showing the other residences in the immediate area, the location of the proposed residence on the existing site and in relation to the existing residence. The presenters provided site sections, calculations of permeable surfaces, and the site plan with the drainage plan. A staging area is indicated at the southeasterly portion of the site; the presenters stated that no materials storage will occur in the street. The street elevation is dominated by the garage door on one side and the gate and fence fronting the 40-foot wide entrance courtyard.

The driveway is 12 feet wide and has a length of 18 feet between the property line and the garage door.

The building setbacks were reviewed: 5 feet at the north property line and 8 feet at the south property line. Visual Access Corridors are provided and will be granted at both sides, with unobstructed views from 30"

above the ground to the sky.

The rooftop solar collectors are screened by a stucco parapet.

DISCUSSION

The building location and configuration were reviewed. The scale and relation of this proposed home to its neighbors was discussed and reviewed. The mass and appearance at the street were discussed: the house appears to turn its back to the street with the large garage and the fence and wood grille fronting the courtyard and facing the street. The presenter offered to change the wood grille at the entrance gate and side panels so that it is at least 50% open over an area that is 8 feet wide and 8 feet tall.

SUBCOMMITTEE MOTION 10/18/16: Findings CAN be made for a Coastal Development Permit and Site Development Permit to demolish an existing residence and construct a new 5,886 SF, 2-story over basement residence at 6436 Camino de la Costa.

(Collins / Will 7-0-1)

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

Oppose: None

Abstain: Benton (Chair)

Motion Passes

6. PRELIMINARY REVIEW 10/18/16

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

Project Name:	Jain Residence	Permits:	CDP
	1421 Soledad Avenue		
Project No.:	503161	DPM:	Karen Bucey
Zone:	RS-1-5	Applicant:	Matt Gomes Tim Golba

CDP Process 2 for demolition of an existing 1,878.4 sf residence and attached garage on a 7,647 sf lot, and construction of a new 3,225 sf (2) story residence over 778 sf walk out basement and 563 sf (2) car garage located at 1421 Soledad Av in RS-1-5, Coastal Overlay (Non Appealable-Area 1), Coastal Height Limit Overlay Zone of the La Jolla Community Plan.

APPLICANT PRESENTATION 10/18/16: (Tim Golba)

The project was presented. The site is above Soledad Avenue and Al Bahr Drive, at the southwest corner of that intersection. An easement at the south of the property serves the shared driveway access to the residence to the west. The project will include a new basement garage at the street level of Al Bahr Drive, leaving the easement to the neighbor. The reservoir to the south is roughly 12 feet above the subject property.

The proposed residence will be 2 stories above the garage. The roof has a roof deck at the easterly end. The elevation drawings were presented, with the entrance element next to the garage door, and the upper

floors arranged to both sides of the stair tower. The overall height is roughly 29.5'.

The proposed materials are stone at the basement level, stucco and wood siding on the upper floors, and glass guard rails at the balconies and decks and the roof deck.

DISCUSSION

The committee noted that a positive feature is the setback of the building from the north side, and the new entrance to the garage at Al Bahr Drive. The project would be somewhat larger above the street, yet the additional setback is a welcome balance to that. The driveway entrance at Al Bahr Drive provides a street-level and pedestrian-friendly connection to the street.

Please bring to the next presentation:

- a. Landscape Plan
- b. Materials sample board.

This matter is continued to a later meeting.

**LA JOLLA SHORES PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION
OCTOBER 2016 MINUTES**

Tuesday, October 25th @ 4:00 p.m.
La Jolla Recreation Center, 615 Prospect St., La Jolla, CA

Executive summary of Motions

- 1. Adopt the Agenda –**
 - a. Robert Steck –Moved to Approve
 - b. Dave Gordon – Seconded
 - c. Action Approved 5-0-1
 - d. Janie Emerson – Abstained
- 2. Adopt August Minutes –**
 - a. Angie Preisendorfer – Moved to Approved
 - b. Janie Emerson – Seconded
 - c. Action Approved 4-0-2
- 3. Non-Agenda Public Comment:** 2 minutes each for items not on the agenda
- 4. Non-Agenda Committee Member Comments**
- 5. 4:05pm Chair Comments – 6-0-0**

- a. Members & Officers: Chair Crisafi resigns at end of today's meeting. Will remain thru 2016 as a committee member. Laura Ducharme Conboy resigns effective immediately. Secretary position is vacant. New officer's nomination and election action Item 6.1.
- b. Chair conducts committee review following Robert's Rules of Order.

6.1. Nomination & Election of New Officers – Chairperson & Secretary

1. Angie Preisendorfer – Secretary

2. Dave Gordon – Chair

3. Tony Crisafi – Vice Chair

- a. Janie Emerson Moved to Approve
- b. Mike Czajkowski - Seconded
- c. 6-0-0 Action Approved
- d. Tony Crisafi to meet with Chair and Secretary to review procedures and paperwork

6. Project Review:

a. 4:10-4:30pm MURPHY RESIDENCE SDP - 1ST REVIEW

- Project #: 501936
- Type of Structure: Single Family Residence
- Location: 7927 El Paseo Grande
- Applicant's Rep: John Ambert, johnambert@gmail.com 805-801-2015
- Project Manager: Karen Bucey, kbucey@sandiego.gov 619-446-5049
- **Project Description:** LA JOLLA SUSTAINABLE EXPEDITE PRG (Process 3) SDP for a 1,949 SF addition with a new second story to an existing 1317 SF residence on a .144 acre site. Coastal (non-appealable) overlay zone within the La Jolla Community Plan area, Council District 1.
- **Applicant agreed to return with the following information/revisions:**
 1. Building mass adjusted per the city staff comments
 2. Confirm with owner to process this permit as a CDP/SDP. Add coastal development permit to application and notice
 3. Fire rated construction and existing garage wall(s) as code requires with proposed living space above.
 4. Provide landscape coverage compliance quantities
 5. Ensure fireplace chimney complies with height and fire code requirements.

b. 4:30-4:50pm - SWINDLE RESIDENCE – RECONSIDERATION

Note: Reviewed by LJSRPC in Feb 2016, LJSRPC approved project in March 2016.

- Project #: 443712
- Type of Structure: Single Family Residence
- Location: 2488 Hidden Valley Road
- Applicant: Tim Martin 858-349-3474
tim@martinarchitecture.com
- Project Manager: Edith Gutierrez 619-446-5147 equitierrex@sandiego.gov
- **Project Description:** LA JOLLA (PROCESS 3) Coastal Development / Site Development Permit to demolish an existing 3718 sf single family residence and construct a new 8,524 sf single family

residence with attached garage, pool & spa, retaining walls and landscaping located at 2488 Hidden Valley Road. The 1 acre lot is located in the LJSPD-SF zone of the La Jolla Shores Planned District in the La Jolla Community Plan Area and the Coastal Overlay Zone (Non-Appealable) in Council District 1.

- **Dave Gordon moved to approve as follows:**

1. No sidewalk as there are no other sidewalks on the Hidden Valley Road except at Torrey Pines Road. Construction of a sidewalk at 2488 Hidden Valley Rd. would require continuous retaining walls up to 8' high along property line and would not be in character with the community.
2. Sidewalks on this side of the street would require continuous, tall retaining walls, not in keeping with the community character and not in compliance with the PDO.
3. Non-continuous sidewalks are a hazard (attractive nuisance), to the pedestrian, particularly at this blind corner condition.
4. If sidewalks were to be incorporated it is more logical they be on the west (opposite) side of the street where topographic conditions are more favorable.

Janie Emerson Seconded

6-0-0 Action Approved

c. Meeting adjourned @ 5:30 pm on T/C, Tuesday, November 22, 2016 @ 4:00 p.m.

(Note that Holidays may activate alt. November and/or December meeting dates)

**LA JOLLA PLANNED DISTRICT ORDINANCE COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION
OCTOBER 2016 MINUTES
MEETING CANCELLED**

**LA JOLLA TRAFFIC AND TRANSPORTATION BOARD
OCTOBER 2016 MINUTES
MEETING CANCELLED**