

Ad Hoc Meeting on Residential Family (RS) Zoning La Jolla Community Planning Association

UNAPPROVED MINUTES

Monday, 12 October 2015 – SIXTH MEETING

La Jolla Recreation Center, 615 Prospect Street

5:30 – 7:00 PM

Committee Members Present: Angeles Leira, Eric Lindebak, Sharon Wampler, Jim Ragsdale

Committee Members Absent: Diane Kane, Glen Rasmussen

1. Review and Approval of Minutes

Minutes from 28 September 2015 meeting are pending due to G. Rasmussen's hand surgery.

2. Chair Report

A. City of San Diego Contacts

Reviewed communication from Bob Vacchi (City of San Diego, Director of Development Services) – Categorical Exclusion included in draft Update to the Land Development Code.

B. Chris Olsen from PB Planning Group.

Their group deals with similar issues to LJCPA and this committee. After many strained discussions with the city, their community formed a collaborative (Beautiful PB) to work more closely and effectively with City staff and PBPG to develop community ideas and solutions. Is working very well for their EcoDistrict project.

C. Feedback via phone or email -

Dave Little – Goal should be smaller builds, there is too much bulk. No deviations should be allowed.

Nancee Schwartz – Coastal Development Permit role – exemptions have become the norm to get around the Coastal Commission. Certain architects/neighbors/builders want collaboration not contention. Will air space around homes exist? If people want larger homes, they can find places with larger lots.

Alan LaCosta – Regarding Mansionization in San Diego, he feels our group is just a few people raising concerns that are subjective with little objectivity. Developers help build new things in the community and keep it from being run-down.

Rick Kruse – Supports Committee's efforts.

3. Round Table Discussion – Categorical Exclusion language and make suggested revisions

City of San Diego is considering adoption of language to revise the requirements for projects being exempted from a Coastal Development Permit as described in Muni Code 126.0704. This may be a way to prevent some of the problems we've seen to date.

Excerpt from draft (2010) **City of San Diego Categorical Exclusion, Coastal Development – Excluded from Obtaining a Coastal Development Permit**

The structure height of the single dwelling unit, or the addition or alteration of the single dwelling unit, does not exceed 90% of the maximum structure height permitted by the base zone or overlay zone, whichever is lowest.

The gross floor area of the single dwelling unit, or the combined gross floor area of the existing single dwelling unit and the addition or alteration, does not exceed 80 percent of the maximum permitted floor area ratio allowed by the zone and the second story shall not exceed 40 percent of 80 percent of the maximum permitted gross floor area.

Categorical Exclusion (CE) could potentially be used in lieu of the 50% rule if language was adopted for CE and the 50% rule 126.0704(a)(5) was removed from the code . As the code currently stands, BOTH options would be a method for exemption from Coastal Development Permit.

Leira, suggests that revisions and refinements to this CE language be made to keep projects within the scale and character of a neighborhood. The current 50% rule allows for an addition, but was intended for preservation of the existing structure rather than simply retaining framing as currently defined by the City of San Diego internal Information Bulletin on Coastal Demolition.

Leira, suggests language be included that 2nd floor not exceed 40% of the size of the first floor and the max FAR not exceed 70% of allowable and 80% of allowable height. These will help to reduce scale and bulk. Additionally, the loss of mature landscaping/trees negatively impacts the character of the community. Consider the size/caliper of trees for removal and develop replacement plan if removed.

Lindebak, states the lack of addressing setbacks (front and side yard), if left unchanged, remain a serious impediment to creating harmonious scale and character of projects. Recommends considering 80% FAR and 80% Max Height with provisions for increasing front and side yard setbacks.

Committee is concerned that the proposed "90%/80% language" may be too vague addressing the various issues brought forth by the community. The goal of the Committee should be to create language that defines the threshold for exemption from Coastal Development Permit in a way that is simple to understand and clear.

Wampler: we have discussed considering the following when addressing revisions to the proposed CE language:

1. Setbacks
2. Second Story Setback/Size
3. Provisions for structures that contribute to bulk – porches, carports, terraces.
4. Pitched roofs vs. flat roofs. Buildings with flat roofs that are 30' tall are much bulkier than 30' tall buildings with pitched roofs.

Mike Lake, a Carlsbad local builder is concerned how we set guidelines based on existing precedent and what impact that will have.

Other suggestion from meeting participant (unidentified), is that public noticing should be required with any Process 1 permit, requiring adjacent neighbors to be notified about what is being proposed. Even if the project will require no community review, it is a public and professional courtesy.

Next Steps will be to gather feedback on CE language proposals and prepare an amendment to the language that can be sent to the LCPA for approval and discussion with the city.