



# La Jolla Community Planning Association

Regular Meetings: 1<sup>st</sup> Thursday of the Month | La Jolla Recreation Center, 615 Prospect Street

Contact Us

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President: Cindy Greatrex

Vice President: Bob Steck

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

Secretary: Helen Boyden

Treasurer: Jim Fitzgerald

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## FINAL MINUTES

### Regular Meeting | Thursday, 7 January 2016, 6:00 pm

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

Vacant: One Seat, term ending in 2018

**1.0 Welcome and Call To Order by Cindy Greatrex, President**, at 6:04 pm who announced that the meeting was being recorded-- in audio by the LJCPA and in video by a party who does not wish to be identified. She also asked that all mobile devices be silenced.

#### **2.0 Adopt the Agenda**

**Approved Motion: To adopt the motion as posted (Fitzgerald, Steck: 13-0-1).**

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

Abstain: Greatrex, (Chair)

#### **3.0 Meeting Minutes Review and Approval: 3 December 2015**

**Approved Motion: To approve the minutes as distributed (Donovan, Ragsdale: 13-0-2).**

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

Abstain: Greatrex, (Chair), Brady (absent)

#### **4.0 Elected Officials – Information Only**

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

Rep: **Justin Garver**, 619-236-6611, [JGarver@sandiego.gov](mailto:JGarver@sandiego.gov) reported that the City has created a web Page [www.sandiego.gov/el-nino](http://www.sandiego.gov/el-nino) that provides information about El Nino preparedness. Sherri Lightner was unanimously elected to continue to serve as City Council President and the Council approved the City of San Diego Climate Action Plan. The Mayor's annual State of the City Address is slated to be Thursday, January 14th.

**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 39<sup>th</sup> 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:**

**TBD**

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

**5.1 Bylaw Amendment to conform to 600-24: Review at Smart Growth & Land Use Committee, Jan 20.** City Council Review Date, in either January or February

**5.2** Maintenance Assessment District Presentation, Julie Bronstein Executive Director of La Jolla Community Foundation-San Diego Foundation; Phyllis Pfeiffer, President & GM of Union-Tribune Community Press told about "Enhance La Jolla" a 501 (c)(3) being established by the La Jolla Community Foundation. The organization is being led by a board of volunteer residential and business property owners and chaired by Mark Dibella. Their goal is to establish a MAD (Maintenance Assessment District) in a central area in La Jolla Village with about 1250 parcels. This will be funded by a fixed fee on residential properties and variable fees for commercial properties. The fees will appear on the property tax bill. It will seek additional donations to also fund CIPs (Capital Improvement Projects). In order to go into effect it needs to be approved by a simple majority of the property owners, weighted by parcel size. Then it needs passage by the City Council. They are hoping for approval by July 16 so that funds would be available by 2017. The initial provisions would have a five-year lifetime. The City, the largest property owner, would pay about \$50,000 a year and would be in favor. The Bird Rock assessment district has been a success.  
**Dave Schwab and Sally Miller commented as did Trustees Costello, LaCava, Outwater, Emerson, Weiss, Ahern and Ragsdale.**

**5.3** Recommendation to City of San Diego on Item # 9 in *Tenth Update to the LDC*.

**Trustee LaCava**, Chair of the Community Planners Group, reported that the Tenth Update has 38 different proposed changes, of which the CPG referred 4-5 to individual Community Planning Groups for action, making its own decision on the remainder. The purpose of item 9 is to establish new criteria for ministerial approval of development of properties in the Coastal Development Zone replacing the current 50% rule. The City staff proposal included height limits of 27' (30' allowed now) and less than 80% of the allowable FAR. He made a motion which was a slight variant of a recommendation of the Ad Hoc Committee on Residential Single Family- (RS) Zoning (which recommendation had been emailed to the trustees) asking the City to suspend action on this subject for a year. He indicated that Item #9 had been rushed through without thorough consideration and review. **Trustee Costello** presented a list of substitute criteria. It was argued that such a list proposed at this time would likely not get consideration.

**Trustees Donovan, Boyden, Little, Ragsdale, Fitzgerald, Weiss, Ahern, Zimmerman and Brady** also commented.

**Approved Motion: The La Jolla Community Planning Association asks the City of San Diego to suspend action on Issue #9 of the 10th Update to the Land Development Code for one year. A one-year suspension will enable the community of La Jolla, and other coastal communities, to craft tailored criteria for a Coastal Residential Development Overlay Zone with ministerial processing for single-family residences. The adoption of this overlay zone could replace the Coastal Development Permit process for those projects that comply with the criteria of the zone, enabling regulatory relief from the existing costly and time-consuming discretionary processes while more effectively implementing the La Jolla Community and Coastal Development Plan. (LaCava, Emerson: 11-3-1).**

In favor: Ahern, Boyden, Brady, Donovan, Emerson, Fitzgerald, LaCava, Ragsdale, Steck, Weiss, Will

Opposed: Costello, Little, Zimmerman

Abstain: Greatrex (Chair)

**5.4 Update on Children's Pool: Monica Munoz, Senior Public Information Officer** (President to proxy; Ms. Munoz will make a presentation in February) Interior work on the Lifeguard Station will continue, but the remaining exterior work cannot be completed until after the pupping season. It was stated that the new retaining wall was needed for structural support and compliance with storm water regulations and can be removed in the future.

**5.5 Sewer Groups Update: Rex Narvaez & Sheila Gamueda**, City of SD Public Works and Right-of-Way Design Division—they reported that they will replace-in-place 1.8 miles of sewer and are in the process of bidding the contract. Work is expected to start in November 2016, but the project includes 26 locations city wide, so an exact La Jolla start date is not known. The streets will be

repaved with concrete where it exists now and slurry sealed otherwise. The La Jolla streets, including West Muirlands Drive, are not affected by the summer moratorium. They will be coordinating with the schools.

**Sally Miller** and **Tricia Riha** commented.

## 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:** will be **Marlon Pangilinan**.

**6.2 UCSD - Planner:** **Anu Delouri**, [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu), <http://commplan.ucsd.edu/> stated that construction of the Center

for Novel Therapeutics in the Science Research Park would begin this quarter. The ten or eleven units of Mesa housing built in the 1960's would be demolished and replaced with several residential buildings, one of which would be 9 stories tall. She thanked those who had attended the meet-and-greet at Revelle College in December and would like to open an invitation for another one for all LJCPA members.

### 6.3 Others

**Bob Whitney** asked that the Ad Hoc Committee on Residential Single-Family (RS) Development be disbanded as of the February meeting, as there was no point in it existing if the LJCPA trustees were just going to revise. **Trustee Weiss** commented that recommendations from the LJCPA were its responsibility to make and it was in the LJCPA purview to alter subcommittee recommendations. **President Greatrex** stated that the committee would be disbanded after it made its report at the February meeting.

**Phil Merten** asked that a special meeting be called to review two other proposals in the 10<sup>th</sup> Update to the Land Development Code—those with respect to visibility triangles and the method of calculating GFA in mixed use development. He had expected it to be an action item at this meeting.

**Sally Miller** asked that Anu Delouri be called on earlier in the meeting.

**Tony Crisafi** asked who had pulled the Huennekens project.

**Ed Comartin** announced that he was running for a trustee seat.

## 7.0 Trustee Comment

**Trustee Little** said that Diane Kane ought to have given the report for the Ad Hoc Committee on Single-Family Residential Development and that Phil Merten's concerns about the 10<sup>th</sup> Update ought to have been heard tonight and asked for a Special Meeting to consider those issues.

**Trustee Costello** suggested Bylaws revisions should be made to allow only La Jolla Residents to serve as trustees.

## 8.0 Officers' Reports

### 8.1 Treasurer

**Trustee Fitzgerald** reported that he had filed the annual 199-N form with the state. He thanked those present for their previous generous contributions to the LJCPA expense fund and noted that there would be a \$500 allowance from the City but that additional donations were needed to cover expenses.

<b>Beginning Balance</b> as of 12/1/15	\$ 302.96
<b>Income</b>	
• Collections	\$ 128.00
• CD Sales	<u>5.00</u>
<b>Total Income</b>	\$ 133.00

<b>Expenses</b>	
• Rec Center Rent (Jan-June 2016)	\$ 254.00
• AT&T telephone	\$ <u>69.55</u>
<b>Total Expenses</b>	\$ <u>323.55</u>
<b>Net Income/(Loss)</b>	\$(190.55)
<b>Ending Balance of 12/31/15</b>	\$ 112.41

## 8.2 Secretary

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

LJCPA is a membership organization open to La Jolla residents, property owners and local business owners at least 18 years of age. Eligible visitors wishing to join the LJCPA need to submit an application, copies of which are available at the sign-in table or on-line at the LJCPA website: [www.lajollacpa.org/](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> No report.
- 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 – Final Report due next month.**

## 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 Phil Merten, 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 automatically trailed to the next LJCPA meeting.**

#### **10.1 VISTA DEL MAR 6651-6653 Vista Del Mar Avenue CDP**

(Process 3) Coastal Development Permit to demolish two existing residential units currently of 1124 SF and construction of two new units totaling 3,933 square feet: a 2770 SF front unit and 1160 SF rear unit, and 5 parking spaces. The 0.12-acre (5,325 sf) site is located at 6651 & 6653 Vista Del Mar Avenue in the RM-1-1 zone, Coastal Overlay Zone (Appealable), Parking Impact overlay zone, Geologic Hazard Area 52, in the La Jolla Community Plan.

**DPR Recommendation:** Findings **CAN** be made for a CDP, SDP and demolition permit for two existing residential units and construction of two new units totaling 3,933 square feet: a 2770 sf front unit and 1160 sf rear unit, and 5 parking spaces 4-0-1.

#### **10.2 EADS DUPLEX CONDO 7363 Eads Avenue CDP**

(Process 3) Coastal Development Permit and Map Waiver to demolish an existing 576 SF residence and construct two detached residential condominium units totaling 5,250 SF located at 7363 Eads Ave. The 0.160 acre site is in the RM-1-1 zone, Coastal (non-appealable) overlay zone within the La Jolla Community Plan area.

**DPR Recommendation:** Findings **CAN** be 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 residence and construct two detached residential condominium units totaling 5,250 SF located at 7363 Eads Ave (3-2-1).

#### **10.3 1250 PROSPECT 1250 Prospect Street Façade Improvement**

There is no change in use and the existing building will not be increased in floor area or glass area. All setbacks and coverage will remain as existing. The building exterior will remain primarily stucco, but be re-painted from the current pink color to a light beige – this conforms to the PDO 150.C. The building trim will be the same green color that is existing with occasional dark warm grey used with the handrails and other minor trip.

Rooftop equipment screens will be installed as requested by the LJCPA during the George’s Ocean View Terrace permit review: PDO 159.0408 Mechanical Screening. The awnings that currently extend across the sidewalk will be removed and permanent entrance covers and trellises will be installed but not over the sidewalk. The sidewalk will be returned to City standard and the non-conforming tile will be removed: PDO 159.0405 Streetscape Development Regulations/Encroachment Permits.

**PDO Recommendation:** Findings **CAN** be made that façade improvement conforms with PDO (10-0-0).

#### **10.4 HUENNEKENS RESIDENCE 8476 Westway Drive SDP and CDP (Pulled by two neighbors)**

Site Development Permit and Coastal Development Permit for a 1,692 square-foot addition and associated interior remodel to an existing single family dwelling unit. The 0.50-acre site is located within the Coastal Overlay Zone (Non-Appealable) at 8476 Westway Drive in the LJSPD-SF zone(s) of the La Jolla Shores Planned District within the La Jolla Community Plan area, Council District 1. Original SF 3952.

**PRC Recommendation:** Findings **CAN** be made for project 443644 for a Site Development Permit and a Coastal Development Permit 5-0-0.

#### **10.5 LA JOLLA HALF MARATHON- KIWANIS**

Request for Temporary Road Closures and No Parking areas for the La Jolla Half Marathon on April 24, 2016. No Parking Signs have April 8 -10 dates but it is only Friday night April 8 and all day Sunday April 10 when it is really needed directly in front of the Park to set up their production. Staff will remove the No Parking signs at the top of Coast Blvd on Saturday April 9 to avoid disruption to nearby businesses as they have done in the past. Street Closures from the top of Coast Boulevard to Girard and Prospect Streets are mainly needed for Sunday April 10, the day of the Event.

**T&T Recommendation:** Findings **CAN** be made 8-0-0.

#### **10.6 LA JOLLA CONCOURS D' ELEGANCE**

Request for Temporary Road Closures and No Parking Areas related to 12th annual event on April 8, 9,10 2016. Saturday April 23 AM: No Parking begins at Cove set up; 8 am finish line set up begins at Ellen Browning Scripps Park. Sunday April 24 3:30 am: Event Staff and Security arrive at Finish Line to close Streets adjacent to Cove. 7:30 am Half Marathon and 5K Start in Del Mar. 11 AM: Course opens to vehicles and remaining participants become pedestrians

**T&T Recommendation:** Findings **CAN** be made 8-0-0.

**NOTE: Item 10.4 Huennekens residence has been pulled and will be scheduled for a de novo hearing at the February 3, 2016 LJCPA regular meeting.**

**Approved Motion: To accept the recommendations of the DPR Committee that for 10.1 VISTA DEL MAR 6651-6653 Vista Del Mar Avenue CDP that the findings CAN be made for a CDP, SDP and demolition permit for two existing residential units and construction of two new units totaling 3,933 square feet: a 2770 sf front unit and 1160 sf rear unit, and 5 parking spaces 4-0-1 and that for 10.2 EADS DUPLEX CONDO 7363 Eads Avenue CDP that the findings CAN be 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 residence and construct two detached residential condominium units totaling 5,250 SF located at 7363 Eads Ave (3-2-1); and to accept the recommendation of the PDO Committee for 10.3 1250 PROSPECT 1250 Prospect Street Façade Improvement that the findings CAN be made that façade improvement conforms with PDO (10-0-0); and to accept the recommendations of the T&T Board for 10.5 La JOLLA HALF MARATHON- KIWANIS that the findings can be made for Temporary Road Closures and No Parking areas for the La Jolla Half Marathon on April 24, 2016 and for 10.6 LA JOLLA CONCOURS D'ELEGANCE that the findings can be made for Temporary Road Closures and No Parking Areas related to 12th annual event on April 8, 9,10 2016 and forward the recommendations to the City (Emerson, Ahern: 13-0-2)**

In favor: Ahern, Boyden, Brady, Costello, Donovan, Emerson, Fitzgerald, LaCava, Ragsdale, Steck, Weiss, Will, Zimmerman

Abstain: Greatrex (Chair), Little (hadn't been able to review)

#### **11.0 NGALA RESIDENCE 5612-5646 Rutgers Road CDP and SDP**

ACTION ITEM (Process 2) Coastal Development Permit for proposed Lot Line Adjustments of approximately 6327 sq ft from 5612 - 5646 Rutgers Rd and 1511 Copa de Oro to 1550 Via Corona. The 26,082 sq ft site is located in the La Jolla Community Plan area and the Coastal Non-Appealable Overlay zone.

DPR Recommendation: Findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit for proposed Lot Line Adjustments of approximately 6327 SF from 5612 - 5646 Rutgers Rd and 1511 Copa de Oro to 1550 Via Corona 5-3-1.

**Mark Brencizk** presented, stating that this was a lot line adjustment affecting 6 properties. All of the owners are in agreement. One of the properties had a use easement on land at the level of his property about 20' higher than the

owner's land and mistook his rights and built a wall, resulting in lawsuits and the current agreement to adjust the lot lines.

**Trustee Costello** had voted against it at DPR because one of the lots was already substandard and the lot line adjustment would cause it to lose additional square footage. 10,000 sf is standard in this zone and one lot would be reduced from 9794 sf to 8820 sf.

**Sally Miller and Trustees Donovan, Fitzgerald and LaCava** also commented.

**Approved Motion: To ratify the action of the DPR Committee that the findings CAN be made that the proposal for the Ngala residence, 5612-5646 Rutgers Road, conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit for proposed Lot Line Adjustments of approximately 6327 SF from 5612 - 5646 Rutgers Rd and 1511 Copa de Oro to 1550 Via Corona. (Fitzgerald, Will: 13-0-1)**

In favor: Ahern, Boyden, Brady, Fitzgerald, LaCava, Little, Steck, Weiss, Will, Zimmerman

Opposed: Costello, Donovan, Emerson

Abstain: Greatrex (Chair)

## **12.0 FAN RESIDENCE 8295 Prestwick Drive CDP and SDP**

**ACTION ITEM** CDP and SDP to demolish an existing residence and construct a new 5,757 SF 2-story residence over a 1,381 SF basement on a 0.132 acre lot located at 8295 Prestwick Drive 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. Original SF 3,366.

**PRC Recommendation:** Findings **CAN** be made for a CDP and SDP to demolish an existing residence and construct a new 5,757 SF 2-story residence over a 1,381 SF basement on a 0.132 acre lot 3-2-0.

Presented by **Tony Crisafi** and staff from Island Architects. They decided to demolish and rebuild rather than remodel in order to reduce the prominence of the driveway and garage. In response to feedback from neighbors, they increased the north setback, removed a front fence, increased the width of the greenway, articulated the roof, and lowered the pad by one foot. The pad had been raised to allow for a below level garage with a gated single-width driveway with room to park a car behind the gate. The top of the chimney is 29' from the existing grade. The landscaped area has been increased to 67% and the hardscape reduced to 33%. There are other modern homes and two-story homes in the area. The square footage of the house is being increased by 1500 sf plus basement. The sweet gum trees are approved by the city and a mat foundation including the garage is being used. The property will drain to the street. Walls are allowed up to the property line. PRC members opposing had been concerned about bulk and scale and possible appearance of a third story.

**Sally Miller, Peggy Davis, Kim Whitney and Trustees Costello, Emerson and Little** commented.

**Approved Motion: To ratify the action of the PRC that for the Fan residence at 8295 Prestwick Drive that the findings CAN be made for a CDP and SDP to demolish an existing residence and construct a new 5,757 SF 2-story residence over a 1381 SF basement on a 0.132 acre lot (Little, Will: 13-0-1).**

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

Abstain: Greatrex (Chair)

## **13.0 EDDIE V's RESTAURANT 1298 Prospect Street Request for Additional Valet Parking Spaces**

**ACTION ITEM** Requesting four more valet spaces in addition to the four existing valet spaces at 1298 Prospect Street.

**T&T Recommendation:** Findings **CAN** be made to approve Two Additional Valet Parking Spaces with Modifications to Signage to clearly indicate a 2-hour parking zone during non-valet hours for all the valet

spaces; staffing at a level of 1 per 10 cars; institution of a free Parking Validation Program for the benefit of area merchants; and an annual review from LJT&T. The two new valet spaces are to be only for the hours 6pm to 11pm seven days each week 7-1-0.

Presented by **CA Marengo** and **Eddie V's Manager Christophe Cevasco**. These are public valets. The landlord provides parking available to employees. The free Parking Validation covering business from Cave Street to just before Donovan's program has been well received.

**Bob Whitney**, and **Trustees Brady, LaCava** and **Zimmerman** commented.

**Approved Motion: To ratify the action of the T&T board that by Eddie V's Restaurant at 1298 Prospect Street that the findings CAN be made to approve Two Additional Valet Parking Spaces with Modifications to Signage to clearly indicate a 2-hour parking zone during non-valet hours for all the valet spaces; staffing at a level of 1 per 10 cars; institution of a free Parking Validation Program for the benefit of area merchants; and an annual review from LJT&T. The two new valet spaces are to be made to approve Two Additional Valet Parking Spaces with Modifications to Signage to clearly indicate a 2-hour parking zone during non-valet hours for all the valet spaces; staffing at a level of 1 per 10 cars; institution of a free Parking Validation Program for the benefit of area merchants; and an annual review from LJT&T. The two new valet spaces are to be only for the hours 6pm to 11pm seven days each week (Fitzgerald, Steck: 13-0-1).**

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

Abstain: Greatrex (Chair)

#### **14.0 SU CASA 6738 La Jolla Boulevard Public ROW Vacation, SDP and CDP**

**ACTION ITEM** (Process 5) Public Right of Way Vacation, Site Development & Coastal Development Permits to demolish an existing restaurant & apartment building, construct a 2-story 7,875 SF mixed use building, a 3,820 SF 2-story residential building and a 3,086 SF 3-story residential building with a 15,312 SF underground parking garage at 6738 La Jolla Blvd and 350 Playa Del Sur. The 0.51 acre site is in Zone 4 of the La Jolla Planned District & RM-3-7 zone, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan area.

**DPR Recommendation:** Findings **CAN** be made for a Public Right of Way Vacation, Site Development & Coastal Development Permits to demolish an existing restaurant & apartment building, construct a 2-story 7,875 SF mixed use building, a 3,820 SF, 2-story residential building and a 3,086 SF 3-story residential building with a 15,312 SF underground parking garage at 6738 La Jolla Blvd and 350 Playa Del Sur. It is further recommended that the Applicant present this project to Traffic & Transportation Committee, and that the applicant continue the negotiations with the City Engineering Department for the design of the traffic direction / calming elements on La Jolla Boulevard 4-2-0.

Presented by **CA Marengo** who addressed the "condition" on the T & T recommendation—likely the result of concerns for left turns coming out of the project driveway onto La Jolla Boulevard. He stressed that there was good visibility in either direction and that there was a painted center aisle which would allow drivers to merge and get up to speed. He said restricting left turns here would divert traffic away from the collector street onto smaller neighborhood streets. The average daily trips will be lower as a restaurant is being replaced by retail and the residential will stay the same. There will be dedicated parking for both retail and residential. There will be four one-bedroom units over the retail and 12 two-bedrooms. The two-story element will be 26' and the three-story will be 29'. The land being vacated from the PROW is underground and will not affect traffic patterns. Underground garages are being proposed to avoid unworkable traffic patterns. City staff proposed a 24' driveway where only 18' is allowed, but CA thinks that will be reversed. Suggestion was made to coordinate the traffic lights. T&T can do street vacations and deal with private developments. Cannot vacate



more of the PROW to make a more corner, but it can be proposed as a separate project by a new owner when the property, now for sale, is sold.

**Kirk Clemonson and Trustees Little, Brady, Will, Costello, Emerson, Zimmerman, Ahern, Fitzgerald, LaCava** commented

**Approved Motion: To approve the Su Casa project at 6738 La Jolla Boulevard for a Public Right of Way Vacation and for Site Development and Coastal Development Permits to demolish an existing restaurant & apartment building, construct a 2-story 7,875 SF mixed use building, a 3,820 SF, 2-story residential building and a 3,086 SF 3-story residential building with a 15,312 SF underground parking garage at 6738 La Jolla Blvd and 350 Playa Del Sur. (Steck, Will: 7-4-2)**

In favor: Ahern, Boyden, Emerson, Fitzgerald, LaCava, Steck, Will

Opposed: Brady, Costello, Little, Zimmerman

Abstain: Greatrex (Chair) Weiss (on the fence)

#### **15.0 KLEIN RESIDENCE 2585 Calle de Oro CDP and SDP**

**ACTION ITEM** (Process 3) Coastal Development Permit/Site Development Permit to demolish an existing single dwelling unit and construct a new 10,938 square foot two story single dwelling unit with garage attached. The 0.46-acre site is located within the Coastal Overlay Zone (Non-Appealable) at 2585 Calle Del Oro in the LJSPD-SF zone(s) of the La Jolla Shores Planned District within the La Jolla Community Plan area and Council District 1. Original SF 2867.

**PRC Recommendation:** Findings **CANNOT** be made to approve a Coastal Development Permit/Site Development Permit to demolish an existing single dwelling unit and construct a new 10,938 square foot two story single dwelling unit with garage attached 5-0-1.

**The applicant asked that consideration of this item be postponed until February 2016, therefore it was not heard.**

**16.0 Adjourn at 9:40 pm to next LJCPA Meeting: February 4, 2016, 6:00 pm**