

La Jolla Shores Permit Review Committee Minutes

Tuesday November 22, 2011

1. Non-Agenda Public Comment – None

2. Chair Comments

- The chair acknowledged the passing of longtime PRC member Dale Naegle and his many contributions to the community
- The next meeting of the LJSRPC will be held on Monday, December 19 from 4:00PM to 5:45 PM. Agenda will be posted by December 12.
- To date we have no information on when the Torrey Pines Road Slope Repair between Little and Roseland, southeast side of road and Avenida de la Playa/Beach Storm drain project
- Cto Bello has deferred until they make another submission to the City.
- LJCPA appeal of 8490 Whale Watch was denied at the October 20th Planning Commission meeting. It is believed that the LJCPA has appealed the environmental determination to the City Council. See November LJCPA minutes when available.
- In its denial of the Lundberg appeal on November 3, the Planning Commission required that the visibility triangles issues be corrected.
- The new appeals policy of the LJCPA can be viewed on its website: <http://www.lajollacpa.org/bylaws.html> in a redline/strikeout version/
- The LJCPA approved the Hooshmand project at its November 3 meeting. It and the Rialto Storm Drain Project are scheduled for a Hearing Officer hearing on November 30.
- NOA and plans for a 3984 sf addition at 2712 Costebelle Dr have been received.
- Also received plans and NOA for a project at 2075 Soledad Avenue CDP/SDP. These and a lot split for two lots into three on Sugarman Drive backing up to Gilman Drive are tentatively scheduled for the meeting on December 19.
- New plans have been received for the Gaxiola residence –No contact

3A. 8440/8450 Whale Watch Way – 2nd hearing (heard second due to readiness issues)

- Project No. 254765
- Type of Structure: Single Family Residence
- Location: 8440 and 8450 Whale Watch Way
- Project Manager: Glenn Gargas; 619-446-5142; ggargas@saniego.gov
- Owner's rep: Mark House, House & Dodge; 619-557-0575; markhouse@houseanddodge.com

Project Description: Demolition of single family residences at 8440 and 8450 Whale Watch Way; construction of new two story SFR with portions of lower level subterranean garage defined as basement; site work to include 2 driveways & curb cuts, site walls, hardscape, landscaping, site grading, fences, pool & spa. [Applicant] (demolish existing residence and construct a 10,755 square foot, two-story, single family residence on a 0.92 acre site. . . . , Coastal Overlay (non-appealable), Coastal Height Limit, [Campus]Parking Impact Overlay Zones. [City])

Seeking: Coastal Development Permit (CDP) and Site Development Permit (SDP)

Previous Action PRC October 25; please see minutes for full discussion

Motion: Morton Second: Emerson

Project to be continued to the next committee meeting with the following additional info provided:

- landscape plan that addresses the concerns of the public vistas – allows more views
- More street elevations renderings
- Elevations/renderings from down below including the retaining walls.
- Address the impact of this house from the public right of way.
- Request a complete materials board
- Verify project information and descriptions (height, sq footage, bedrooms)
- Delineate the height limits and datum points in the sections.
- Render in the elevations to make them more visible

Motion carries: 6-0-1

Approve: Donovan, Emerson, Lucas, Morton, Naegle, Schenck; Oppose: none; Abstain: Boyden

Presented by owner's representative: Mark House

Landscape architect: Victoria Bovard

Civil Engineer: Miles Cooper

The main changes from previous presentation are with the landscaping at the corners of the lot.

Elevations that were requested by the board in the first review were presented, including renderings of the entire length of the house as seen from the street (Whale Watch), and from below. The renderings reflect the proposed planting and landscaping. A section drawing through house was shown and ridge heights and dimensions were given in response to board questions.

House configuration:

- 5 bedrooms on lower level
- 2 on main level plus exercise room
- 8 parking spaces in the garage

The FAR = 0.39. Square footage is as shown on the agenda.

Changes in the landscaping were discussed. Strawberry tree will be used in front as hedges. Some of the proposed bamboo hedges have been removed. Trees with smaller canopies will be used. There should be a better sight line to the blue water from the south driveway.

A materials board was presented to the committee: Window and door frames are brushed nickel. Wood accents around entry, teak style finish. Insulated glass. White stone/marble blocks will be used for accents. Zinc roofing, flat gray finish, non-reflective.

With all the glass windows in the house design, and especially the 2 clerestories, there will be partial ocean views to the blue water as one drives down the street.

Public comment:

Tony Crisafi representing neighbors on south, the Woolfs

Will the view corridors at the north and south property lines be filed with the city? *Response:*

View corridors will not be filed with the city. They are not view corridors, they are intermittent public vistas or vantage points. No easements will be recorded. Crisafi: Requests that these view exhibits they are presenting should be filed along with Exhibit A to the city (referring to 2 site plans that show the public vistas, overlook). These will show the public vistas as depicted in the Community Plan: Identified public vantage points, page 46, item 12: Intermittent or partial vistas. This is required by the Land Development Code. [Reference to be researched.] *Response: The applicant and Mr. Woolf have been talking regarding vista issues and privacy. The applicant will include these two drawings along with Exhibit A as part of the plan package to city.*

Tom & Mike Colarusso, 8460 Whale Watch Way, neighbors on north:

How is view impacted? From their yard it appears that the house extends west. How will their current view to the Cove affected? *Response: They are trimming the plantings so the views should be improved.* Q: How far does the new structure extend out to the west? *Response: 15 feet further than now.* Q: This is a major area of concern. This will block the views to the Cove from a third of the rooms in their house. The current trees are blocking the views. The renderings show that the landscaping and the canopies have been increased from the existing structure. Still need to know what the view to the Cove will be. *Response: the roof heights are lower than the present structure, so there will be a view over the roof. They can adjust the planting and tree canopies, but they do want to have privacy for the pool and spa area. They will be happy to meet with the Colarusos at their house and see if they can work out the issues.*

Boyden: Private views are not protected by the SD Municipal Code.

Question: Where in the approval process is this proposed project? *The process regarding community review and city approval was outlined by Boyden.*

Motion: Donovan **Second:** Emerson
Continue item.

Motion carries 3-2-1

Approve: Donovan, Emerson, Lucas

Oppose: Schenck, Morton

Abstain: Boyden (chair)

3B Pelberg Residence Substantial Conformance Review (heard first)

- Project No. 258959
- Type of Structure: Single Family Residence - Wood
- Location: 8335 Camino del Oro
- Project Manager: Jeannette Temple; 619-0557-7908; jtemple@saniego.gov
- Owner's rep: Alcorn & Benson Architects; 858-495-0805; lindsayclayton@sbcglobal.net

Project description: Substantial Conformance Review to Coastal Development Permit #175251 and Site Development Permit #525867. [Formerly called Kusman residence PN 59450]. Modifications to the project reduce the overall square footage from 4,600 sf to 4,100 sf while staying in the footprint of the originally approved design. Changes to the elevations do not adversely affect public views. FAR reduced from .75 to .65 and lot coverage reduced from 45% to 34%. The approved setbacks are observed. Overall height has been reduced. The style has been changed from "modern" to a more traditional "cape cod" in order to fit in with neighborhood character. [Applicant] Coastal Overlay (non-appealable), Coastal Height Limit and Coastal Parking Impact Overlay Zones. [City]

Seeking: Substantial Conformance Review Approval**Presented by Paul Benton & Lindsay Clayton**

The approved original design and the proposed design were presented. The older design was more modern and the new design is in the Cape Cod style. A plan view and several elevations were shown that had the outlines of the approved and proposed designs superimposed.

General house statistics:

- Height of chimney is 26'10"
- Driveway 18' to sidewalk from middle of driveway, narrowest point (north side) of driveway is 16'.
- Side setbacks: 9'10" and 5'.

Landscaping was shown. New landscaping shows palm tree on west being removed due to visibility triangle issues. Other trees heights and canopies were discussed. Softscape has been increased by 25% over previous design. The total softscape for the project is 54%.

Morton: Site drainage plan? *Response: They don't have one as yet. The difference in elevation on the lot is 8 inches.*
Trash containers? *Response: They will be stored in the garage.*

Boyden: Letter sent to the City from Brian & Denise Caster, neighbors 2 doors away, was read: They approve the new design and think it will improve the neighborhood.

Donovan: Has heard several complaints that neighbors were not notified.

Public comment:

Peggy Davis, representing Carol Saikhon, neighbor on south side: Ms. Saikhon did not receive notice. She has concerns that the neighbors have not been shown plans. *Response: They mailed out notices to all owners on record. In this case, a notice was sent to the local address and to a post office box out of town. Two notices were placed on the property, one on the Camino del Oro side and the other on the El Paseo Grande side. (Boyden confirmed that she had seen the posted notices)*
Question: What is the closest from the structure to the property line? *Response: A post 6'5" from property line, the rest of the house is 11'.* Q: Setback on second story? *Response: 11'1".*

Liz Wills: Has concerns that the intersection is pretty dangerous and has limited visibility. She is concerned that pulling out of driveway will be an issue. *Response: Planting on the north corner will be trimmed down or replaced due to visibility triangle issues – the changes conform to the city codes and visibility triangle regulations.*

Committee:

Morton: Questions regarding tree species and their canopies. *Response: New Zealand Christmas trees will be planted, typical 15' canopy.*

Donovan: Concerned that the neighbors didn't get notified. Can this review be postponed? *Boyden: No. There is a 20 day extension on this SCR for community review which expires Dec 7. This issue must be decided now by the PRC or there will be no community input.*

Emerson: Agrees that the noticing system the city has should be better. Commends architect for designing a smaller project than previously approved.

Donovan: Motion to continue item due to noticing issues of the neighbors. (No second, motion dies)

Motion: Emerson; **Second:** Schenck

Project presented to the committee is in substantial conformance with the previously approved Coastal Development Permit #175251 and Site Development Permit #525867.

Motion Carries: 4-1-1

Approve: Emerson, Lucas, Morton, Schenck

Oppose: Donovan

Abstain: Boyden (chair)

3C. UCSD Hillel Center for Jewish Life

- Project No. 212995
- Type of Structure: Phased Project for Religious Student Center and Offices
- Locations:
 - Phase 1 (and if Phase 2 not approved)-- 8976 Cliffridge Avenue
 - Phase II; Bounded by LJ Village Dr., LJ Scenic Way, LJ Scenic Drive, Cliffridge Avenue, Torrey Pines Road
- Project Manager: John S. Fisher; 619-446-5231; jfisher@sandiego.gov
- Owner's rep: Robert Lapidus: rlapidus@sherlap.com

Project Description: Phased project for a 6,600 square foot Jewish student center on a vacant 0.76-acre site. Phase I would use an existing residence at 8976 Cliffridge Avenue as a temporary student center until the main center is built in Phase II. The property is located on the south side of La Jolla Village Drive, between Torrey Pines Road and La Jolla Scenic Way in the SF Zone of La Jolla Shores Planned District within the La Jolla Community Plan area, Coastal Height Limit. [City] Campus Impact Parking Zone. Process Five.

Following info is taken from Page A0.00

Phase 1. Occupancy of Hillel of San Diego in SF home at 8976 Cliffridge Avenue, Two parking alternatives: Preferred alternative is the temporary parking alternative during the construction of Phase 2. Should Phase 2 not be approved, the project consists of converting the SF home into the permanent office for Hillel of San Diego.

Deviations: 12' driveway curb cut instead of 24' for preferred alternative; 20' driveway curb cut instead of 24' if Phase 2 is not approved. Only 4 surface parking spaces allowed in Campus Impact Parking Zone, but six spaces needed.

Phase 2: Construction of 3 buildings, totaling approx. 6,600 sf to be occupied as a new student center for Jewish students at UCSD. A 27-space surface parking lot is located along the east portion of the site. Construction of a parklike amenity near the corner of LJ Village Dr. and Torrey Pines Rd.

Deviations: Lacks shower facilities and bicycle lockers required, wants to substitute 2 extra bicycle spaces.

Seeking:

- Site Development Permit (SDP) for Sustainable Building Development
- Street Vacation
- Right of Way Dedication
- Change of Occupancy Permit
- Deviations from Development Regulations

Boyden: Disclosure: She is on record as being opposed to previous project. However, this is a new project and she will proceed as usual. Many of the committee have reviewed or heard the previous project as well. No objection stated by applicant.

Boyden – noted that the

- Project is not in the coastal zone.
- City has provided the completion plans from 2010, similar to those shown at the scoping meeting; a set of responses from the applicant to the initial mandatory review; Letter of assessment and cycles from August 2011.
- What the applicant is seeking (see above)

Presented by: Robert Lapidus, Keri Copans

A general project description and usage information packet was passed out to the committee. The packet included background on the UCSD Hillel Center for Jewish life including the areas of activity, essential to Jewish religion, identity, and living, that are contemplated for the center. Materials showing a typical weekly use of the center were provided. The Hillel Center for Jewish Life will be a vibrant center for Jewish students at UCSD. They will hold services with small attendance, observe holidays and provide Torah studies. Large events, such as weekly Shabat services will be held on facilities located on the UCSD campus. Expect maximum attendance may be 50 persons.

The project will be in two phases.

Phase 1:

- Seeking deviations for the Phase 1 - Width of the driveway and parking spaces.
- Deviations will be temporary if Phase 2 is approved. If not, 6 spaces will be permanent and house will function as the student center.
- If Phase II is approved, the temporary office contained in the house at 8976 Cliffridge will revert back to being a single family residence.

Phase 2:

- Street vacation of part of cul de sac and part of LJ Scenic Drive North
- Landscaping of cul de sac and bicycle path to provide a park for public use
- Three structures arranged around a central courtyard area
 - Student center building: 1st floor, student center, kitchen, showers, 2nd floor student activity center
 - Chapel building.
 - Professional leadership building
- 27 standard spaces – surface parking, bicycle and motorcycle parking.
- Programs scheduled during off peak hours typically, some weekend events
- Usage estimated to be 100 persons per day
- Larger Friday services would be hosted on campus in a rented facility.
- Parking study was completed, concluding that the onsite parking spaces are adequate. Study based on 1 car per 5 visitors.
- Landscape uses California native species and torrey pines
- Signage will be according to LJS PDO guidelines.
- Project will be expedited under the sustainable building LEEDS certification. Photovoltaic panels on the carports will produce 30 – 50% of onsite energy demands.

Old versus new project comparison:

- 12,100 sq ft versus 5,291 sq ft ground floor.
- 60 parking spaces underground vs. 27 spaces surface.
- Removal of the large congregation/meeting area from project. Large events will be held on campus.

- Smaller facility will result in less parking demand and neighborhood congestion.

Morton: This project is on more of a residential scale compared with the previous design. He has to leave meeting early and hopes that the item will be continued.

Boyden: The City is concerned about the trash receptacle in the driveway view triangle. *Response: No comment on that on this time.*

Emerson: There look to be view triangle issues for the driveway on both sides. On one side due to the trash receptacles, on the other due to trees and other proposed plantings. [To be verified from site plan.]

Schenck: Is there a neighborhood setback survey for houses within 300'? *Response: Not yet.*

Lucas: Have street vacations changed from original project? *Response: No, they are proposing the same street vacation. La Jolla Scenic North will narrow from 26' to 24' of right of way, with parking on both sides still possible. The parcel was originally sold by the city with the street vacation approved.*

Boyden:

Letter from Sue Moore presented: Moore thinks that the committee should not review the project until the EIR environmental document has been presented. The committee had declined to review or take action on a previous project before the environmental document was presented. The current use of the house as an office is out of compliance with a single-family zone. Complaints have been made to code compliance for years and the out of compliance use continues. Moore also feels that this is several different uses being proposed by two organizations and feels that these are not acceptable uses as permitted in the La Jolla Shores PDO. *Response: There is one applicant, Hillel, and this is a religious center for Jewish students. The EIR is in process and should be available by year end. Afterwards, there will be a 30-calendar day review period of the EIR document.*

Opposition presentation by: Julie Hamilton, Taxpayers for Responsible Land Use (TRLU)

TRLU is opposed to project in this neighborhood. This Single Family Zone site is not proper for this project. They are trying to use the section in the LJS PDO that allows for churches, synagogues, and other religious uses in the single family zone. The main use however is as a student center, not as a religious center, and will function differently than a church, synagogue....

Key points:

- 7 years later there is still a non compliant office operating in the single family zone.
- The Phase 1 administrative offices may be for a religious organization, but they are still administrative offices which are not permitted in a single family zone under the PDO.
- If Phase 1 was allowed, other organizations with a religious affiliation (Salvation Army, etc.) could put offices in residential areas as well.
- Phase 2 not allowed in a single family zone by the LJS PDO.
- If this project is to be classified as primarily for religious services, then under the SD Municipal Code, 30 spaces per 1,000 sq ft are required. The center would need 195 spaces under the code not the 27 proposed. This is in the Campus Parking Impact Overlay Zone.
- Parking spaces are required based on the square footage, not the size of the congregation.
- You can not have it both ways: classifying this as a primary religious use to meet the PDO requirements, but not having the required parking spaces for religious use specified in the SD Municipal Code.
- The LJS Design Manual describes houses in residential neighborhoods as having a low rambling silhouette. This 7,000+ sq feet (including phantom floor.) 2-story project does not fit with other ranch style houses in the immediate neighborhood.
- June 7, 1977 memo from Senior City Planner Mike Stepner recommended that because of location and size, this land should be retained as a landscaped traffic island and not be sold or developed.
- TRLU has hired a traffic engineer and is in the process of conducting a traffic study.
- The original street vacation has been set aside by the courts, so will need to be reviewed in full and meet all four of the criteria.
- For street vacations there are 4 findings that must be met. TRLU does not feel that the project meets all the findings.
- For a SDP specific findings must be met. TRLU does not feel that the project meets all the findings.

- This project is the wrong use for this location. The committee should deny the project.

Ross Starr, Cliffridge Avenue resident:

There are 57 student organizations for UCSD with religious affiliations. If this was approved, every one of the 57 organizations could convert houses in the area to offices. Hillel is a student organization with a religious affiliation. This is a student center and is not primarily for religious uses. After Mr. Starr read a section of the SDMC stating that a Conditional Use Permit was required for religious use in the LJSPD, the chair stated that the provision went into effect after this application was complete.

Oliver William Jones, representing TRLU. Resident since 1966. He has been involved with UCSD and the medical school for many years. UCSD is responsible for bringing cultural diversity and resources to the community, but there are some negative impacts such as traffic and parking issues as a result of campus operations. The theatre uses UCSD parking lots. Every day students park everywhere in the area, not just on campus. This proposed student center project is way beyond compatibility with the single family neighborhood. If this is permitted, he worries that several years down the road the center will expand the size of the buildings. He doesn't want the new slogan for the neighborhood to be: "Buy a home, build an office".

The chair asked if Mr. Lapidus wished to respond.

Response from Lapidus:

He is offended that they are questioning the religious nature of the project. Hillel is a 501(c)(3) non-profit religious organization, similar to other churches or religious organizations. They will serve students and faculty, some of whom live in the area. There are adequate facilities on campus to accommodate larger gatherings, which will ease the effect on the neighborhood. This is a religious center.

The chair asked if he wanted to add anything more and he said that he had nothing more at this time.

Bert Lazerow, (Kilbourn corner of Sugarman):

1. Wants a written commitment from UCSD and signed by the General Counsel for the Regents saying that they will continue to rent the campus facilities to Hillel for services. *Response: They currently rent out the International Center and don't anticipate this changing. They do alternate High Holiday services with SDSU. They can't have a permanent space on campus, hence this center off campus. Staff and clergy need offices that need to be off campus.*

2. How many on-street parking spaces will be lost by phase 1 or by phase 2? *Response: don't have the exact number, but parking in the cul de sac would be lost. The community benefit is that they are creating a public park in the area.*

3. LJ Scenic Drive North: bounded by hill that is 3' high to 8' high. Will this hill be graded down? *Response: Surface parking will be graded down. (Julie Hamilton: Has looked at the plans and there is very little grading). There is a grading plan. Q: driveway configuration? R: Driveway at grade, and steps leading up to the buildings.*

Jessie Attiyeh (8900 block of Nottingham): Would like to see plans for the exterior lighting? Some of the SF homes in the area may be affected. Would like to see the effects of lighting from all directions.

Julie Hamilton: Parking spaces will also be lost on LJ Scenic Way. *Response: thinks that there will be 7 to 9 parking spaces lost. The city is still determining the visibility triangle issues and other parking spaces could be lost near the driveway.*

Lucas: Has Project changed from the scoping meeting? *Response: Not significantly.* Lucas: At that time the project was presented as the Hillel Student Center. From what has been presented today, there appear to be no changes in activities or uses from the scoping meeting.

Boyd: This project includes a right of way/street vacation and therefore the whole project will be heard by the City Council under Process 5. She agreed to research the issue of whether the EIR was needed for the PRC to vote on the project to inquire of Mr. Crisafi and the City. The written materials and letter provided will be part of the LJSPRC/LJCPA record. She asked the committee to review these materials that they were given copies of.

The applicant stated that he was willing to wait till the January meeting of the LJSPRC to re-present the project.

Motion: Emerson; **Second:** Donovan

Continue item. Item to next be heard no sooner than the scheduled January PRC meeting. The applicant is advised to provide the following information:

- Visibility triangle shown on plans
- Neighborhood setback study
- Materials board
- The design and operation of the lighting for the parking lot and buildings.

Motion carries: 4-0-1

Approve: Donovan, Emerson, Lucas, Schenck

Oppose:

Abstain: Boyden (chair)