



PO Box 889, La Jolla, CA 92038
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President: Joe LaCava
Vice President: Tony Crisafi
Treasurer: Jim Fitzgerald
Secretary: Nancy Manno

La Jolla Community Planning Association

Regular Meetings: 1st Thursday of the Month

Thursday, 4 November 2010

La Jolla Recreation Center, 615 Prospect Street

D R A F T AGENDA – REGULAR MEETING

6:00p

1. Welcome and Call To Order: **Joe LaCava**, President
2. Adopt the Agenda
3. Meeting Minutes Review and Approval: 2 September 2010
4. **Elected Officials Report** – Information Only
 - A. Council District 2 – Councilmember Kevin Faulconer
Rep: **Thyme Curtis**, 619.236.6622, tcurtis@san Diego.gov
 - B. Council District 1 – Councilmember Sherri Lightner
Rep: **Erin Demorest**, 619.236.7762, edemorest@san Diego.gov
5. **Non-Agenda Public Comment**
Issues not on the agenda and *within CPA jurisdiction*, two (2) minutes or less.
 - A. UCSD - Planner: **Anu Delouri**, adelouri@ucsd.edu, <http://commplan.ucsd.edu/>
6. **President's Report** – Action Items Where Indicated
 - A. Community Planners Committee –
<http://www.sandiego.gov/planning/community/cpc/index.shtml>
 - B. Bishops Library – Appeal Hearing Officer Decision, Ratify
 - C. Fire Pits – Possible permanent solution in works with ConVis
 - D. Children's Pool Rope Barrier – Appeal, Planning Commission, Dec 9 (tentative)
 - E. Coastal Access to Charlotte Park – Possible Settlement with Coastal Commission
 - F. Land Development Code Update #7 – Public comments due November 5
7. Officer's Reports
 - A. **Secretary**
 - B. **Treasurer**
8. **CONSENT AGENDA – Ratify or Reconsider Committee Action**
Consent Agenda allows the Trustees to ratify actions of our joint committees and boards in a single vote with no presentation or debate. The public may comment on consent items. Anyone may request that a consent item be pulled for full discussion.
Items pulled from this Consent Agenda are trailed to the next CPA meeting.
PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2nd Mon, 4pm

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

DPR – Development Permit Review Committee, Chair Tony Crisafi, 2nd & 3rd Tues, 4pm

PRC – LJ Shores Permit Review Committee, Chair Helen Boyden, 4th Tues, 4pm

T&T – Traffic & Transportation Board, Chair Todd Lesser, 4th Thurs, 4pm

T&T – No meeting in October

A. UNION BANK SIGNAGE

PDO ACTION: To approve the Project as presented including representation by Applicant that the signage coverage on the Union Bank building is in conformance with the PDO. 6-0-0.
7807 Girard Avenue – Replace existing signs with new Union Bank signs.

B. MEHL RESIDENCE

DPR ACTION: To Approve the CDP and SDP as presented. 5-1-1.

5380 Calumet Ave - Coastal Development Permit & Site Development Permit to demolish an existing residence and construct a 4,369 square foot single family on a 0.19-acre site in the RS-1-7 Zone.

C. 5322 CALUMET RESIDENCE BLUFF REPAIR

DPR ACTION: Findings can be made for a Coastal Development Permit and a Site Development Permit to stabilize the coastal bluff. 7-0-0.

5322 Calumet Ave - Coastal Development Permit & Site Development Permit (a required follow up Permit to Emergency CDP, PTS#208734) to stabilize the coastal bluff for an existing single family residence in the RS-1-7 Zone.

D. 1900 SPINDRIFT DRIVE

PRC ACTION: Findings can be made for neighborhood development permit as presented in the plan presented, revision 10/26/10, which will be submitted to city. 5-0-1.

1900 Spindrift Drive - Construction of new driveway, curb cut and aprons, re-grading of new driveway and connection to existing motor court & associated site wall reconfiguration. All excavation to remain on site.

E. WHITWORTH RESIDENCE

PRC ACTION: Findings can be made for project, plans as submitted to city dated 10/25/2010. 4-0-1.

8462 El Paseo Grande - Construction of a second story 3-bedroom guest quarters above an existing single-family residence on a 0.27 acre site in the SF Zone. Addition of second story with three bedrooms, three baths and two balconies over portion of existing structure. Addition of interior stairs for access to second floor. Modification to exterior finishes and roof of existing structure underneath proposed second story.

9. REPORTS FROM OTHER ADVISORY COMMITTEES - Information only

A. LA JOLLA COMMUNITY PARKING DISTRICT ADVISORY BOARD – *Inactive*

B. COASTAL ACCESS AND PARKING BOARD – Meets 1st Tues, 4pm, Rec Center

10. Cave Street Parking Lot and Relocation of Historic Structures

1261/1263 Cave Street - Coastal Development Permit & Site Development Permit to remove 2 historical structures from a 7,700 sf lot. A Conditional Use Permit to add a parking lot to the Cave Street site in the RM-1-1 Zone.

2503 Ardath Road – A Site Development Permit to Demolition of existing building on Ardath Road. Relocation of two (2) existing historically designated residences from Cave Street to Ardath Road. New three (3)-garage. Addition of 209 sq. ft. to guest house and 376 sq. ft to main house. Total of 2865 sq. ft for both relocated houses and 734 sq. ft. for the garage.

PREVIOUS ACTION: Pulled from September consent agenda by applicant

PREVIOUS RECOMMENDATION: DPR voted 5-1-1 that findings can not be made. (See backup)

PREVIOUS RECOMMENDATION: PCR voted 4-1-0 to deny the project as presented and suggested changes. (For other related motions see backup material).

11. Adjourn to Next Regular Meeting on December 2, 2010, 6:00 pm



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La Jolla Community Planning Association

Regular Meetings: 1st Thursday of the Month

Thursday, 7 October 2010

La Jolla Recreation Center, 615 Prospect Street

D R A F T MINUTES – REGULAR MEETING

Present: Michele Addington, Tom Brady, Devin Burstein, Michael Costello, Dan Courtney, Tony Crisafi, Laura Ducharme Conboy, Jim Fitzgerald, Orrin Gabsch, Joe LaCava, David Little, Tim Lucas, Nancy Manno, Phil Merten, Glen Rasmussen, Greg Salmon, Ray Weiss, Rob Whittemore.

1. Welcome and Call To Order: **Joe LaCava**, President @ 6:03 PM

President LaCava welcomed a group of special guests: students from a UCSD Land Planning class.

Voting Record # 1

2. Adopt the Agenda

Approved Motion: Motion to adopt the Agenda, (Gabsch/Merten 11/0/1).

In favor: Addington, Brady, Conboy, Costello, Crisafi, Fitzgerald, Gabsch, Little, Manno, Merten, Whittemore.

Abstain: LaCava.

Voting Record # 2: Out of sequence: discussed just prior to the close of the meeting.

3. Meeting Minutes Review and Approval: 0 2 September 2010

Trustee Little requested the minutes be corrected to more accurately reflect his position on Agenda Item #11, and distributed a handout of his suggested correction. After an extended discussion of what transpired during the last meeting, the positions of the various speakers on Agenda Item 11, and what should be included in meeting minutes; the following action was taken:

Approved Motion: Motion to approve the minutes with the following correction: Agenda Item #11, delete paragraph 4: "Trustee Little's primary concern was his perceived judgment that Proposition D, the thirty foot height limit, would be compromised." And, per Trustee Little's handout, insert: "Trustee Little's primary concerns were as follows: 1. Allowing this variance to the 30-foot height limit that has withstood without exception for 37 years would set a terrible irreversible precedent. 2. Bishop's School failed to make the findings for a variance. Since they already have a Community and City approved permit for the building, the hardship finding could not be made. 3. Allowing an unwarranted variance would damage the LJCPA's credibility for future unrelated requests." (Burstein/12/1/5).

In favor: Addington, Brady, Burstein, Conboy, Costello, Courtney, Fitzgerald, Lucas, Manno, Merten, Weiss, Whittemore.

Opposed: Crisafi.

Abstain: Gabsch, LaCava, Little, Rasmussen, Salmon.

4. Elected Official Reports – Information Only

A. Council District 2 – Councilmember Kevin Faulconer

Rep: **Thyme Curtis**, 619.236.6622, tcurtis@sandiego.gov

Ms. Curtis, present, reported: Update on the Council action re potential Homeless Facility. Soledad Mountain Road scheduled to be repaved. Individual Councilmember discretionary funds will no longer be available for community projects. Transient Occupancy Tax funds, allocated to the community, will now require an agreement with the Arts and Cultural Commission prior to disbursement.

B. Council District 1 – Councilmember Sherri Lightner

Rep: **Erin Demorest**, 619.236.7762, edemorest@sandiego.gov

Ms. Demorest, present, reported: A workshop for Community Merchants and community members to learn about the BID, (Business Improvement District Council), has been scheduled. Councilmember Lightner has established a new Website and a new E-Newsletter.

5. Non-Agenda Public Comment

Issues not on the agenda and *within CPA jurisdiction*, two (2) minutes or less.

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

Ms. Delouri was not present.

Trustee Little: Described the history of Proposition D, the 30-foot height limit.

Trustee Addington reported: Valued community member John Beaver is successfully recovering from surgery.

Trustee Costello spoke re the MESOM project that will be heard at Coastal Commission.

Trustee Addington reported: San Diego Gas & Electric is moving forward with the removal of wooden utility poles, and that is making a significant and pleasant difference in the community.

President LaCava noted: 1. On the Coastal Commission agenda, a lawsuit settlement re the Kretowicz residence, (per **Ms. Demorest**: It is her understanding this item has been removed from the Agenda), **Trustee Weiss** commented. 2. La Jolla Art & Wine Festival, benefiting local schools will be held October 10 & 11. 3. Annual Gallery & Wine Walk is scheduled for November 11. 4. Fund raising for Holiday Lights: Community should anticipate requests for donations.

6. President's Report – Action Items Where Indicated

A. Community Planners Committee – <http://www.sandiego.gov/planning/community/cpc/index.shtml>

The Community Planners Committee rejected, on a narrow 14/12 vote, a proposal for a "Big Box Store" draft ordinance. **President LaCava** voted against the proposed ordinance, believing it to be an inappropriate use of the Municipal Code.

B. Whitney Mixed Use – Planning Commission, Sept 9

President LaCava reported: There were robust discussions with Community Members and Planning Commissioners. The LJCPA appeal was denied. Other entities plan to appeal the decision.

C. Children's Pool Rope – Appeal filed on Hearing Officer decision – Ratify

President LaCava reported he did appeal, on behalf of the LJCPA, the Hearing Officer decision, and noted the Hearing Officer spoke at length re why he should have voted to deny the establishment of the rope and then proceeded to vote to approve the establishment of the rope. **President LaCava** asked the Trustees to ratify his decision, on behalf of the LJCPA, to appeal this latest decision.

Voting Record #3

Approved Motion: Motion to ratify the appeal of the Hearing Officer decision to establish a permanent rope on the Children's Pool beach, (Gabsch/Merten 14/2/2).

In favor: Addington, Brady, Burstein, Conboy, Costello, Courtney, Crisafi, Gabsch, Little, Lucas, Manno, Merten, Rasmussen, Whittemore.

Opposed: Fitzgerald, Weiss.

Abstain: LaCava, Salmon.

D. Business District – Town Hall Meeting, Tues, Oct 21, 4-6pm, Rec. Center

Additionally **President LaCava** noted: a San Diego City Re-districting Commission has been formed to establish new Council Districts. There are currently eight Districts, a ninth District is to be established, requiring a re-drawing of all District boundaries. **President LaCava** urged the La Jolla community to become actively engaged in the re-districting process, to protect the interests of the La Jolla Community and to insure the La Jolla Community remains intact.

7. Officer's Reports

A. Secretary – Nancy Manno

Presented by **President LaCava**, for secretary **Nancy Manno**: If you want your attendance recorded today, please sign-in at the back of the room. You are entitled to attend without signing in, but only by providing proof of attendance can you maintain membership or become a Trustee. If you want your attendance recorded without signing-in at the back, then hand to me 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. Eligible non-members wishing to join the LJCPA must have recorded attendance for one meeting and must submit an application, which is available at the membership table and on-line.

B. Treasurer – Jim Fitzgerald

Beginning Balance: \$176.82 + Income \$99.02 – (Expenses \$156.81) = Ending Balance: \$119.03.

Expenses: include printing, telephone, and annual Post Office Box rental expense. **Trustee Fitzgerald** commented on the generosity of the Membership and reminded Trustees, Members and guests: LJCPA is a non-profit organization and must rely solely on the generosity of the community and the Trustees. All donations must be in cash to preserve anonymity. **Trustee Fitzgerald**, at the request of **President LaCava**, prepared an analysis of monthly income and expenditures during the past twelve months and determined, on average the LJCPA has \$25.00 in expenditures exceeding income each month.

8. CONSENT AGENDA – Ratify or Reconsider Committee Action

Consent Agenda allows the Trustees to ratify actions of our joint committees and boards in a single vote with no presentation or debate. The public may comment on consent items. Anyone may request that a consent item be pulled for full discussion.

Items pulled from this Consent Agenda are trailed to the next CPA meeting.

PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2nd Mon, 4pm

DPR – Development Permit Review Committee, Chair Tony Crisafi, 2nd & 3rd Tues, 4pm

PRC – LJ Shores Permit Review Committee, Chair Helen Boyden, 4th Tues, 4pm

T&T – Traffic & Transportation Board, Chair Todd Lesser, 4th Thurs, 4pm

PDO – No action items at September meeting.

PRC – Did not meet in September.

A. 6604 Muirlands Residence

DPR RECOMMENDATION: To deny the project, 6-0-0. (See attached minutes for reasons)

6604 Muirlands - A Coastal Development Permit, Vesting Tentative Parcel Map and Variance to demolish one existing single family residence, subdivide one parcel to create two lots and construct a new single family residence on each new lot with reduced front yard setback. The project site on a 20,456 sf. site located in the RS-1-4 Zone.

B. Nyugen Residence

DPR RECOMMENDATION: Findings can be made to approve the application to add a basement to the previously approved project. 5-0-0.

8007 Ocean Street - The project proposes a 390 square foot addition (2nd floor and 3rd floor roof top penthouse) to an existing 506 square foot single story condominium. The project is a Process 3 Hearing Officer decision for a Variance to reduce the required setbacks for the proposed addition. Project returns for consideration as the scope was modified to add a 365 sf basement.

Prior Action: CPA recommended approval of original proposal, 10-3-0, Sept 2009.

C. Prospect Street Valet Parking: Pulled, President LaCava

T&T RECOMMENDATION: Until there is a unified Valet Parking Plan for Prospect & Girard Street submitted to T&T, we will not approve any new valet parking. 6-0-1.

Request for 3 valet parking spaces at easterly end of Prospect Street.

D. No 25-foot Axle Length Trucks on Hillside and Hidden Valley Roads

T&T RECOMMENDATION: Work with City of San Diego to place proper signage on Hillside & Hidden Valley Road covering 25ft long axle trucks. 7-0-0.

Trustee Courtney commented on Consent Agenda Item "D."

E. 1250 Prospect Signage Confusion

T&T RECOMMENDATION: To reinstall the missing pole and sign between the 8 daytime valet spaces and the 4 nighttime valet spaces, stating 8am-5pm 2-hour parking and 5pm to 2am Valet Parking. 6-0-0.
Clarification requested by City Parking Enforcement.

F. Mary Star of the Sea Church

T&T RECOMMENDATION: Add 1 diagonal spot on Girard and add 1 parallel loading zone on Girard closest to Kline 9:30AM to 3:30pm, Monday to Sunday. 7-1-0.

Prior Action: T&T recommendation pulled from September Consent Agenda, sent to T&T for reconsideration.

Trustees Gabsch, Addington, President LaCava, Community members **Mark Buchon** and **Rev. James E. Rafferty** commented on Consent Agenda Item "F."

Voting Record #6: Heard out of sequence because of Time Certain Agenda Items.

Approved Motion: Motion:

To accept the recommendation of the Development Permit Review Committee: (B) Findings can be made to approve the application to add a basement to the previously approved project: 8007 Ocean Street - The project proposes a 390 square foot addition (2nd floor and 3rd floor roof top penthouse) to an existing 506 square foot single story condominium. The project is a Process 3 Hearing Officer decision for a Variance to reduce the required setbacks for the proposed addition. Project returns for consideration as the scope was modified to add a 365 sf basement, and forward the recommendation to the City of San Diego.

To accept the recommendation of the Traffic & Transportation Committee:

(D): Work with City of San Diego to place proper signage on Hillside & Hidden Valley Road covering 25ft long axle trucks: No 25-foot Axle Length Trucks on Hillside and Hidden Valley Roads, and forward the recommendation to the City of San Diego.

(E): To reinstall the missing pole and sign between the 8 daytime valet spaces and the 4 nighttime valet spaces, stating 8am-5pm 2-hour parking and 5pm to 2am Valet Parking, (clarification requested by City Parking Enforcement), and forward the recommendation to the City of San Diego.

(F): Mary Star of the Sea Church: Add 1 diagonal spot on Girard and add 1 parallel loading zone on Girard closest to Kline 9:30AM to 3:30pm, Monday to Sunday, and forward the recommendation to the City of San Diego.

(Brady/Fitzgerald 16/1/1)

In favor: Brady, Burstein, Conboy, Costello, Courtney, Crisafi, Fitzgerald, Gabsch, Little, Lucas, Manno, Merten, Rasmussen, Salmon, Weiss, Whittemore.

Opposed: Addington.

Abstain: LaCava.

Voting Record #7: Heard out of sequence because of Time Certain Agenda items.

Approved Motion: Motion:

To accept the recommendation of the Development Permit Review Committee: (A) To deny the project: 1. Findings cannot be made for a Variance. The decision to subdivide the property, request a Variance, to accommodate two homes is a situation of the property owner's own making, and not a hardship unique to the property. 2. The Project's Bulk and Scale would not promote good design with respect to visual harmony in the transition from new to existing structures. 3. Findings cannot be made for a Coastal Development Permit and Tentative Parcel Map and Variance to request a 10 ft rather than a 20 ft setback as this would adversely effect the criteria for safety of the traffic conditions of the hairpin curve: 6604 Muirlands - A Coastal Development Permit, Vesting Tentative Parcel Map and Variance to demolish one existing single family residence, subdivide one parcel to create two lots and construct a new single family residence on each new lot with reduced front yard setback. The project site on a 20,456 sf. site located in the RS-1-4 Zone, and forward the recommendation to the City of San Diego.

(Fitzgerald/Weiss 17/0/1)

In favor: Addington, Brady, Burstein, Conboy, Costello, Courtney, Crisafi, Fitzgerald, Gabsch, Little, Lucas, Manno, Merten, Rasmussen, Salmon, Weiss, Whittemore.

Abstain: LaCava

9. REPORTS FROM OTHER ADVISORY COMMITTEES - Information only

A. LA JOLLA COMMUNITY PARKING DISTRICT ADVISORY BOARD – *Inactive*

B. COASTAL ACCESS AND PARKING BOARD – Meets 1st Tues, 4pm, Rec. Center: *No report.*

City of San Diego requested this presentation, Agenda Item #10, be re-scheduled.

10. Water Purification Demonstration Project – Information Only

As part of the City of San Diego's efforts to pursue locally controlled, sustainable water supply options, the Public Utilities Department has launched a Water Purification Demonstration Project. This project examines advanced water purification technology on recycled wastewater. Tonight's presentation is a component of the project's public outreach and opinion gathering efforts.

Presenter – City of San Diego

11. San Diego Gas & Electric Smart Meters – Information Only *Time Certain @ 6:30 PM*

A presentation on the new Smart Meters that are now being installed in our community as well as answer questions or concerns. Further information available at <http://www.sdge.com/smartmeter/faq.shtml>

Presenter - Risa Baron, Manager of SDG&E Smart Meter Community Outreach

Ms. Risa Baron presented information re: What the community should anticipate during the installation of the new "Smart Meters," and the expected community benefits. SDG&E is in the process of upgrading, through technology, the entire SDG&E infrastructure. **Ms. Baron** invited the Community to contact her for additional information. **Trustees Costello** and **Rasmussen** commented/questioned.

12. Sewer and Water Group 820 – Information Only *Time Certain @ 6:45 PM*

Group Job 820 is primarily in the Village residential area and roughly bounded by Torrey Pines Rd, Coast Blvd, Ivanhoe Street and Prospect Pl. Also Coast Blvd from Children's Pool north to Prospect Street. Project will affect portions of the following streets: Prospect Pl, Cave St, Ivanhoe Av, Park Row, Silverado St, Exchange Pl, and Coast Blvd. Construction est. to begin in April 2012 and will take approx 10 months.

Presenter - Ana Maria Rojas, City of San Diego

Mr. Michael Ninh presented: **Mr. Ninh** described the Project in detail/ assured the Community; the City will work with the Community to maintain communication/minimize disruptions. **Trustee Addington, President LaCava** commented/questioned.

13. La Jolla Shores Drive Water Main Replacement Project – Info Only *Time Certain @ 7:00 PM*

Replacing 3,700 feet of 16-inch pipe on La Jolla Shores Drive from Avenida de la Playa to just north of Ruelle Monte Carlo. Est. start by Sept 2011, completion by June 2012.

Presenter - Gerry Barca and/or Parita Avlani, City of San Diego

Mr. Gerry Barca presented: **Mr. Barca** described the Project, focusing on the traffic plans, the water availability to residences and the Project timeline. **Trustees Courtney, Weiss**, Community Members **John Berol, Daisy Fitzgerald** commented/questioned.

14. La Jolla Cove Lifeguard Station – ADA Access Ramp

Proposed modification to Cove lifeguard station concept by addition of an accessible ramp from the street level to the mid-level deck to comply with ADA requirements. Note this is conceptual only, the city has not yet applied for discretionary permits.

Presenter – Jihad Sleiman, Project Engineer, City of San Diego and Rick España architect.

Previous RECOMMENDATION: CPA conceptually approved lifeguard station, April 2003.

Previous RECOMMENDATION: Parks & Beaches Committee supported Option 2, Sept 2010.

Mr. Jihad Sleiman and **Mr. Rick España** presented: **Mr. Sleiman** described the history of the Project, the Community process, beginning in 2003. **Mr. España** continued with a presentation of the five design options for the required ADA Access Ramp, and the selection of the preferred design, Design Option #2. Community Member **Joseph Manno** suggested an alternate design solution/ was invited by **Mr. Sleiman** and **Mr. España** to participate in future Community meetings. Community Members **Mark Buchon, Sally Fuller** commented.

Trustees Addington, Conboy, Gabsch, Lucas, Merten, Salmon, Weiss commented.

Trustee Salmon spoke against the Motion, expressing concern that there had been inadequate community involvement by those community groups most affected by the Project.

Trustee Gabsch spoke against the Motion, expressing concern in regard to approving a "Conceptual Project."

Voting Record #4

Approved Motion: Motion to conceptually approve the La Jolla Cove Lifeguard Station Mid-Level Landing Access, Preferred Option #2, as presented to the LJCPA 07 October 2010, (Merten/Addington 12/4/2).

In favor: Addington, Brady, Burstein, Conboy, Costello, Courtney, Crisafi, Little, Manno, Merten, Rasmussen, Whittemore.

Opposed: Fitzgerald, Gabsch, Lucas, Salmon.

Abstain: LaCava, Weiss.

Voting Record #5

15. 1255 Pearl Substantial Conformance Review

Substantial Conformance Review (SCR) to Coastal Development/Conditional Use Permit No. 99-1169 to add eighty (80) square feet to a 3663 square foot constructed residence with guest quarters. The site is located in the RS-1-7 zone.

Presenter – Laura Ducharme Conboy, architect

Previous RECOMMENDATION: None, application brought straight to CPA.

Previous RECOMMENDATION: CPA approved original CDP for residence o/a 2000.

Presented: **Laura Ducharme Conboy: Ms. Conboy** described the Project as non-controversial. **Trustees Costello, Crisafi, Lucas** commented in the affirmative.

Approved Motion: Motion to approve the Project: 1255 Pearl Street, La Jolla: In Substantial Conformance with the previously approved Coastal Development Permit and Conditional Use Permit, (Costello/Addington 16/0/1).

In favor: Addington, Brady, Burstein, Costello, Courtney, Crisafi, Fitzgerald, Gabsch, Little, Lucas, Manno, Merten, Rasmussen, Salmon, Weiss, Whittemore.

Recused: Conboy.

Abstain: LaCava.

16. Adjourn @ 8:10 PM: to Next Regular Meeting on November 04, 2010, 6:00 pm

La Jolla Planned District Ordinance Committee Minutes for the October 11, 2010 Meeting

Members in Attendance: Jim Fitzgerald (Acting Chair), J. Clark, D. Little, C. Hasson, D. Marengo, J. Parker, G. Rasmussen.

Meeting Called to Order

- Chair noted a Committee quorum and called the meeting to order at 4:10PM.
- In the absence of the permanent Secretary when the meeting called to order, the Chair agreed to serve as Acting Secretary for this meeting.

Approval of Meeting Minutes

- Approvals of the Minutes for the May 2010 and September 2010 Meetings were tabled until the November 2010 meeting.

Public Comment

- D. Little expressed continuing safety concerns regarding proximity of the bike rack in front of the La Jolla Yoga Center to the public right-of-way (although the rack's current placement conforms to the PDO/Municipal Code).

Note: In deference to the Applicant, Ross Rogers, the Committee unanimously agreed to hear the Union Bank Signage Project prior to Chair Report and Board Discussion.

Recommendations to CPA

PROJECT NAME: Union Bank Signage
ADDRESS: 7807 Girard Avenue, La Jolla, CA. 92037
PN (Project Number): Not Yet Submitted
PDO ZONE: Not Yet Submitted
APPLICANT: Integrated Sign Associates
AGENT (if any): Ross Rogers
CITY PM: Not Yet Submitted
DATE OF APP NOTICE: Not Yet Submitted

SCOPE OF WORK: Remove existing Wells Fargo Advisors and Union Bank signage currently on the exterior of the bank branch at the corner of Girard Ave. and Silverado Ave.
Replace existing signs with new Union Bank signs as illustrated in Integrated Sign Associates design #15354r2:

Two (2) sets of internally illuminated channel logo/letters mounted on background wireways, installed at top corner of the building on Girard Ave. and Silverado Ave.

Discussion: In response to Committee questions, the Applicant represented that the resulting total signage coverage on the Union Bank building is within the PDO-allowable limits and that this information will be incorporated into the final documentation for the Project.

Motion: To approve the Project as presented, including representation by the Applicant that total signage coverage on the Union Bank building is in conformance with the PDO—
Motion by D. Morengo, 2nd by C. Hasson. **Motion passed 6-0-0.**

Chair Report / Board Discussion.

- Report on progress and findings from reviewing community for LJPDO code compliance.
 - Report delayed to November 2010 meeting to allow for completion of documentation of PDO violations.
 - How best to improve merchant compliance with PDO (both by existing and new businesses) without unfavorably impacting businesses remains an open issue.

- Identified action items: 1) Complete documentation of violations in PDO area; 2) Send letter to Development Services (DSD) requesting that DSD refer all, not just some, relevant projects to the La Jolla PDO Committee for review; 3) Develop article for the La Jolla Light to inform local merchants about the PDO Committee and its role, about the scope of the PDO's rules and regulations, and about the importance of compliance with the PDO; 4) Invite the Code Compliance Officer to a PDO Committee meeting to present him with the documented PDO violations/suggested priorities for enforcement and to discuss his plan for code enforcement based on this information.

Recommendations to DPR Committee

- None

Information Only

- None

Adjournment

- Meeting adjourned at 4:55PM

Respectfully submitted,
Jim Fitzgerald, Acting Secretary.

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

COMMITTEE REPORT
FOR
OCTOBER 2010

10/12/10 Present: Costello, Crisafi (Chair), DuCharme Conboy, Frangos, Kane, Merten, Thorsen

10/19/10 Present: Costello, DuCharme Conboy, Frangos, Hayes, Kane, Liera, Merten (Chair Pro Tem), Thorsen

10/19/10 - Since LJ DPR Chairman Crisafi was absent, as per Bylaws, Chair Pro Tem was elected.

Subcommittee Motion: Phil Merten nominated Chair Pro Tem (Costello/DuCharme Conboy 7-0-1)

In Favor: Costello, DuCharme Conboy, Frangos, Hayes, Kane, Liera, Thorsen
Oppose: 0
Abstain: Merten

FINAL REVIEWS

Project Name: **FRIEDMAN RESIDENCE – preliminary review in May 2010**
6318 Muirlands Dr. Permits: CDP
Project #: JO#00-0000/179867 DPM: Michelle Sokolowski 619-446-5278
MSokolowski@sandiego.gov
Zone: RS-1-2 Applicant: Jeff Benson 949-645-5854
JeffB@customarchitecture.com

Scope of Work:

(Process 2) Coastal Development Permit to demolish an existing residence and construct a 6,904 square foot single family residence on a 0.35-acre site in the RS-1-2 Zone of the La Jolla Community Plan, Coastal Overlay Zone (non-appealable), the Coastal Height Limit Overlay Zone. Council District 1. This project is undergoing environmental review.

Presenter: Brion Jeannette

May 2010 Please provide the following for final review:

- 1. Front fence to be 75% open at 3' to 6' above grade. Glass or opaque glass not open and too reflective not in character with neighborhood**
- 2. Update survey per CDP filing requirements**
- 3. Disclose historical review de termination**
- 4. Verify proper storm water control – City Engineering sign off or approval**
- 5. Per page 56 & 57, sections (c) (i) & (j) under visual resources of the La Jolla Community Plan – show compliance with photos, documents or simulations:**
 - a.) view from street thru to canyon at side yards – concern of placement of and too many trees.**
 - b.) visual impact of façade and large expanses of glass adjacent to & reflecting into canyon.**

Friedman Cont:

Oct 2010 Kane: Asked Applicant to return with more information:

1. Is OK. stone fence, 3ft, 3ft horizontal steel 80% open (75% required) horizontal steel
2. Update survey per CDP filing requirements
#48 topographical survey not cleared. Obtain spot elevations without going on neighbors property, relationship. City requirement to get topographic survey information 10 ft into neighbor's property (Merten has 50 ft quote as well). By aerial means or Google or Adobe? Not sure what Chris Larson (his letter) intended, but our request, and City requirement, not met.
3. Disclose historical review determination Email, but no actual documentation of clearance of the issue.
4. Verify proper storm water control – City Engineering sign off or approval. Not signed off in Cycles letter. # 41 Site drainage, not cleared,
5. Per page 56 & 57, sections (c) (i) & (j) under visual resources of the La Jolla Community Plan – show compliance with photos, documents or simulations:
 - a.) view from street thru to canyon at side yards – concern of placement of and too many trees. Does City require view easements down side yards property lines, ie Figure 9 ? # 42 fences, side yard
 - b.) visual impact of façade and large expanses of glass adjacent to & reflecting into canyon.
6. Provide more visual relationship foot prints to other neighboring lots & massing. Aerial survey should show relationship of building foot prints of proposed and existing neighbors houses.

Project Name: **311 DUNEMERE RESIDENCE**
311 Dunemere Dr. Permits: **CDP SDP**
Project #: 207724 DPM: **Michelle Sokolowski 619-446-5278**
MSokolowski@sandiego.gov
Zone: RS-1-7 Applicant: **Lisa Kriedeman 858-459-9291**
lkriedeman@islandarch.com

Scope of Work:

(Process 3) Coastal Development Permit & Site Development Permit to demolish an existing residence and construct a 8,105 square foot single family residence including hardscape, retaining wall, and relocation of driveway on a 0.41-acre site in the RS-1-7 Zone of the La Jolla Community Plan, Coastal Overlay Zone (appealable), Coastal Height Limit Overlay Zone, First Public Roadway, Parking Impact, Residential Tandem Parking, Transit Area. Council District 1.

**Presenters: Lisa Kriedeman
Matt Peterson**

Dunemere cont:

Please provide the following for final review:

- 1. Elevations of neighboring houses. 2 – 1 story, 13 -2 stories, 6 – 3 stories**
- 2. Survey of neighboring property. Handout with table and map of surroundings and statistics**
- 3. F.A.R.s of neighboring houses. Ave. = .48, Range = .10 to .89, Allowed = .47, Proposed = .41**

**Applicant provided a handout with tabulated data of surrounding properties and map.
Dozens of photographs of surrounding houses provided matched to map and tabulated data.**

Issues raised:

**Houses next to Project are smaller,
Street trees will remain or moved, Pine tree in sewer easement,
Neighbors concerned about their garage access during construction,
Beach Access Proscriptive Rights for beach access between properties
Hydrology study, drainage not accepted by City?
Driveway width, curb to garage door driveway parking
Guest parking
Street width for turn-a-round
Garage parking vs on street parking
Need a clear paper trail of parking, garage driveway regs and decisions.
Remove street light
Keep pine tree in easement**

Please provide the following for final review:

- 1. Provide clear and consistent “paper trail” of Muni Code and other requirements from SD City Staff for:
A) curb to garage door, and width, requirements (ie driveway),
B) garage
C) parking (guest?)**
- 2. Ask City to remove street light requirement.**
- 3. Ask SD City to retain Star Pine in sewer easement (if possible re roots).**

Project Name:	MEHL RESIDENCE	Permits:	CDP SDP
	5380 Calumet Ave.	DPM:	Morris Dye 619-446-5278
Project #:	214566		mdye@sandiego.gov
Zone:	RS-1-7		Applicant: Mark Lyon 858-459-1171
			info@mdla.com

Scope of Work:

(Process 3) Coastal Development Permit & Site Development Permit to demolish an existing residence and construct a 4,369 square foot single family on a 0.19-acre site in the RS-1-7 Zone of the La Jolla Community Plan, Coastal Overlay Zone (appealable), Coastal Height Limit Overlay Zone, Sensitive Coastal Overlay, First Public Roadway, Parking Impact, Residential Tandem Parking, Transit Area. Council District 1.

Approved in 2006. Did not proceed with construction within time constraint (2 yr), so a new permit is needed. Applicant wants to add pool.

Mehl Presenters: Matt Peterson, Mark Lyon

Please provide the following for final review:

1. Provide Geology / Soils Report (please email to DPR Members) *Provided by email*
2. Provide plan to prevent pool leakage. *Pool will be double lined, moved back from bluff*
3. Indicate pool equipment location. *Provided on updated drawings*
4. Provide proximity photos of the existing neighbor homes.

Peterson: New house and new pool will be placed way back from Bluff.

Thorsen: What is requirement from CCC about liability. Peterson: “Hold harmless”

Costello: Even with the precautions a pool should not be allowed as a leak will accelerate bluff erosion. Water would percolate to the relatively impermeable Cretaceous Layer, follow the slope to the ocean and erode the bluff as at 5322 Calumet.

Other DPR Members: Not a problem. Risk is no greater or maybe less than leaks from plumbing, irrigation, sewer. There are likely leaks up hill of site.

Subcommittee Motion: To Approve the CDP and SDP as presented.
(Thorsen/ DuCharme Conboy 5-1-1)

In Favor: DuCharme Conboy, Frangos, Kane, Leira, Thorsen

Oppose: Costello,

Abstain: Merten (Chair Pro Tem)

PRELIMINARY REVIEWS

Project Name: **5322 CALUMET AVE. RESIDENCE**
5322 Calumet Ave. Permits: CDP SDP
Project #: 213382 DPM: Jeannette Temple 619-557-7908
jtemple@sandiego.gov
Zone: RS-1-7 Applicant: Tom Story 858-362-8500
tstory@sunroadenterprises.com

Scope of Work:

(Process 3) Coastal Development Permit & Site Development Permit (a required follow up Permit to Emergency CDP, PTS#208734) to stabilize the coastal bluff for an existing single family residence in the RS-1-7 Zone of the La Jolla Community Plan, Coastal Overlay Zone (appealable), Coastal Height Limit Zone, First Public Roadway, Residential Tandem Parking, Transit Area. Council District 1.

Subcommittee Motion to merge the Preliminary and the Final Reviews.

Costello/Ducharme Conboy 7:0:0

Yes: Costello, Crisafi, DuCharme, Frangos, Kane, Merten, Thorsen

No: 0

Abstain: 0

Subcommittee Motion: Findings can be made for a Coastal Development Permit and a Site Development Permit to stabilize the coastal bluff.

Costello/Ducharme Conboy 7:0:0

Yes: Costello, Crisafi, DuCharme, Frangos, Kane, Merten, Thorsen

No: 0 **Abstain:** 0

La Jolla Shores Permit Review Committee– Minutes

Tuesday October 26, 2010

1. Non-Agenda Public Comment-None
2. Chair Comments –
Cardenas Project –City Council granted the appeal and sent the MND for redo and reconsideration
Whitney Project – has been appealed on environmental grounds-hearing date not public- [now noticed for November 16]
Palazzo Project – no recommendation by the LJS PDO AB
3. Inquiry as to availability of PRC members for November 23 and December 28-it was determined that a quorum would be present with six confirmed for November and five for December
4. Project Review
 - A. Whitworth residence 8462 El Paseo Grande
 - B. 1900 Spindrift
 - C. ~~Hoschman residence 2480 Rue Denise~~ withdrawn before the 72-hour notice deadline
 - D. Hillel EIR scoping meeting-information

Committee members present: Helen Boyden (chair), Ed Furtek, Tim Lucas, Dale Naegle, John Schenck, Michael Morton (recused on first item). Absent: Betty Morrison

A. Whitworth Residence

- PROJECT NUMBER: 215918
- TYPE OF STRUCTURE: Existing Single family residential
- LOCATION: 8462 El Paseo Grande
- Project Manager Renee Meza: Ph: 619-446-5001; rmeza@sandiego.gov
- OWNERS REP: Claude Anthony Marengo; 858-459-3767; cmarengo@san.rr.com

Project Description: On an existing single-family residence on a 0.27 acre site in the SF Zone of the La Jolla Shores Planned District, the Sensitive Coastal Overlay (Zone B), Coastal Overlay Zone (Appealable), Coastal Height Limitation, First Public Roadway, Beach Parking Impact Zone, Residential Tandem Parking Overlay. [City]
Addition of second story with three bedrooms, 3 baths and two balconies over portion of existing structure. Addition of interior stairs for access to second floor. Modification to exterior finishes and roof of existing structure underneath proposed second story. [Applicant revision from initial submission]

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

Project presented by: C.A. Marengo, of Marengo/Morton Architects

Clarification: City reviewer had called the addition above the garage a guest quarters due to access provided by a non-enclosed stairway. In the design presented today the stairwell is enclosed and it is no longer considered guest quarters. Therefore the parking requirements remain the same as for any single family residence, 2 parking spots.

The side setbacks are 4' on original building first floor and will not change.
The second floor steps back so the setback there becomes 6' on one side & 5' 10" on the other.
Front yd setback does not change.
The building maximum heights are 28' on one side 26.6 on other.

Bulk and scale chart was presented to the committee showing FAR within the range of nearby residences.
27.7% lot coverage (property line extends beyond sea wall)
42.3% green space including sand will not change

Committee questions:

Boyden: Q: What is the garage to sidewalk distance? A: 15'.

Schenck: Q: Does the curb cut remain the same? A: There is no expansion of parking; the city advised not to call out a front yard parking space on the plans? There is no sidewalk on this side of the street. They currently park in a 4' wide space in front plus the spaces in the garage.

Community input/questions.

Rob Whittemore:

Q. Is there a sidewalk in front of the house? A. No. Other houses don't have them.

Q. Distance of second floor addition from the seawall? A. More than 100'.

Revised plans submitted dated and submitted to the City on 10/25/2010 were given to the committee.

Motion: John Schenck Second: Ed Furtek

Findings can be made for project, plans as submitted to city dated 10/25/2010.

Motion carries: 4-0-1 Approve: Schenck, Furtek, Naegle, Lucas; Oppose: None; Abstain: Boyden (chair);

Recuse: Morton

B. 1900 Spindrift

- PROJECT NUMBER: 216073
- TYPE OF STRUCTURE: Existing Single family residential
- LOCATION: 1900 Spindrift Drive
- Project Manager: Glenn Gargas: Ph: 619-446-5142; ggargas@sandiego.gov
- OWNERS REP: Lisa Kriedeman; 858-459-9291; lkriedeman@islandarch.com

Project Description: Construction of new driveway, curb cut and aprons, re-grading of new driveway and connection to existing motor court & associated site wall reconfiguration. All excavation to remain on site (no more than 7-10 cu. yds.) [applicant]

Seeking: Neighborhood Development Permit (NDP)

Presented by: Lisa Kriedeman, Island Architects

The project proposes removing two driveways (23' & 26') (one each at 1900 and 1912 Spindrift, the one at 1912 not in this project)and creating a new driveway 12' feet wide to provide access to 1900 Spindrift and 1912 Spindrift. The plans being shown differ from what was previously submitted to the city: a planter and a fountain had been proposed along the east where there is presently a hedge. Rather than disturb the soil with excavations, the hedge will remain. The hedge will be maintained more frequently to make sure that it does not encroach on the sidewalk.

Committee Comments:

Boyden: Total encroachment into archeologically sensitive lands limited to 25%. Applicant: This project has only 5.8%.

View corridors? A. The project could trigger a CDP which could require view corridors. The city staff has reviewed and does not think that this is required. Presently, the house as at present and remaining would obstruct any view corridor that would be opened by hedge removal.

Lucas: Q. Distance of driveway to sidewalk? A. 15', and 20' to curb.

Morton: Drainage? A. Drains into existing planters. Drainage will not change.

Community input:

John Barbey, Jr. + Todd Barbey are neighbors. They see no concerns.

Sue Weissman not present but sent email with concerns on pedestrian issues (sidewalk/hedge)..

Motion: Schenck Second: Morton

Findings can be made for neighborhood development permit as presented in the plan presented, revision 10/26/10, which will be submitted to city. The street name typo on the plan has been corrected to Spindrift.

Motion carried: 5-0-1; Approve: Furtek, Naegle, Lucas, Morton, Schenck; Oppose: None; Abstain: Boyden.

~~C-Hooshmand Residence~~ withdrawn before the 72-hour notice deadline

D. Hillel EIR Scoping Hearing – Information Item only

The City of San Diego has scheduled a scoping hearing for 5:30 PM on Wednesday, October 27 at the La Jolla Public Library to present/review its proposed requirements for an Environmental Impact Report. Comments will be accepted from anyone until 30 days from the notice dated October 8, 2010.

- Project Name: Hillel Student Center of San Diego
- Project Number: 212995
- Location: Bounded by La Jolla Village Drive (North), La Jolla Scenic Way (East) and La Jolla Scenic Drive (South) Within SF Zone of the La Jolla Shores Planned District, Coastal Height Limit, Campus Parking Impact, La Jolla Community Planning Area.

The complete 20-page Public Notice may be found at:

<http://www.sandiego.gov/city-clerk/officialdocs/notices/index.shtml>

Search on 212995 or Hillel

Contact Elizabeth Shearer-Nguyen at 619-446-5369 for environmental review information

For information on public meetings/hearings contact Project Manager John Fisher at 619-446-5231

The committee did not discuss the environmental concerns and referred attendees to the above meeting.

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

COMMITTEE REPORT
FOR
AUGUST 2010

**8/10/10 Present: Costello, DuCharme Conboy, Frangos, Hayes, Leira,
Merten (Chair), Thorsen**

**8/17/10 Present: Costello, Crisafi (Chair), Ducharme Conboy, Frangos, Kane, Merten,
Thorsen.**

FINAL REVIEWS

Project Name: **CAVE STREET PARKING LOT AND RELOCATION OF HISTORIC
STRUCTURES TO ARDATH ROAD**
1261 / 1263 Cave St. Permits: CDP, SDP, CUP, Ammendmt
Project #: JO#00-0000/1042 DPM: Glenn Gargas 619-446-5142
ggargas@sandiego.gov
Zone: RM-1-1 Applicant: James Alcorn 858-459-0805
James@jamesalcorn.com

Scope of Work:

(Process 4) Coastal Development Permit & Site Development Permit to relocate 2 historical structures from a 7,700 sf lot at 1261 / 1263 Cave St. to a 16,460.65 SF lot at 2503 Ardath Road (in the La Jolla Shores Planned District). A Conditional Use Permit to add a parking lot to the site Cave St. site in the RM-1-1 Zone of the La Jolla Community Plan, Coastal Overlay Zone, the Coastal Height Limit Overlay Zone, Parking Impact, Residential Tandem Parking, Transit Area. Council District 1.

Subcommittee Motion:

(Crisafi/Merten 5-1-1)

1. Findings cannot be made for a Coastal Development Permit and Site Development Permit to relocate the two historic structures because the proposal moves the cottages out of the context of the Village. Proposal does not comply with LJ Community Plan. (Staff refers to current and 1975 La Jolla Community Plan due to filing period of proposal)

References:

1975 LJ Community Plan, Community Resources, pages 67, 68 (69 too) (historical context)

Current LJ Community Plan, #3 on page 128, 130

Current LJ Community Plan, Plan Recommendations #1, page 131 re: relocation of structures to Ardath Road site B

2. The cumulative scale of the surface parking lots is inconsistent with the scale of the remaining single family homes in the vicinity specifically on Cave St. and Silverado including corner where they intersect.

Yes: Crisafi, Merten, Thorsen, Kane, Costello

No: Ducharme Conboy because of parking, Item #2

Abstain: Frangos conflicting policies with LJ TC, wants more parking. Item #2

La Jolla Shores Permit Review Committee– Minutes
4:00 p.m. – Tuesday August 24, 2010

3. Project Review –A, B, C, E

Committee members: Present: Boyden (chair), Furtek (left before E), Lucas, Merten, Morton (arrived after discussion of A started), Naegle Absent: Morrison, Schenck.

A. Cave St/2503 Ardath Road -- Historic Houses Relocation

- PROJECT NUMBER: 1042
- TYPE OF STRUCTURE: Existing Single family residential and guest house
- LOCATION: 2503 Ardath Road, moved from Cave Street
- PLANNER: Glenn Gargas: Ph: 619-446-5142; ggargas@sandiego.gov
- OWNERS REP: Marie Burke Lia, Esq618-235-9766; mblaw@earthlink.net
-

Project Description: Demolition of existing building on Ardath Road. Relocation of two (2) existing historically designated residences from Cave Street to Ardath Road. New foundations for both; new plumbing; new mechanical. New electrical, new structurals; and new three (3)-garage. Addition of 209 sq. ft. to guest house and 376 sq. ft to main house. For a total of 2865 sq. ft for both relocated houses and 734 sq.ft. for the garage. See below for addition of covered porch.

Project seeking: Site Development Permit and Coastal Development Permit and Conditional Use Permit (Cave)

Previous Action: July 27

Motion: Morton; Second: Naegle: Come back to committee and present: 300' setback study, and show how this project will conform. Especially with side setbacks. Distance of 3 car garage to side yard setback. Address doing a hammerhead type turn around driveway design for safety to accomplish a forward exit.

Motion carries: 5-0-1; Approve: Lucas, Morrison, Morton, Naegle, Schenck; Abstain: Boyden (chair)

See July 27 minutes for additional discussion

Presented by: Marie Burke Lia

Correction to Structure square footage:

- Main Residence 1576 sf
- Guest House 704 sf
- sub total: 2280 sf
- Covered Porches 62 sf (not previously included)
- Addition to Main 376 sf
- Addition to Guest 209 sf
- New Garage 736 sf
- total: 3663 sf, (now includes porches),including garage

- Total lot: 16,460.65 sf, lot coverage 17%

Landscape plans: These aren't available yet as the project has not completed a full cycle review with the city. The Long Range Planning staff asked for a preliminary project review by the planning groups before proceeding.

There is room to adjust setbacks slightly by re-arranging the buildings, depending on committee recommendations.

Setback studies: Applicant provided a commercially prepared multi-page graphic display of all properties within 300' overlaid with setback for each property. This project fronts Ardath Road, on .38 acres. There are no typical lot types within the 300 foot radius. Across Ardath/LJ Parkway there are condos and higher density homes. On the same side as this project, many properties within 300' don't front on Ardath Road. Tables were presented showing 22 properties within 300', but many of these were not directly comparable to this project site (larger parcel, condominiums, vacant lot, no street frontage...). Six properties fronting Ardath road and varying in lot size from .33 - .5 acre were selected for the comparison.

	Front	Left (east)	Right (west)	Average side
Average:	33.2	5.0	14.9	9.9
Range:	21.6-41.9	0-12.8	0-18.3	
Current house:	27.3	12.8	18.3	
Proposed:	22	5.0	7.4	

The PRC previously recommended a "hammerhead" type of turn-around for the driveway. This matter was reviewed by the LDR Transportation Reviewer who said that as this is a 2-lane residential street with a curb to curb width of 30', the Street Design Manual does not restrict backing out of the driveway. Currently the Dowdings on the west do not have a turnaround, and they back out onto the street (Beth Dowding confirmed that she has no problems doing this). There is enough space on the property to incorporate a turnaround if the committee still recommended it.

The final issue discussed was the relationship of the guest house on the west property line to the Dowding's property. Due to the slope of the lot toward the adjacent property, at 55' from the front property line, a low 23' retaining wall will be installed that extends to the rear (south) of the property. A low earthen berm will run from the retaining wall to the front of the property with the goal of directing run-off to the street and not onto the neighboring property. The distances between the proposed guest house and the Dowding house are 20' at the front and 12.5' at the rear of the guest house. There is a woodshed on the property line on the Dowding side that helps with privacy. There are windows on the west side of the guest house, but landscaping and fencing could be installed to improve the privacy.

Community Input

Arlene Powers, neighbor on east: Concerned about side of garage next to their driveway – seeing a large side of the garage while driving in would not be appealing. She also suggested making this a 2-car garage instead. *Response. This might not allow a hammerhead driveway, Three garage spaces may be desirable because of guest house*

Beth Dowding, neighbor on west: Privacy issues with the windows of guest house looking into their patio. Would like the setback increased.

Both neighbors like the project in general and think that it will be nice to have historic homes in the neighborhood. They think that the scale of the project fits well with the property size.

Board Discussion

The board discussion focused on the driveway turn-around, privacy issues on the west property line, landscaping, and the siting of the buildings in general. It was thought that the "hammerhead" type turn-around would be of value. The garage on the east side did not seem much of an issue with the board as the setback was 10' and the Power's driveway was on the other side and not their house. With a good landscape plan, the project could help mitigate some of the privacy issues. A plan showing this proposed project and the two neighboring properties would really help, and should be presented at the next review.

Much of the board discussions centered on how to do a preliminary review. The PRC is designed to review actual projects and either approve or disapprove based on how they fit the Municipal Code, the LJ Community Plan and the LJ Shores PDO. It was felt that we could not make any recommendations per se, only present a motion which lists reasons to approve/deny.

Lucas: This project has not been through the cycle review and the plans are not final; the project can't really be approved at this time.

Motion Merten:

That the relocation of the historic structures to this site be denied, because the movement to the site is not compatible with the LJ Community Plan.

No Second: Motion fails.

Motion: Morton; Second: Lucas

Although not ideal under the current La Jolla Community Plan, we support relocation of the historic homes to this site.

Approve: 2 + 1 chair voting due to tie. Morton, Lucas, Boyden

Oppose: 2 Merten, Naegle

Abstain: 1 Furtek

Motion carries: 3-2-1

Motion: Merten; Second: Morton

Approve the plans as presented.

Approve: Merten, Morton, Naegle

Oppose: Lucas, Boyden, Furtek

Abstain:

Motion fails 3-3-0

Motion: Morton; Second: Furtek

Deny the project as presented. Recommend increasing both side yard setbacks to 10'. Recommend substituting hammerhead driveway.

Motion carries: 4-1-0

Approve: Furtek, Merten, Morton, Naegle

Oppose: Lucas

Abstain: Boyden (chair)