



La Jolla Community Planning Association

Regular Meetings: 1st Thursdays | La Jolla Recreation Center, 615 Prospect Street

Contact Us

Mail: PO Box 889, La Jolla, CA 92038

Web: <http://www.LaJollaCPA.org>

Voicemail: 858.456.7900

Email: info@LaJollaCPA.org

President: Joe LaCava

Vice President: Bob Steck

2nd Vice President: Patrick Ahern

Secretary: Helen Boyden

Treasurer: Nancy Manno

D R A F T AGENDA

Regular Meeting | Thursday, 7 August 2014

6:00p

1.0 Welcome and Call To Order: Joe LaCava, President

→ Please turn off or silence mobile phones

→ Meeting is being recorded

2.0 Adopt the Agenda

3.0 Meeting Minutes Review and Approval: 9 July 2014

4.0 Elected Officials – Information Only

4.1 Council District 1 – Council President Pro Tem Sherri Lightner

Rep: **Justin Garver**, 619-236-6611, JGarver@san Diego.gov

4.2 Mayor's Office – Mayor Kevin Faulconer

Rep: **Francis Barraza**, 619-533-6397, FBarraza@san Diego.gov

4.3 39th Senate District – State Senator Marty Block

Rep: **Allison Don**, 619-645-3133, Allison.Don@sen.ca.gov

4.4 78th Assembly District – Speaker of the Assembly Toni Atkins

Rep: **Toni Duran**, 619-645-3090, Toni.Duran@asm.ca.gov

5.0 CITY'S RESPONSE TO ALLEGED VIOLATIONS OF THE LJCPA – Action Item

Consideration of the City's recommendations of "curing and correcting operations" as detailed in their letter of June 26, 2014. Discussion will not include City letter of June 5th nor of June 10th.

Previous Action (July 9, 2014): Continued to August 7th LJCPA meeting

Previous Action (June 26, 2014): City of San Diego response to complaint

Previous Action (May 16, 2014): Complaint against LJCPA filed with City of San Diego

Previous Action (Mar 25, 2014): LJCPA Response to Election Challenge

Previous Action (Mar 11, 2014): Election Challenge filed with LJCPA

Background Material including material submitted by others: <http://www.lajollacpa.org/projects.html>

6.0 Special Election, July 9th, Challenge – Action Item

Two timely election challenges were filed. The challengers took no exception to the technical conduct of the election but instead the challenge is in regards to the nexus between the March election and the July special election. Since the two are thus intertwined, upon the trustee's action on Agenda Item 5, the matter of the challenges to the July special election will be addressed.

7.0 Seat Newly Elected Trustees – Oath of Office

Pursuant to the Bylaws: "Trustees elected at special elections shall be seated at the next regular or special meeting of the Board of Trustees."

8.0 Non-Agenda Comment

Opportunity for the public to speak on matters not on the agenda and within LJCPA jurisdiction, two minutes or less.

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

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.

9.0 Trustee Comment

Opportunity for trustees to comment on matters not on the agenda and within LJCPA jurisdiction, two minutes or less.

10.0 Officers' Reports

10.1 Secretary

10.2 Treasurer

11.0 President's Report – Information only unless otherwise noted.

11.1 Planned District Ordinance Appointment: _____ - Action Item

11.2 Short-term Vacation Rentals - Consider Committee recommendations at Sept 4th Meeting

11.3 Children's Pool Popping Season Closure – Coastal Commission Hearing, San Diego, Aug 14

11.4 Whale Watch Way Residence – Appeal filed, Planning Commission Hearing, Sept 25, 9am

11.5 Torrey Pines Rd – Phase 1 starts Jan; Phase 2 concept design; <http://www.lajollacpa.org/tpr.html>

11.6 Policy 600-24 Update – Approved at Smart Growth & Land Use Committee, City Council in Sept

12.0 REPORTS FROM AD HOC and NON-LJCPA COMMITTEES - Information only

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

12.2 Coastal Access & Parking Board <http://www.lajollacpa.org/cap.html>

13.0 CONSENT AGENDA – Ratify or Reconsider Committee Action

The 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 a consent item be pulled for full discussion by the LJCPA

→ Items "pulled" from Consent Agenda are automatically trailed to the next LJCPA meeting.

→ See committee minutes for description of projects, deliberations and vote.

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

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

PRC – LJ Shores Permit Review Committee, Interim Chair Phil Merten, 4th Tues, 4pm

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

13.1 BOFFO CINEMAS LA JOLLA DBA AS "THE LOT"

Tenant improvement, remodel, and addition to the former market at 7611 Fay Avenue and convert to an upscale Dine-in Movie theater. Lot size: 41,413 SF. FAR Existing: 0.56 / Proposed 0.68.

PDO Motion: Project is in conformance to the PDO except for sycamore trees that the City is requiring in the public right of way. The committee shall address the change from Sycamore trees to Palm trees directly with City officials. 6-0-0.

13.2 BOURGEOIS/KENNEDY CDP

DPR Motion: Findings CAN be made for a Coastal Development Permit to demolish and reconstruct the front single dwelling unit at 604 Gravilla Place. 6-0-1.

13.3 VERIZON GILMAN

PRC Motion: Findings be made for a NUP and a SDP for a Wireless Communication Facility at 7650 Gilman Court based on the plans submitted to the Committee today which include notations on the plans that a) the building be painted dark green b) the chain link fence to be green-coated and in-filled and c) the monopine be backed by two real pines. 7-0-0.

13.4 END OF SUMMER FIRE RUN – STREET CLOSURES

T&T Motion: Motion to approve. 6-0

13.5 SAN DIEGO TRIATHLON CHALLENGE – STREET CLOSURES

T&T Motion: Motion to approve. 8-0

13.6 57TH ANNUAL LA JOLLA CHRISTMAS PARADE – STREET CLOSURES

T&T Motion: Motion to approve. 7-0

13.7 TASTE OF THE COVE – STREET CLOSURE

T&T Motion: Motion to approve. 7-0

13.8 AMENDMENT TO EDDY V'S VALET PARKING PERMIT TO EXTEND SATURDAY AND SUNDAY HOURS FROM 10:30 AM TO 11:30 PM

T&T Motion: Motion to approve. 7-0

14.0 HART RESIDENCE, 6101 Camino De La Costa – Action Item

CDP (Process 3) to remodel and add a 2,085-square-foot, second story addition to an existing 3,154-square foot single-family residence on a 0.33-acre site located at 6101 Camino De La Costa. The site is in the RS-1-7, Coastal (appealable) Zone and the Coastal Height and Parking Impact Overlay Zones.

Previous Action by LJCPA (Jul '14): Pulled from Consent Agenda

*Previous Action by DPR (Jun '14): Findings **CAN** be made for a Coastal Development Permit to remodel and add a 2,085-square-foot, second story addition to an existing 3,154-square foot single-family residence on a 0.33-acre site located at 6101 Camino De La Costa. 5-1-1.*

15.0 LASKA RESIDENCE ADDITION, 8151 Calle Del Cielo – Action Item

CDP and SDP for a 2,856 sq. ft. second floor addition, remodel and add 427 square feet to the first floor with basement addition, and new 3-car garage of 854 sf to an existing single family residence on 20,101 square feet, La Jolla Shores Planned District Ordinance.

Previous Action by LJCPA (Jul '14): Pulled from Consent Agenda

*Previous Action by PRC (Jun '14): Findings **CAN** be made on a Coastal Development and Site Development permit. 5-2-0.*

16.0 LA JOLLA COMMUNITY CENTER – Action Item

Friends of the La Jolla Community Center, a community-based 501(c)(3) corporation established in 2007, the current operators of the Center at 6811 La Jolla Blvd, is seeking a new 20-year lease. The City of San Diego seeks community input on the lessee's proposal to extend hours of operation to include weekends.

17.0 LA JOLLA SHORES PLANNED DISTRICT ORDINANCE – Action Item

Does the LJCPA want to revisit possible update to the Shores PDO? This could include working with the La Jolla Shores Association and the La Jolla Shores Planned District Ordinance Advisory Board to engage the La Jolla Shores community, the City of San Diego, and Council District 1 in an open conversation regarding a targeted update.

Previous Action by PRC (June '14): That the PRC ask the LJCPA to appoint an ad hoc committee to research the process for a mini-update to the LJSPDO. 6-0-0.

18.0 Adjourn to next Regular Monthly Meeting, 4 September 2014, 6:00 pm



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DRAFT Minutes

Special Meeting | Wednesday, 9 July 2014

Trustees present: Patrick Ahern, Cynthia Bond, Helen Boyden, Bob Collins, Janie Emerson, Joe LaCava, Nancy Manno, Robert Mapes, Phil Merten, Alex Outwater, Jim Ragsdale, Bob Steck, Ray Weiss, Rob Whittemore, Frances O'Neill Zimmerman

Trustee absent: Dan Courtney

1.0 Welcome and Call to Order: Joe LaCava, President at 6:06 PM

He asked that cell phones be turned off and announced that the meeting was being recorded.

2.0 Adopt the Agenda.

Trustees Whittemore, Zimmerman, Weiss, Outwater, Emerson, Merten, Boyden and President LaCava commented with respect to communication issues.

Approved Motion: To adopt the agenda as posted with the exception of continuing Item 14.0 "City's Response to the Election Challenge" to the August 7, 2014 LJCPA Regular Meeting. (Whittemore/Weiss: 10-1-3)

In favor: Bond, Collins, Emerson, Mapes, Merten, Outwater, Ragsdale, Weiss, Whittemore, Zimmerman.

Against: Steck

Abstain: Boyden (uncertain of consequence), LaCava (Chair), Manno (did not hear all of discussion)

3.0 Meeting Minutes Review and Approval: 5 June 2014

Approved Motion: To approve the Minutes of June 5, 2014 as posted and distributed. (Manno/Merten: 13-0-1)

In favor: Bond, Boyden, Collins, Emerson, Manno, Mapes, Merten, Outwater, Ragsdale, Steck, Weiss, Whittemore, Zimmerman

Abstain: LaCava (Chair)

4.0 Elected Officials Report – Information Only

4.1 Council District 1 – Council President Pro Tem Sherri Lightner

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

As of last Tuesday the La Jolla Shores Lifeguard Tower glare problem had been repaired at a cost of \$120,000, and the LJ Cove odor problem was treated on July 2. Member CA Marengo, on behalf of the LJVMA, asked that publicity about the odor problem be restrained. The Oversize Vehicle Parking Ordinance will go into effect on August 1: Vehicles taller than 10' or longer than 27' will not be permitted to park on the street between the hours of 2 AM and 6 AM without a permit allowing parking for 72 hours. Permits will be available online, but he did not know whether the Police Department or the Street Division would be issuing the permits. The LJCPA will be informed about "Waterwise Workshops." He stated that all La Jolla groups (not specified) would be invited to have representatives participate in the evaluation of proposed Deco Bike installations and suggest alternatives. **Member Bob Whitney** asked that CCPPT Lightner be asked to get involved in the Challenge to the Election with a view toward expediting a resolution. **Trustee Ray Weiss** reiterated a previous request to investigate improving the sidewalk on the west side of TPR near Prospect due to various impediments resulting in sidewalk widths as narrow as 12".

4.2 Mayor's Office – Mayor Kevin Faulconer

Rep: **Francis Barraza**, 619-533-6397, FBarraza@sanidiego.gov was not present.

4.3 39th Senate District – State Senator Marty Block

Rep: **Allison Don**, 619-645-3133, Allison.don@sen.ca.gov was not present.

4.4 78th Assembly District - Majority Leader Toni Atkins

Rep: **Toni Duran**, 619-645-3090, Toni.Duran@asm.ca.gov was not present.

5.0 Non-Agenda Comment

Opportunity for the public to speak on matters not on the agenda and within LJCPA jurisdiction, two minutes or less.

5.1 UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://commplan.ucsd.edu/> was not present.

5.2 Member Melinda Merryweather asked for consistent follow-up on projects with view corridor restrictions to monitor compliance. **Trustee Merten** offered his assistance. **Member Bob Whitney** inquired as to when the Trustees would decide about how to respond to the City's response to the Complaint to the Mayor about the March election. **President LaCava** said it would be on the agenda for August 7th and in response to **City Planner Lesley Henegar** said that it was continued since trustees felt that they did not have enough information. **Member Mike Costello** attended the Coastal Commission hearing and reported that the Coastal Commission had approved the Henely project with the addition of conditions not previously imposed by the City: reduction in square footage and lowering the height of the structure from two stories to one story in the view corridor. Neighbors, previously opposed to the project, withdrew their opposition.

6.0 Trustee Comment

Opportunity for trustees to comment on matters not on the agenda and within LJCPA jurisdiction, two minutes or less.

President LaCava, at the request of **Trustee Collins**, said that **Mayor Faulconer**, at a community meeting, had appeared sympathetic to **Trustee Merten's** query about assuring consistent application of City codes by DSD and other city entities.

Trustee Emerson said a neighbor in the 8400 block of La Jolla Shores Drive was being bothered by an adjacent vacation rental. **President LaCava** said a report was being made under item 9.1.

Trustee Zimmerman noted the sudden appearance of notices for stop signs on West Muirlands Drive, one at Fay Avenue, without community review. The LJCPA had heard a proposal for a traffic island, but the Chair stated that the City did not always seek community review on traffic control measures. **Trustees Zimmerman** and **Merten** said the one at Fay was a bad idea. **President LaCava** will contact the City.

Trustee Whitemore stated that following his complaint made at a recent LJCPA about the excessive lighting at the SIO Pier, that there had been about an 80% reduction.

7.0 Officers' Reports

7.1 Secretary

Trustee Boyden stated that if you want your attendance recorded today, you should sign in at the back of the room. There are two sign-in lists: one for LJCPA members and 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/. We encourage you to join so that you can vote in the Trustee elections and at the Annual Meeting in March.

You are entitled to attend without signing in, but only by providing proof of attendance can you maintain membership or become eligible for election as a trustee. You may document your attendance by signing in at the back, providing the Secretary before the end of the meeting a piece of paper with your printed full name, signature and a statement that you want your attendance recorded, or providing independently verifiable proof of attendance.

You can become a Member after attending one meeting and must maintain your membership by attending one meeting per year. To qualify as a candidate in an election to become a Trustee, a Member must have documented attendance at three LJCPA meetings in the preceding 12-month period.

Please note that members who failed to attend a meeting between March of 2013 and February 2014 (and similar for all time periods) have let their membership lapse and will need to submit another application to be reinstated.

Emphasis was placed on the need to fill out an application form in addition to attending a meeting in order to become a member.

7.2 Treasurer

President LaCava presented the treasurer’s report which had been prepared by **Treasurer Nancy Manno**. He reminded trustees and attendees that collections at the meetings are the only source of income for the LJCPA and that all contributions must be in cash. He thanked the members for their generosity in supporting the organization.

Beginning Balance as of 6/01/14	\$ 225.70
Income	
- Collections	\$ 115.00
- Loan from Manno to LJCPA	100.00
Total Income	\$ <u>215.00</u>
Expenses,	
Agenda Printing	55.30
Telephone	49.19
Rec Center rent: 7/3/14 to/including 12/4/14	<u>282.00</u>
	\$ 386.49
 Ending Balance as of 6/30/14	 \$ 54.21

8.0 President’s Report – Information only unless otherwise noted.

8.1 Special Election – Voting Results (See Item 15)

8.2 Planned District Ordinance Appointment: No appointee as yet.

8.3 City Council approved \$20,000 in its 2014-2015 budget to reimburse planning groups. Each CPG could receive \$500.00. That would about cover the rent the LJCPA pays for the Rec Center. It has not yet been decided how to disburse the money.

8.4 Rec Councils

– **President LaCava** obtained confirmation from the City that Rec Councils have a role in reviewing private projects in public parks. La Jolla’s parks are represented by Parks & Beaches, Rec Center Council and the La Jolla Shores Association.

8.5 Torrey Pines Corridor Update

– Date and time for rescheduling by T&T in July has not been determined

8.6 Children’s Pool Popping Season Closure

– Coastal Commission Hearing, San Diego, Aug 13-15; date and time not as yet announced.

8.7 REMEDY: AT&T-Cliffridge – Correct Minutes of April 3rd (See attachment) – Action Item

-In response to **Member Bob Whitney’s** request to further amend the April minutes, **President LaCava** stated that no other change was on the agenda and his request had already been denied.

Approved Motion: To approve the corrections to the April 3, 2014 minutes as presented in the attachment to the agenda, reflecting that the motion denying the AT&T-Cliffridge project was the recommendation of the LJCPA. (Merten, Zimmerman: 14-0-1)

In favor: Ahern, Bond, Boyden, Collins, Emerson, Manno, Mapes, Merten, Outwater, Ragsdale, Steck, Weiss, Whittemore, Zimmerman
 Abstain: LaCava (Chair)

8.8 Whale Watch Way Residence – Consider Appeal of HO’s June 25th Decision – Action Item

Previous PRC Action (Jan '14) – Findings cannot be made, 5-0. Excerpt of minutes attached.

Previous LJCPA Action (Feb '14) – Ratify PRC action, 15-0-1

Previous City Action (Jun '14) – Hearing Officer approved project

Trustee Merten, who had represented the LJCPA at the Hearing Officer hearing, stated that the HO had consulted with the Deputy City Attorney at the hearing and what was said was not public. Although environmental concerns had been raised, the LJCPA had not commented on the environmental document (MND), but projects could now be appealed to the City Council on other than environmental grounds. The project GFA had been lowered by changing the design so that some areas could now be considered basement and other areas had been opened up without changing the bulk of the project. **Member Bob Whitney** and **Trustees Boyden, Costello** and **Whittemore** commented.

Approved Motion: To appeal the Hearing Officer’s approval of this project to the Planning Commission, basing the appeal on the motion to deny by the PRC and ratified on consent by the LJCPA: “Findings cannot be made for Site Development Permit or a Coastal Development Permit for Project No.328415. It is not compatible with the neighborhood in form, bulk and scale. In particular, the east side of the building envelope is incompatible with the neighboring structures. The size, form, and relationship of the proposed project will disrupt the architectural unity of the neighborhood.”

Merten/Emerson: 14-0-1)

In favor: Ahern, Bond, Boyden, Collins, Emerson, Manno, Mapes, Merten, Outwater, Ragsdale, Steck, Weiss, Whittemore, Zimmerman

Abstain: LaCava (Chair)

9.0 REPORTS FROM AD HOC and NON-LJCPA COMMITTEES - Information only

9.1 Ad Hoc Committee on Short-term Vacation Rentals <http://www.lajollacpa.org/minutes.html#vr>

Committee Chair, Trustee Boyden, reported that the committee had completed its work at its June 25th meeting. It had adopted recommendations identifying the problems created by Short Term Vacation Rentals; asking the City to address the problem; for modifying the CAPP program; requiring permits for STVRs; suggesting additional funding mechanisms for enforcement; suggesting items to be included in the permits. The committee was not able to come to agreement on a recommendation for either maximum length or frequency of STVRs. The minutes will be posted on the website shortly and interested parties were informed of the deferral of consideration of the recommendations by the LJCPA to August or September and how the meetings would be announced.

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

President LaCava (CPC Chair) reported that the CPC is working on amendments to Policy 600-24. Also under consideration is establishing “Park Equivalencies” for those communities that have less park area than recommended by the City General Plan. La Jolla is one of those areas.

9.3 Coastal Access & Parking Board <http://www.lajollacpa.org/cap.html> did not meet last month.

10.0 CONSENT AGENDA – Ratify or Reconsider Committee Action

The 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 a consent item be pulled for reconsideration/full discussion.**

→**Items “pulled” from Consent Agenda automatically trailed to the next LJCPA meeting.**

→**See committee minutes for description of projects, deliberations and vote.**

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

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

PRC – LJ Shores Permit Review Committee, Interim Chair Phil Merten, 4th Tues, 4pm

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

The PDO and T & T Committees did not meet in June.

10.1 AMIN RESIDENCE DPR Motion: Findings **CAN** be made for a Coastal Development Permit to amend CDP No. 617242 for the construction of a 6,818 square foot, single family residence on a vacant 0.71-acre located at **7001 Country Club Drive**. 6-0-1.

10.2 HART RESIDENCE – pulled by **Trustee Manno**

DPR Motion: Findings **CAN** be made for a Coastal Development Permit to remodel and add a 2,085-square-foot, second story addition to an existing 3,154-square foot single-family residence on a 0.33-acre site located at 6101 Camino De La Costa. 5-1-1.

10.3 LASKA RESIDENCE ADDITION, 8151 Calle Del Cielo - pulled by **Member Tim Lucas**

CDP and SDP for a 2,856 sq. ft. second floor addition, remodel and add 427 square feet to the first floor with basement addition, and new 3-car garage of 854 sf to an existing single family residence on 20,101 square feet. PRC Motion: Findings **CAN** be made on a Coastal Development and Site Development permit. 5-2-0.

10.4 VITERBI RESIDENCE, 2712 Glenwick Place

CDP, and SDP for Environmentally Sensitive Lands for previous grading/slope repair on an approximately 0.14 acre portion of a site containing an existing single family residence to remain.

PRC Motion: Findings **COULD** be made for a Coastal Development and Site Development Permit for Environmentally Sensitive Lands subject to the changes noted in red on the plans and dated 6/24/2014. 6-0-0.

Approved Motion: To accept the recommendation of the DPR Committee that for 10.1 Amin Residence: Findings CAN be made for a Coastal Development Permit to amend CDP No. 617242 for the construction of a 6,818 square foot, single family residence on a vacant 0.71-acre located at 7001 Country Club Drive; and to accept the recommendation of the PRC that for 10.4 Viterbi Residence, 2712 Glenwick Place: the findings COULD be made for a Coastal Development and Site Development Permit for Environmentally Sensitive Lands subject to the changes noted in red on the plans and dated 6/24/2014; and forward the recommendations to the City. (Outwater/Collins: 14-0-1)

In favor: Ahern, Bond, Boyden, Collins, Emerson, Manno, Mapes, Merten, Outwater, Ragsdale, Steck, Weiss, Whittemore, Zimmerman
Abstain: LaCava (Chair)

11.0 Skylark Canyon Sewer Replacement – Information Only

This project will rehabilitate 1,390 linear-feet of existing 8-inch sewer mains and laterals, including rehabilitation of manholes within the La Jolla Community. No vehicles would enter the canyon, and all equipment will be hand-carried or brought in using wheelbarrows to the manhole. All staging will occur on street surfaces.

Presented by Francis S. Marquez, City of San Diego. Total budget for planning, design and construction is about \$1.2 million. Work is expected to begin by September and be finished by February/March 2015. Affected property owners are being contacted individually.

12.0 Wu Residence, 7615 Hillside Drive – Action Item

PROCESS 3 - CDP and SDP to demolish an existing structure and the construct a 7,345 sq. ft. two story single family dwelling unit with a basement. The site is located at 7615 Hillside Drive. The site is located in the Single Family Residence Zone of the La Jolla Shores Planned District, Coastal (non-appealable) Overlay Zone, Coastal Height Limit.

Previous Action by PRC (May '14): Findings CAN be made for a Coastal Development Permit and a Site Development Permit to demolish the existing structure and construct a 7,345 sq ft house at 7615 Hillside Drive, Project No. 361774, based on plans presented today, dated March 15, 2014. 3-1-1.

PRC meeting minutes attached.

Previous Action by LJCPA (Jun '14): Pulled from Consent Agenda

Presented by Francisco Mendiola and Jess Gonzalez. PRC Member **Myrna Naegle** said she had pulled the project as it was out of character with the neighborhood. **Trustee** and PRC member **Janie Emerson** said she had abstained

at the PRC because she felt characterizing this as a two-story building with basement was misleading and felt it was really a three-story building.

A scale model of the project and adjacent homes was presented. Photos of nearby homes, elevations and sections were displayed.

Trustee and PRC Chair Phil Merten stated that because the lower level was built into the hillside, even though its façade was fully visible, the criteria were met for considering it a basement. He also said the footprint was smaller than the current house. The elevations and setbacks were similar to nearby homes.

Trustees Collins and Zimmerman were still concerned about the basement issue. In response to queries by **Trustees Manno, Weiss, Outwater, Whittemore and Bond**, the following was presented: Prop "D" height was 36'5"; height above the street was 21'; drainage was within 1.2% of the current and will use an existing storm drain; the basement story looks relatively tall because the slope has to be accommodated and it will look better than the current "pilings" aspect.

Approved Motion: To support the action of the PRC that: "Findings CAN be made for a Coastal Development Permit and a Site Development Permit to demolish the existing structure and construct a 7,345 sq ft house at 7615 Hillside Drive, Project No. 361774, based on plans presented today, dated March 15, 2014." (Merten/Ragsdale 12-2-1)

In favor: Ahern, Bond, Boyden, Manno, Mapes, Merten, Outwater, Ragsdale, Steck, Weiss, Whittemore, Zimmerman

Against: Collins, Emerson

Abstain: LaCava (Chair)

13.0 LA JOLLA BEACH TOWNHOMES TM, 6633 La Jolla Boulevard – Action Item

Coastal Development Permit and Tentative Parcel Map (Process 3) to convert 4 residential dwelling units under construction into condominiums on a 0.115 acre property. The site is located at 6633 La Jolla Boulevard, in the RM-3-7 zone of the La Jolla Community Plan area and Coastal Zone (non-appealable), Coastal Height Limitation, Parking Impact, Residential Tandem Parking, and Transit Area Overlay Zones, within the La Jolla Community Plan area.

Previous Action by DPR (June '14): Findings CAN be made for a Coastal Development Permit and Tentative Parcel Map to convert 4 residential dwelling units to condominium ownership consisting of one 3-bedroom unit and three 2-bedroom units under construction into condominiums on a 0.115 acre property at 6633 La Jolla Boulevard. The bedroom count is to be as indicated in the marked Tentative Parcel Map dated June 10, 2014 and included in the Condominium Association bylaws. 6-0-1. See DPR meeting minutes attached.

Presenter Claude-Anthony Marengo said he had asked for a full hearing since he thought a neighbor was going to pull the project, but those concerns had been addressed. There is no change to the building from the previous project. Conversion from apartments to condominiums is done to facilitate the permit process.

Approved Motion: To ratify the recommendation of the DPR Committee that : Findings CAN be made for a Coastal Development Permit and Tentative Parcel Map to convert 4 residential dwelling units to condominium ownership consisting of one 3-bedroom unit and three 2-bedroom units under construction into condominiums on a 0.115 acre property at 6633 La Jolla Boulevard. The bedroom count is to be as indicated in the marked Tentative Parcel Map dated June 10, 2014 and included in the Condominium Association bylaws. (Collins, Ahern: 13-0-2)

In favor: Ahern, Bond, Boyden, Collins, Emerson, Manno, Mapes, Merten, Outwater, Ragsdale, Steck, Weiss, Zimmerman

Abstain: LaCava (Chair), Whittemore (personal)

14.0 City's Response to Election Challenge – Action Item (Continued to August 7, 2014 (See Item 2.0)

Consideration and possible adoption of the City's recommendations to "cure and correct operations" as detailed in the City's letter of June 26, 2014 (attached.)

Previous Action (June 26, 2014): City of San Diego response to complaint.

Previous Action (May 16, 2014): Complaint against LJCPA filed with City of San Diego

Previous Action by LJCPA (Mar 25, 2014): Response to Election Challenge

Previous Action (Mar 11, 2014): Election Challenge filed with LJCPA

President LaCava noted during discussion of Item 2.0 that trustees should refrain from reviewing any advocacy material from fellow trustees prior to hearing the item in August.

15.0 Special Election Results – Action Item

Polls closed at 7:00 pm on July 3rd. Upon final verification of the count, the Election Committee reported the results to the LJCPA President. The **Chair of the Elections Committee** took custody of and sealed the election ballots.

President LaCava announced and certified the results: Sixty-three (63) members voted; there were no write-in votes. Four provisional ballots were denied because of no ID and/or no membership application on file. **Michael Costello** received 43 votes; **Cindy Greatrex**, 52 votes; **Michael Morton**, 15 votes.

Cindy Greatrex was elected to the term expiring in March 2017; **Michael Costello** was elected to the term expiring in March 2016.

Any challenge to the election results must be filed with the **Chair of the Elections Committee (Bob Steck, Bob.Steck@edwardjones.com)** in writing within one week of the announcement of the results of the election; that is by no later than Wednesday, July 16th at 10:00 pm. If no challenge to the election results has been made within said time period, the ballots shall then be destroyed. (Source: LJCPA Bylaws, dated June 27, 2013)

President LaCava noted that newly elected trustees will be seated at the August meeting pending resolution of the Election Challenge.

City Planner Lesley Henegar, Members Bob Whitney and Michael Morton and Trustees Weiss, Bond and Zimmerman commented. The Chair stated that these were the seats vacated by the resignations of **Jim Fitzgerald** and **Gail Forbes** and stated that the City's response to the Election Challenge was to be addressed at the August 7 meeting.

16.0 LA JOLLA SHORES PLANNED DISTRICT ORDINANCE – Action Item

Does the LJCPA want to revisit possible amendments to the Shores PDO? This could include working with the La Jolla Shores Association and the La Jolla Shores Planned District Ordinance Advisory Board to engage the La Jolla Shores community, the City of San Diego, and Council District 1 in an open conversation about a targeted update. *Previous Action by PRC (June '14): That the PRC ask the CPA to appoint an ad hoc committee to research the process for a mini-update to the LJSPDO. 6-0-0.*

The Chair announced that this item would be continued until the August 7 meeting and, in response to a query from **Member Bob Whitney**, stated that the action would only be to decide on whether/how to move forward on a mini-update to the LJSPDO as requested by the PRC, and not to discuss any possible changes.

17.0 Adjourned at 7:59 PM to next Regular Monthly Meeting, 7 August 2014, 6:00 pm

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

July 08, 2014 Present: Costello (Pro Tem), Collins, Leira, Mapes, Ragsdale, Welsh, Will

July 15, 2014 Present: Chiu, Collins, Costello (Pro Tem), Leira, Mapes, Ragsdale, Welsh, Will

1. NON-AGENDA PUBLIC COMMENT 07/08/2014

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

Costello: The results of the 03 July 2014 election will be announced at the 09 July 2014 LJCPA meeting.

2. SUBCOMMITTEE MOTION 07/08/14:

As Chairman Benton could not attend, a Chair Pro Tem was elected. Michael Costello was nominated.
(Collins / Leira 6-0-1)

In Favor: Collins, Leira, Mapes, Ragsdale, Welsh, Will

Oppose: None

Abstain: Costello

Motion Passes

3. SUBCOMMITTEE MOTION 07/15/14

As Chairman Benton could not attend a Chair Pro Tem was elected. Michael Costello was nominated.
(Collins / Leira 7-0-1)

In Favor: Chiu, Collins, Leira, Mapes, Ragsdale, Welsh, Will

Oppose: None

Abstain: Costello

Motion Passes

4. FINAL REVIEW 07/08/2014 (PREVIOUSLY REVIEWED 08/20/2013, 03/18/2014, 05/13/14, 6/17/14)

Project Name: **ESLAMIAN RESIDENCE CDP**

7350-7354 Fay Ave.

Permits: CDP

Project #: PO# 297495

DPM: Paul Godwin, (619) 446-5190

Zone: RM-1-1

pgodwin@sandiego.gov

Applicant: Bill Metz, 619-276-1885

Scope of Work:

(Process 2) Property is developed with three dwelling units (one unit at the front facing Fay Ave and two units at the rear next to the alley). Project would demolish both units at rear of the property (7350 & 7352) and build one, 3-story unit. The single-family residence at 7354 Fay Avenue would remain. The project would also legalize the unpermitted addition at the rear of the unit which is currently an open Code Enforcement Case No. 202689, in the RM-1-1, Non-Appealable Zone 2, Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone-Coastal impact, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, Geologic Hazard Zone 52.

APPLICANT PRESENTATION 07/08/14:

The Eslamian Project and Mr. Metz were called three times without a response. The project was trailed to the end of the meeting. At the end of the meeting, no one was in attendance to present the Project.

5. PRELIMINARY REVIEW 07/08/2014 (PREVIOUSLY REVIEWED 06/17/2014)

Project Name: **BOURGEOIS/KENNEDY CDP**
604 Gravilla Place
Project #: 327381
Zone: RM-1-1
Permits: CDP
DPM: Jeannette Temple, (619) 557-7908
jtemple@sandiego.gov.
Applicant: Dave Eslinger, (858) 201.9021

Scope of Work:

Coastal Development to demolish and reconstruct the front single dwelling unit known as 604 Gravilla Place, APN 351-491-12-02 (as defined as Unit No. 2 in Document No. 2001-0482493, recorded July 13, 2001 in the Office of the County Recorder). The site is located in the RM-1-1 zone Coastal Overlay, Coastal Height Limit Overlay, Parking Impact Overlay and Residential Tandem Parking Overlay zones within the La Jolla Community Plan area.

APPLICANT PRESENTATION 07/08/14: (Katherine Kennedy, Glenn Bourgeois, Dave Eslinger)

The proposed project was presented with focus on the four points for Final Review and ten questions for clarification emailed to the applicant by the Chair. The applicant provided ten pages of written explanations (with references) for each question. They explained Curb Cut, FAR (phantom floor and mechanical space added to FAR), Setbacks (building reduced), Parking (based on year of construction rear unit does not require parking. Front unit requires 3 spaces), and Title (not required).

DISCUSSION 07/08/14

A discussion ensued around the requested items. Reasoning for the 20-foot wide curb cut was addressed in a statement from R. Jauregui, Development Services Department: "Provided no other public ROW improvements are made, the driveway curb cut can remain as is. The parkway/existing conditions preclude any further improvements." A plan was presented for a raised planter with shrubs separating the driveways. Examples of the additional landscape elements discussed previously were provided. False windows and climbing pea vines will be used for enhancements and the driveway will have pavers. Since the rear unit was constructed before 1960, no parking requirement was in effect, therefore none required now. However, the front unit requires two spaces, but since it has three now, this cannot be reduced. Neighbors expressed approval of the project. Since the design had changes, a new set of drawings was submitted with the above changes, including FAR, planter box, setback, enhancements, etc., and was signed and given to the Committee.

SUBCOMMITTEE MOTION 07/08/14: Findings CAN be made for a Coastal Development Permit to demolish and reconstruct the front single dwelling unit at 604 Gravilla Place.

(Will / Ragsdale 6-0-1)

In Favor: Collins, Leira, Mapes, Ragsdale, Welsh, Will

Oppose: None

Abstain: Costello, as Pro Tem

Motion Passes

6. PRELIMINARY REVIEW 07/08/2014

Project Name: **SACIDO RESIDENCE**
901 Skylark Drive
Project #: 349884
Zone: RS-1-5
Permits: CDP, SDP
DPM: John S. Fisher, (619) 446-5231
JSFisher@sandiego.gov
Applicant: Mark Farrington, (858) 675-9490

Scope of Work:

(Process 3) Coastal Development Permit & Site Development Permit to permit a lot line adjustment and allow construction of retaining walls, ramps, landscaping and pavement on two lots, and a pool/spa and companion unit at 901 Skylark Drive on a 0.29 acre site, a deck, staircase, pergola and companion unit at 911 Skylark Drive on a 0.89 acre site in the RS-1-5 zone of the La Jolla Community Plan.

APPLICANT PRESENTATION 07/08/14: (Mark Farrington, John Krizan, Antonio Sacido)

The proposed project was presented as in Scope of Work. The applicant presented a ten page handout. Houses were remodeled with previous permits (not part of this project). DSD agrees that the slope is not natural, graded in 1959-1962? They plan for a stable slope and will prepare drainage for 100 year storm. Water will go to a catch basin. Mr. Sacido wants the site for his wedding, and does not have plans for other events.

DISCUSSION 07/08/14

About 7 neighbors and Architect Scott Spencer had considerable discussion about hillside drainage, drainage flow to downhill properties. The need for a drainage study and mitigation of water flow was expressed. Request was made to divert storm water to the City storm water system. Neighbors expressed concern about the non-permitted grading and clearing, and the subsequent Code Violations. There was a question about the need for more parking for the habitable companion units. There was concern about the possible future situation of the properties have separate owners since the conjoined landscaping, side yard entryway could not be easily separated.

Please Provide for FINAL REVIEW:

- a. Please provide an aerial photograph showing the surrounding properties. Use colors to mark existing and proposed property lines. Show how this will improve the applicant's property.
- b. Please provide a complete and detailed drainage plan. Please include your drainage study, Water Quality Technical Report and any other information related to storm water treatment.
- c. Please identify properties downhill that are, or could be, affected by storm drainage.
- d. Please provide the geotechnical report with addendum and Biological Reports.
- e. Please provide drawings for the companion units.
- f. Please provide SD Muni Code reference that the companion units do not require additional parking.

FINAL REVIEW 07/15/2014 (PREVIOUSLY REVIEWED 07/08/14)

APPLICANT PRESENTATION 07/15/14: (Mark Farrington, John Krizan, Antonio Sacido)

The proposed project was presented, with responses to each of the items previously requested. The Water Quality Technical Report by Scott R. Lyle indicates the downhill storm water flow will be slightly less with the project's mitigations of collection and controlled percolation. Their goal is to treat and direct the downhill flow between houses. Currently overflow does go between houses downhill.

DISCUSSION 07/15/14

A discussion ensued with considerable amount of comments and questions by neighbors about the downhill stormwater flow, its mitigation, direction, and amount of flow. A neighbor's representative, Architect Scott Spencer, stated that there has been a history of storm drainage flow of water and mud on their property. The applicant suggested a second feature, downhill, where overflow would be collected in a gravel-filled ditch and again controlling percolation. The applicant stated that any storm water control plan would go with the property and title in perpetuity. Neighbor Bill Mitchell expressed concern that the properties might be rented out as party houses or vacation rentals. The Chair of the HOA Arch. Jury, Eileen Hyslop, stated the project disregarded and violated their DC&R process. DPR reminded Ms. Hyslop that HOA matters are outside DPR's review. Issues were raised by DPR about the Municipal Code requirements for Companion Units, 141.0302. The applicant wished to continue the review until a future meeting to resolve issues

Please Provide for FINAL REVIEW:

- a. Please reconcile the requirements of SD Muni Code, Companion Units, 141.0302.
 - a. Record Owner agreement with City (approved by City Attorney) that Owner shall reside in either primary or companion unit. Agreement goes with Title. How is this possible with two separate lots? Will the owner actually live on either lot?
 - h. One off-street parking space required per bed room of companion unit. Min. one parking space per companion unit.
 - i. Off-street parking shall not be located in the area between the street wall and the front property line.
- b. References: Street Wall 113.0103, Determining Street Wall 113.0264, Determining Street Wall Line 113.0267.
- c. Please study having a secondary storm water mitigation furrow further down slope.
- d. Please meet with the HOA.

7. PRELIMINARY REVIEW 07/15/2014

Project Name: **ZAVARO RESIDENCE**
1994 Via Casa Alta
Project #: 327381
Zone: RS-1-1

Permits: CDP, SDP, Variance
DPM: Laura Black, (619) 236-6327
Lblack@sandiego.gov
Applicant: Sasha Varone, (619) 231.9905

Scope of Work:

(Process 3) CDP and SDP for construction of a new 4,843 square foot, two-story above basement, single family residence, with 2,491 square feet of exterior deck areas, including a pool and spa, on a vacant 22,291 square foot lot located at 1994 Via Casa Alta. The site is within the RS-1-1 Zone, Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable), and the La Jolla Community Plan and Local Coastal Program area. The site contains Environmentally Sensitive Lands (ESL) in the form of sensitive biological resources, Multiple Habitat Planning Area (MHPA) and steep hillsides. The project shall be consistent with council policy 600-27. The project has a sustainability goal of Leadership in Energy and Environmental Design (LEED) Platinum Certification.

APPLICANT PRESENTATION 07/15/14: (Sasha Varone, Richardo Torres)

The proposed project was presented. The Via Casa Alta lot is on a steep hillside and in a Multiple Habitat Planning Area. The Neighborhood is composed of large homes (average 7,800 sq. ft.), proposed home is 4,843 sq. ft. To reduce the house to encroachment into the slope, a variance for a 3 ft. front setback is considered. Will develop 23% of lot. Side yard setbacks 7 ft. & 14 ft. 3 story house. 3 parking spaces, plus 2 on street, 23 ft. driveway has space to park 2 more. Drainage diverted to street. Will restore any Coastal Sage Shrub disturbed.

DISCUSSION 07/15/14

Discussion centered on constraints on using the steep slope and having a house of the size that matched the neighborhood.

Please Provide for FINAL REVIEW:

- a. Update on the environmental documents.
- b. The time interval will be used to allow DPR Members to visit site.

8. COURTESY REVIEW 07/15/2014

Project Name: **SERROS RESIDENCE ADDITION CDP**
335 Dunemere Drive
Project #: 363058
Zone: RS-1-7
Permits: CDP
DPM: Glen Gargas, (619) 446-5142
ggargas@[sandiego.gov](mailto:ggargas@san Diego.gov)
Applicant: Stephen Magerkurth, (619)665-3999

Scope of Work:

(Process 3) Coastal Development Permit to add 79 sq ft addition at the 1st floor & new 647 sq ft 2nd floor addition with 2 decks (totaling 100 sq ft) to an existing single story single dwelling unit on a 4,152 sq ft lot located at 335 Dunemere Dr in the RS-1-7 Zone (Appealable) in the La Jolla community Plan.

APPLICANT PRESENTATION 07/15/14: (Ron Despojado)

The project was presented as per the scope. Applicant believes that views will not be blocked. Small addition to total FAR, 0.57, where 0.60 is allowed. Historical report will be needed.

DISCUSSION 07/15/14

Sec. of the Interior Standards for Designation discussed, how to remodel house consistent with Standards. Neighbors discussed concerns about views from the street being blocked and other visual impacts. There was discussion about how the remodeling could be done without effecting current street views. (Note: neither a View Corridor nor Scenic Overlook for Dunemere could be located in the LJ CP.)

Please Provide for PRELIMINARY REVIEW:

- a. Please consider modifying design so as not to interfere with the view from the street.
- b. DPR Members should visit site.

9. COURTESY REVIEW 07/15/2014

Project Name: **COPLEY TPM & CDP**
1252 Virginia Way
Project #: 356092
Zone: RS-1-7
Permits: TPM, CDP
DPM: Michelle Sokolowski, 619-446-5278
msokolowski@[sandiego.gov](mailto:msokolowski@san Diego.gov)
Applicant: Jeff Tanneberger, 760.730.3351 x13

Scope of Work:

(Process 3) Tentative Parcel Map and Coastal Development Permit (Amendment to CDP 92-0202) to consolidate 8 lots, re-subdivide into 2lots (14,643 square foot lot and 13,523 square foot lot), demolish 174 square feet from the existing residence, thereby creating two single-family residences where one currently exists. The 28,151 square foot site is located at the southwest corner of Virginia Way and Ivanhoe Avenue East, at 1252 Virginia Way, in the RS-1-7 Zone and the Coastal (non-appealable) Overlay Zone, within La Jolla Community Plan area.

APPLICANT PRESENTATION 07/15/14:

The Applicant/Representative was not in attendance. The Item was not presented.

La Jolla Planned District Ordinance Committee
Chair: Ione R. Stiegler, FAIA

DRAFT Minutes – MONDAY, July 14, 2014
4:00 PM, La Jolla Recreation Center, 615 Prospect Street, Room 1

Present: Stiegler, Marengo, Parker, Ovanessoff, Fitzgerald, Dershowitz, Chow

Visitors: Fortune, Little, Bennett, Lubezly, Hauer, Schwad, Wellman, Steele

1. **Public Comment** – Issues not on today’s agenda (2 minutes maximum.)

Mr. David Little discussed his concern about insufficient commercial parking on a building complex on Turquoise Street. He had interviewed several of the commercial tenants in the project who indicated that there was no parking set aside for them and they rely on off street parking. Mr. Little further indicated that per the “plans” commercial parking was indeed designated and provided, however, upon visiting the project it was evident that the parking spaces indicated on the “plan” were behind gates and not accessible to the tenants. He believes the City made a mistake in granting the owners a permit and was further concerned that this type of errors could happen in La Jolla. The committee continued discussion on this subject and concerns were expressed that this type of error could appear in the La Jolla jurisdiction. The chair asked for a show of hands to indicate whether this subject should be included in next month’s agenda for further discussion. Results: 4 in favor and 2 opposed. It is therefore decided to have an item on next month’s agenda to discuss this matter in detail.

2. **Chair Report / Board Discussion**

a. Review and Approve May Minutes- Motion for approval: Fitzgerald, Second: Dershowitz. Passed (6-0-0) Passes

b. Issues regarding PDO compliance and means to promote enforcement.

1. Committee letter to DSD regarding concerns on approvals/enforcement of the community plan and zoning regulations.

A letter was not available for discussion at the meeting. However, reports on other measures for enforcement were contributed by community member Sheila Fortune from the LJVMA. She informed the committee that there were 9 new officers hired by City Code Enforcement to commence July 1. She and Claude-Anthony Marengo have been in, and will be continuing, discussions with Councilmember Lightner’s office.

3. **Recommendations to CPA**

Project Name: BOFFO Cinemas La Jolla. DBA as “The LOT”.

PTS# 348605

Project Location: 7611 Fay Ave. La Jolla Ca 92037.

Project Architect: SMS Architects / Alta Design

Applicant: Adolfo Fastlicht

Agent: Janay Kruger.

City Project Manager: Emmerson Zapata

Date of App Notice: Date on General Application 1/8/2014

Scope of Work: Tenant improvement remodel and addition of existing market to be converted into an upscale Dine-in Movie theater. Lot size: 41,413 SF , FAR Existing: 0.56 / Proposed 0.68,

Colors: Earth tones per LJPDO approved colors. Refer to Renderings . Existing split face block to remain as part of our 50% Coastal Exemption. Greenscape coverage with trained vines to cover per landscape drawings. Addition to be set back over 16’ on second level as per guideline, including all exterior materials. Signage: “The LOT” Signs to replace Jonathan’s signage, in same location. Sizing per LJPDO. See schematic drawings attached. Zone 3 of the LJPDO, Indoor theaters is a permitted use. Parking: Existing 110 spaces to remain. Per city code each space allows 3.3 theatre seats. Our proposed project includes 363 seats as per city code. Trash: Trash Area: enclosed 80 SF for 2 4.6 CY bins. Access: Fay Avenue surface parking and Underground garage parking.

NEXT MEETING – MONDAY, AUGUST 11, 2014

Please check <http://www.lajollacpa.org> 72 hours prior to meeting, meeting may be cancelled if no projects are on the agenda.

FOR ADDITIONAL INFORMATION, PLEASE CONTACT IONE R. STIEGLER, FAIA, CHAIR, 858-456-8555 OR
istiegler@isarchitecture.com

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.

Ione Stiegler recused herself for this presentation and the chair was assumed by Jim Fitzgerald.

Presentation: Project description, location, components, and design were presented in detail by Adolfo Fastlicht, assisted by Carlos Wellman, both from Boffo Cinemas. A brochure was distributed amongst the members. The scope of the project as described above was presented in detail. Project will not exceed the 30' height limit. Public comments/questions from Gail Forbes requested further clarification of the dark brown color that was proposed to be used. Presenter pointed out that the darker colors will be used for the trim and that the lighter colors will be used for the majority of the project. Landscape will be incorporated per City requirements. The sidewalk will be completely replaced and Sycamore trees will be planted along the sidewalk. Question was raised about the large mural located on a building adjacent to this project. Presenter informed the committee that the mural was not a part of this project and is actually located on a different property. However, owners of the project had contacted the owners of the mural and it was mutually decided that the mural will be taken down during construction and installed after completion of the construction. Hours of operation is tentatively scheduled to begin at 8:00 a.m. and the last showing to be around 11:00 P.M. There will be some midnight showings during the weekend.

Motion: To approve project as presented, Morengo, Second: Parker.

Discussion: Fitzgerald questioned the parking lot lighting. Presenter indicated that there would be path lighting and overhead lighting that will not be any brighter than the present lighting on the existing parking lot. Question was raised as to why the project was planting sycamore trees adjacent to the sidewalk and not palm trees as required by the PDO. Presenter indicated that they were complying with the City requirements who specifically required the sycamore trees. Comments from the public, Gail Forbes mentioned that the sycamore tree is the City approved tree for Fay Ave. Morengo suggested that the committee should request palm trees instead of the sycamore trees.

Motion modified by Morengo: Project is in conformance to the PDO except for sycamore trees that the City is requiring in the public right of way. The committee shall address the change from Sycamore trees to Palm trees directly with City officials.

Second: Parker. (6-0-0) Passes.

4. Recommendations to DPR Committee

A. Project Name: Georges Ocean View Terrace Expansion

Address: 1250 Prospect Street, La Jolla CA 92037

Project Number: 362807

PDO Zone: LJPD-1A

Applicant: Mark Steele

Agent: MW Steele Group Inc.

City Project Manager: John Fisher

Date of App Notice: Date on General Application 3/11/14

Scope of Work: This project proposes the expansion of the existing George's Ocean View Terrace to an adjacent existing roof. The proposal includes expanding the existing bar area, with additional bar and seating and improved waiting area.

Project was introduced by Mr. George Hauer and presented by Mark Steele. The reason for the expansion is to expand the waiting area for the upper level restaurant area of George's. The expansion will not increase sales. All City submittals have been completed with the City and all issues have been answered. The initial submittal included a building within the expansion, but upon re-submittal, the proposed building has been eliminated. No food shall be served in the expansion area. Basically, the current bar will be moved to the expansion area, leaving a larger space for the waiting area. The new area will have awnings and umbrellas. It was explained that per the ordinance, three (3) new additional parking spaces would be required for this expansion of 550 sq. ft. The height of the expansion was also discussed and Steele explained that there were several ways to determine the height. It was explained the new expansion would be less than 30'. Mr. Michael Hart, Valet Parking manager expressed that they do have more than the required additional 3 parking spaces available for this expansion. Discussion: Ione Steigler raised the issue that the 'Shared Parking Agreements' should be investigated as to make sure that the parking spaces are not 'double dipped'. In other words, 3 spaces are required, but how can the committee be assured that 3 new spaces are available and not the same 3 spaces that already have been spoken for other establishments. Gail Forbes from the public indicated that Georges is such an old establishment in La Jolla that they have been 'grandfathered' for non-compliance for parking requirements. Iona Steigler requested that the

committee needs to identify the source of the new parking spaces to show conformance with the PDO. Gail Forbes also expressed her concerns about the mechanical units atop the current roof that can be seen from the street and are indeed an eye sore. She requested that Steele/Hauer block the mechanical units. Mark Steele explained that the request was outside the scope of this project and could not address the issue at this time. Ione Stiegler also mentioned that although the proposed expansion is deemed to be under the 30' height limit, however, the umbrellas and awnings would exceed the height limit. Steele explained that umbrellas and awnings are considered to be temporary structures and therefore do not count towards the calculations for the height limit. George Hauer briefly explained that no matter how one looks at this expansion, it will not exceed the 30' limit as it is practically invisible from the street.

Motion: The expansion project is in conformance with the PDO, pending resolution of the shared parking agreement(s) with the City of San Diego.

Second: Joe Parker. 7-0-0 Passes.

5. Information Only

A. Project Name: Rehabilitation to historic Old Firehouse 13 (HRB site #164)

Address: 7877 Herschel Avenue

Project Number: N/A

PDO Zone: Zone 1

Applicant: La Jolla YMCA

Agent: F.H. "Trip" Bennett, III Architect (Bennett + Associates)

City Project Manager: N/A

Date of App Notice: N/A

Scope of Work: Limited exterior rehabilitation of exterior facade to re-claim original exterior appearance, as per the Secretary of the Interior's Standards. Small sidewalk Café area for serving protein drinks and limited health type of snacks. Proposed signage not yet developed but will comply with the Interior's Standards and LJPDO codes.

Mr. Trip Bennett described project. A color brochure of the project was distributed amongst the members. The property is designated as a historical building. In the 80's this building was renovated and the purpose of this discussion is that the owners would like to restore the buildings' character to its original condition before the renovations. Bennett expressed that there will be minor changes within the interior of the building, such as adding ADA showers. He further explained that there would be sidewalk seating in front of the building and that these seating areas will not be a café, rather it will only be used for general seating. Morengo suggested that the glass partitions/barriers in front of the sidewalk seating be removed to save in permit fees as well as diminish the "commercial" look of the area. Bennett agreed to inform the owners to remove the barriers. The name will be changed to "Shepherds Fire House YMCA" and Bennett informed the committee that someone would present the proposed new signage in the near future to the PDO Committee.

Meeting adjourned at 5:40

La Jolla Shores Permit Review Committee Minutes
4:00 p.m. Tuesday, July 22, 2014
La Jolla Recreation Center, 615 Prospect Street, La Jolla, CA

Committee members in attendance: Phil Merten (interim chair), Dolores Donovan, Janie Emerson, Tim Lucas, Myrna Naegle, Bob Steck, John Schenck.

Absent: Laura DuCharme Conboy

1. Welcome and Call to Order:

Interim Chair Phil Merten called the meeting to order at 4:00 p.m. and explained the permit review process to the audience.

2. Adopt the Agenda

Steck moved that we adopt the agenda. Emerson seconded. Motion passed 6-0-1(chair abstains).

3. Non-Agenda Public Comment – 2 minutes each for items not on the agenda

None

4. Committee Member Comments

None

5. Chair Comments

Merten: at its last meeting the La Jolla Shores Permit Review Committee (PRC) passed a motion asking the La Jolla Community Planning Association (CPA) to form a committee to investigate the process for amendment of the La Jolla Shores Planned District Ordinance (LJSPDO). The matter was on the most recent CPA meeting but was not reached due to the lateness of the hour. It will be on the agenda for the next CPA meeting. Meanwhile, CPA President Joe LaCava is doing some investigation of his own on procedures to amend the LJSPDO. We will likely hear results of that at next CPA meeting.

6. Project Review

6A. McClelland Residence CDP and SDP

- Project No. 355787
- Type of Structure: Single Family Residence
- Location: 8352 La Jolla Shores Drive
- Applicant: Richard Gombes 858-456-4070 RGombes@san.rr.com
- Project Manager: Glenn Gargas, 619-446-5142 GGargas@sandiego.gov

Project Description: PROCESS 3 - CDP and SDP to demolish an existing structure and to construct a 4,060 sq. ft. two-story single family residence on a 5,500 sq. ft. property. The project site is located at 8352 La Jolla Shores Drive, in the Single Family Residence Zone of the La Jolla Shores Planned District, Coastal (non-appealable) Overlay Zone, Coastal Height Limit, within the La Jolla Community Plan area.

6A. McClelland Residence CDP and SDP (continued)

Presentation by Richard Gombes

The proposed residence is partially three story and partially two. The three-story portion is 58% and the two-story portion is 42%.of the total project. The site has a minor slope of about 11% from the sidewalk to the back of the lot. The slope allows the house to stay at a height of 28 feet, well within the confines of the 30 foot limit. The ground floor is depressed 2 ½ feet from the sidewalk level.

The FAR is at .74 without the phantom space. When the phantom space is included, the FAR is .89.

When Gombes did a study of the properties within the 300-foot radius, the study showed a large 3-story brown stucco built about 10 years ago with a FAR of .96, on a lot of 5,729 sf. The immediate neighbor to the south at 8344 LJ Shores Drive was built 6 years ago and has a FAR of .64 on a lot of 5500 sf. Behind the present project, at 8314 Paseo del Ocaso, is a house of white stucco with a wood garage door, with a FAR of .76 on a lot of 5,250 sf. At 8368 Paseo del Ocaso is a house built 3 years ago with a FAR of .79, a 4,159 footprint on a lot of 5,250 sf.

The North side yard setback is 6'-2" and 5'-2" at the fireplace. The South setback 5'-1". The Front yard setback is 18'-9". The Rear yard setback is 22'-5".

Height: Chimney comes closest to 30 foot height limit. The proposed house steps back from the street.

Questions from Committee

Lucas: What is the FAR of the immediate neighbor to the north? A. I don't know

Schenck: You need to bring in a matrix of FARs for 300 ft all around.

Lucas: Green space? Landscaped area is 44% of the lot. The residence covers 39 % of the lot, including the covered patio area. Emerson: He is able to have a large amount of green space because the bulk of the square footage goes into the second and third floors.

Steck: Input from neighbors? A: they love it. Happy to see the old house go.

Emerson: Square footage of footprint? A: 2,681.

Lucas: The property line is the back of sidewalk. The Code requires 20 feet from the sidewalk to the front of the garage door.

Merten: He has visibility triangles built in.

Merten: Questions from public?

Q from Sally Miller, tel 858-459-1542: Will the house be air-conditioned and, if so, will the neighbors be able to hear the air-conditioner motors? A: The location of condenser units not yet determined.

Merten: The Municipal Code clearly says that this covered space here (indicates on blue print) with living space above it is to be counted into FAR. Counting the covered space makes your FAR .89. Consider that outside of the La Jolla Shores the City wide max FAR is .60. Historically, permit applicants have been asked to submit an assessor's parcel map with the FAR listed on each parcel. One can get the maps from the County Assessor's office. The only problem is that the County Assessor figures do not include garages.

6A. McClelland Residence CDP and SDP (continued)

Merten: Is it fair to say that the Committee members want the 300-ft matrix of FARs? A. [Committee members indicate agreement.]

Gombes: But if you include in the matrix the homes built in the 1950s, which have very small FARs, that throws the average way off. What do I say to my clients when they ask why other people can have large FARs but they cannot?

Merten: I think we should continue the matter to next month to see what the FAR's are for all homes within a 300-foot FAR radius.

Donovan: We would also like a 300-foot radius FAR survey.

Emerson: We would also like a samples board of the materials to be used for this house and a street view of the houses around it.

The McClelland Residence was continued to the August meeting of the PRC.

6B. Verizon Gilman

- Project No. 365466
- Type of Structure: Wireless Communication Facility
- Location: 7650 Gilman Court
- Applicant: Curtis Diehl 760-587-3003 kerrigan.diehl@plancominc.com
- Project Manager: Alexander Hempton 619-446-5349 AHempton@sandiego.gov

Project Description: PROCESS 3 - Neighborhood Use Permit (NUP), and a Site Development Permit (SDP) for a Wireless Communication Facility (WCF) consisting of the removal of existing roof-mounted antennas and installation of a new 30 foot tall monopine supporting antennas and an existing equipment enclosure and new emergency generator.

Presentation for Verizon by Kerrigan Diehl

Essentially, we propose to remove the 12 pipe mounts now in place and replace them with a fake pine tree and some landscaping. The current building will remain. We will add a large generator for use in emergencies. The reason for the generator is Hurricane Sandy, which taught that 6 hours of battery back-up is not enough in a disaster when everyone using a cell phone to send texts. Hence the large generator. We are proud of this installation.

Emerson: Are these buildable lots around the towers? A: I don't know.

Lucas: Are you doing co-location with another company? A: No.

Lucas: But your monopole has space for co-location or additional capacity. A. yes, all our poles do.

Schenck: will the generator be visible from the street? A. No, it is behind the building to the north.

Schenck/Lucas: Can the building be better camouflaged? A: Yes, we can do that.

Sally Miller (audience): are there any close neighbors that need to be notified? A. No.

Emerson & Donovan: Not so. There is the La Jolla Serena housing development just down the road and also Colony Hill. A: Well then, they would have been notified when we sent out notices to all addresses within a 300-foot radius of the project.

6B. Verizon Gilman (continued)

Merten: The trees in the area are sycamores and eucalyptus, but not a pine tree in sight. Why not a fake eucalyptus or sycamore? A: We are happy to put in a fake eucalyptus if you guys feel that is more appropriate. Our staff for the past year has decided that pines hold up better over time than eucalyptus. (Further discussion elicits the information that they are going to plant two pine trees behind the monopine to make it less obtrusive.)

Merten: If the committee were to find that recommendations can be made based on the plans presented today, as modified by notations on the plan that the building be painted a darker green to blend with its background and the galvanized iron chain link fence be replaced by a less visible fence, would that be acceptable? A: Yes

Schenck: Move that findings be made for a NUP and a SDP for a Wireless Communication Facility at 3650 Gilman Court based on the plans submitted to the Committee today which include notations on the plans that a) the building be painted dark green b) the chain link fence to be green-coated and in-filled and c) the monopine be backed by two real pines. Second by Emerson. The motion passes 7-0-0.

6C. Lambert Felice Residence

- Project No. 288444
- Type of Structure: Single Family Residence
- Location: 2382 Via Capri Court
- Owner's Rep: Scott Spencer: 858-459-8898 scottspencerarchitect@yahoo.com
- Project Manager: Paul Godwin; 619- 446-5190; pgodwin@sandiego.gov

Project Description: PROCESS 3 – Coastal Development Permit (CDP), and a Site Development Permit (SDP) to add a 702 square foot first-floor addition and a 580 square foot garage addition to an existing single family residence on a 0.30 acre site in the Single Family Residence Zone of the La Jolla Shores Planned District, Coastal (non-appealable) Overlay Zone , 300 foot Brush Management Buffer Zones, Coastal Height Limit, within the La Jolla Community Plan area.

Lot size: 13,250 sf

Existing Sq/ft: 4204 sf

Proposed Sq/ft 1st story additions: 1840 sf

Total Sq/ft: 6044 sf

Percent of lot covered: 44%

Floor area ratio: 0.456

Height: 29'-3" chimney; 27'3" roof

Front yard setback: 10'

Side yard setback: Street side: 21'; side: 5'

Rear yard setback: 14'6"

Landscape: 36.2%

Off street parking: 4

6C. Lambert Felice Residence (continued)

Presentation by owner Robin Felice, in conjunction with Brian Longmore of Permit Solutions Ltd (brian@permitsolutions.org, 858-603-9478) (sitting in for architect Scott Spencer who is out of town)

Felice: We had your approval about 18 months ago. Then at the very end of the permit process someone realized that the house had to go through the historical review procedure. So we spent over a year proving that the house is not historical. We hired the original architect to evolutionize the home. The Historical Review Committee approved the result. Applying the evolutionary recommendations of the original architect increased the sf by about 500. At that point a new Project Manager was appointed, who who said we had to make sure, since almost two years had passed, that the proposed additional 500 feet was acceptable.

Longmore: The FAR of the original home was .317, the previously approved FAR of the new home was .414, the new proposed FAR is .456.

Committee Questions

Emerson: The loss of the setbacks is troubling. There is inadequate information in this presentation. We need a better representation of what the new proposed house will look like. You are showing us the old plans and asking us to imagine what the new house will look like based solely on a highly abstract pen-and-ink drawing.

Schenck: I think it would be easier for the Committee if, when you come back to us, you treat it as a new project. Show us what is there now and then show us what you will build. That will be easier for us to evaluate than asking us to compare what we approved 18 months ago to what you plan now.

Merten: It would be helpful at least to cast shadows on the drawing to give it some relief.

Longmore: If we are to come back again, exactly what is it you want to know?

Merten: There is an inconsistency between drawings. A 7 foot drop in elevation is shown in the west sideyard, but that elevation change is not depicted on the west or north building elevation drawings. You need to resolve that before you return.

Lucas: We need your new setbacks, and then we need a comparison between them and the neighboring properties.

6C. Lambert Felice Residence (continued)

Merten: Committee, if we are we going to continue the project to the next meeting, let's summarize. The Committee provided the following consensus on the information needed at the next hearing:

- a) The footprints of the two adjacent properties;
- b) Shadows to be cast on the exterior elevations to help us read them;
- c) On the west elevation, indicate the height of the existing property line fence and show how it relates to your building;
- d) Show the grade levels and elevations on the west side of house;
- e) On the east side of the house, show on the site plan the proposed new wall on the east side of the house and also the gate;
- f) A materials/samples board;
- g) More detail on the appearance of the deck;
- h) More detail on the relationship between the garage, driveway and Via Capri;
- i) A perspective sketch, in color, of the most recent version of the proposed remodeled residence;
- j) More detail on the perimeter site wall;
- k) A site drainage plan;
- l) More documentation on how the the 30% greenscape requirement is fulfilled. A: 36.2%.

In sum, it would be simpler if you just treated this most recent incarnation of the project as a new project.

Merten: please ask Scott to review the code section on the number of driveways allowed based on the amount of street frontage.

The Lambert Felice Residence was continued to the August meeting of the PRC.

Meeting adjourned at 6:25

La Jolla Traffic and Transportation Board: Minutes of Meeting, July 24th, 2014

(Draft Minutes)

Attendance: Todd Lesser LJSA, Michelle Fulks BRCC, Tom Brady LJCPA, John Kassar LJSA, Corey Bailey LJVMA, Dave Abrams LJCPA, Donna Aprea LJTC, Nancy Warwick LJVMA, Joe Matibag LJVMA was in attendance but his votes were not counted since LJVMA has three representatives at the meeting.

Absent: Patrick Ryan BRCC, Earl Van Inwegen LJTC

Chair Comment:

Annual Meeting: Todd Lesser was appointed Chair. Dave Abrams was appointed Vice Chair.

Public Comment: The Chair was asked to have the City investigate the parking spaces on Torrey Pines Road and see if they meet code.

Voting Agenda Items

- 1. End of Summer Fire Run** –The End of Summer Fire Run Aug 24th– Street Closure – Voting Item

Motion to approve: Michelle Fulks – Second– John Kassar. Approved 6 – 0

- 2. San Diego Triathlon Challenge** – The Challenged Athletes Foundation 19th annual event –Scripps Park – October 19th- Street Closure – Voting item

Motion to approve: John Kassar– Second Michelle Fulk–. Approved 8 – 0

- 3. Stop Signs: Fay and West Murilands** - The City is requesting an All way stop signs to be installed at Fay and West Muirlands – Voting item

Motion to approve and ask the City if they would investigate putting in a crosswalk: Michelle Fulks - Joe Matibag's vote and 2nd didn't count. – Motion Denied 4-4
Dave Abrams and Tom Brady would only approve of the stop sign if a crosswalk was installed. (Dave Abrams previously did a motion to include a crosswalk. Chair pointed out that no notice was given about a crosswalk so we couldn't vote on it. Dave Abrams disagreed about the requirement to give notice to the public. No one would second his motion.

- 4. 57th Annual La Jolla Christmas Parade** – December 7th at 2pm - Street Closures – Voting item

Motion to approve: Michelle Fulk– Second Tom Brady Approved 7 – 0

5. Taste of the Cove – Taste of the Cover Sept 4, 2014 – Street Closure – Voting item

Motion to approve: John Kassar– Second Nancy Warwick Approved 7 – 0

6. Amendment to Eddy V's Valet Parking Permit–Eddy V's is requesting to amend their permit to also have valet parking to include Saturday & Sundays between 10:30 am to 11:30 - Voting item

Motion to approve: Tom Brady – Second Dave Abrams Approve 7-0

7. Torrey Pines Corridor Project Update– Time Certain 5PM. – Information only

The City did a presentation on the Torrey Pines Corridor project. Sherri Lightner and City Staff answered questions.