



La Jolla Community Planning Association

Regular Meetings: 1st Thursday of the Month | 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

2014-2015 Officers

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, 2 April 2015, 6:00 pm

6:00pm

1.0 Welcome and Call To Order: Joe LaCava, President

→ Please turn off or silence mobile phones

→ Meeting is being recorded

→ "New Trustees shall be seated in April at the start of the regular meeting in order to allow their full participation as Trustees at the April LJCPA meeting." – LJCPA Bylaws

2.0 Adopt the Agenda

3.0 Elections

3.1 Recognition of Outgoing Trustees

3.2 Swearing in newly elected trustees

4.0 Election of Officers – Action Item

4.1 President

4.2 1st Vice President

4.3 2nd Vice President

4.4 Secretary

4.5 Treasurer

5.0 Meeting Minutes Review and Approval: 5 March 2015

6.0 Elected Officials – Information Only

6.1 Council District 1 – Council President Sherri Lightner

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

6.2 Mayor’s Office – Mayor Kevin Faulconer

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

6.3 39th Senate District – State Senator Marty Block

Rep: **Hilary Nemchik**, 619-645-3133, Hilary.Nemchik@sen.ca.gov,

6.4 78th Assembly District – Speaker of the Assembly Toni Atkins

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

7.0 Non-Agenda Comment

Opportunity for public to speak on matters not on the agenda, 2 minutes or less.

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

8.0 Trustee Comment

Opportunity for trustees to comment on matters not on the agenda, 2 minutes or less.

9.0 Officers’ Reports

9.1 **Treasurer**

9.2 **Secretary**

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

- 10.1 Report Out on Closed Session
- 10.2 Bylaw Amendment – Status of City Approval
- 10.3 HLJH Residence, 820 Rushville – Notice of Decision, Mar 20th – Action Item
LJCPA ratified DPR's 5-4 vote; Consider Appeal. 12 business day deadline.
- 10.4 Whale Watch Way – Appeal Hearing, Rescheduled to Planning Commission, Date Not Set (See #16)
- 10.5 Sacido Residence – Planning Commission result
- 10.6 Whitney Mixed Use – Consideration of revised enviro determination & 1/20/11 decision, Planning Commission, April 16th
- 10.7 Short-Term Vacation Rental – Smart Growth & Land Use Committee Hearing, April 22nd

11.0 Reports from Ad Hoc and non-LJCPA Committees - Information only unless noted.

- 11.1 Election Committee
- 11.2 Community Planners Committee <http://www.sandiego.gov/planning/community/cpc/index.shtml>
- 11.3 Coastal Access & Parking Board <http://www.lajollacpa.org/cap.html>

12.0 Consent Agenda – Action Item

The public is encouraged to attend and participate in Community Joint Committee & Board meetings before the item/project is considered by the LJCPA.

PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2nd Mon, 4:00 pm
DPR – Development Permit Review Committee, Chair Paul Benton, 2nd & 3rd Tues, 4:00 pm
PRC – La Jolla Shores Permit Review Committee, Interim Chair Phil Merten, 4th Tues, 4:00 pm
T&T – Traffic & Transportation Board, Chair Todd Lesser, 4th Thurs, 4:00 pm

The Consent Agenda allows the LJCPA to ratify recommendations of the community joint committees and boards in a single vote with no presentation or debate. It is not a decision regarding the item but a decision whether to forward the recommendation of the committees/boards as the recommendation of the LJCPA. The public may comment on consent items.

- See Committee minutes and/or agenda for description of projects, deliberations, and vote.
- Anyone may request a consent item be pulled for full discussion by the LJCPA.
- Items “pulled” from Consent Agenda are automatically trailed to the next LJCPA meeting.

PDO – No recommendations to LJCPA T&T – No report

12.1 Abalone Residence, 5664 Abalone Place

DPR Recommendation: Findings CAN be made for a Coastal Development Permit (Process 3) to demolish an existing residence and construct a new 3,101 sq ft residence including a 516 sq ft attached garage, for a total living area of 2,585 sq ft, located at 5664 Abalone Pl. 5-1-1.

12.2 Clausen Residence, 7404 Monte Vista Avenue

DPR Recommendation: Findings CAN be made for a Coastal Development Permit and Site Development Permit to construct a 1,068 sq ft addition and modify site retaining walls to an existing residence located at 7404 Monte Vista Ave. 6-0-1.

12.3 Cohen Residence, 5616 Abalone Place

DPR Recommendation: Findings CANNOT be made for a Coastal Development Permit (Process 3) to remodel an existing 1,913 sq ft residence, add a 1,150 sq ft second story addition with attached decks, retaining walls, ramp and pool located at 5616 Abalone Place, due to the lack of conformance to the La Jolla Community Plan, due to the placement of the swimming pool in the front yard, the lack of clear massing, and the lack of onsite parking: note that the development is large enough (and not using 50% of the top plate) to comply in this new development. 4-2-1.

12.4 Dumke Residence, 1247 Inspiration Drive

DPR Recommendation: Findings CAN be made for a Substantial Conformance Review of the existing Coastal Development Permit and Site Development Permit PTS #61168 located at 1247 Inspiration Drive. 6-0-1.

12.5 Neff Addition, 447-453 Westbourne Street

DPR Recommendation: Findings CAN be made for a Neighborhood Development Permit (Process 2) to construct a 962 sq ft addition to an existing residence, an existing 528 sq ft residence to remain, and an existing 1521 sq ft duplex to remain located at 447 - 453 Westbourne St, with the additional finding that the 3-foot step back at the second floor is not recommended for this project. 6-0-2.

The following agenda items, when marked "Action Item," can be a *de novo* consideration of the Item.
Prior actions by committees/boards are listed for information only.

Time
Certain
6:30pm

13.0 Midway Bluff Stabilization, Midway Street dead-end at coastal bluff – Action Item

(Process CIP-2 Staff Decision) Coastal Development and Site Development Permit to perform bluff stabilization. Work will include a new retaining wall, replacement of an existing fence, existing concrete and seating area with new decomposed granite, ADA compliant path of travel, new bench, new drought tolerant and native landscaping, new ADA ramps at the corner of Calumet Avenue and Midway Street, at the western terminus of Midway Street just west of Calumet Avenue

DPR (Aug '14) – Review of concept plans, no recommendation.

14.0 Bucknell Retaining Wall, 5805 & 5817 Bucknell Avenue

Site Development Permit (Process 3) to construct a terrace with a 6-foot retaining wall above a 9-foot retaining wall in the rear portion of a vacant 1.44-acre site and on the adjacent lot with an existing single family residence located at 5805 & 5817 Bucknell Avenue. The sites are in the RS- 1-2, Coastal Height, Environmentally Sensitive Lands, Geo 53 and Brush Management Overlay zones.

LJCPA Action (Mar '15): Pulled from consent agenda.

DPR Action (Feb '15): Findings CANNOT be made for a Site Development Permit to construct a 6-foot retaining wall above a 9-foot retaining wall in the rear portion of a vacant 1.44-acre site and on the adjacent lot with an existing single family residence located at 5805 & 5817 Bucknell Avenue. This is based upon the findings that: The walls will disturb the visual quality of the canyon. 5-4-1

15.0 Silver Street Village Homes, 7601 Draper Ave & 720 Silver Street – Action Item

(Process 5) CDP, SDP, VTM & EV to demolish two structures and construct 18 attached single family residential condominium units located at 720 Silver St and 7601 Draper Ave. Deviations requested regarding ground floor zoning requirements. The 0.739 acre lot is located in the LJ PD-3 zone of the La Jolla Planned District in the Coastal Non-Appealable Overlay Zone.

LJCPA Action (Mar '15): Pulled from consent agenda.

DPR Action (Feb '15): Findings CAN be made for a Coastal Development Permit and Site Development Permit, Vesting Tentative Map and Easement Vacation to demolish two structures and construct (18) eighteen attached single family residential condominium units located at 720 Silver St and 7601 Draper Ave. 5-1-1.

16.0 Whale Watch Way – Action Item

PROCESS 3 - CDP, and SDP to demolish an existing single family residence and construct a 7,016 sq. ft. enclosed, two-story, over basement single family residence on a 20,093 sq. ft. lot at 8490 Whale Watch Way. The site is located in the Single Family Zone of the La Jolla Shores Planned District within the La Jolla Community Plan area, Coastal Overlay (non-appealable), Coastal Height Limit, Residential Tandem Parking.

PRC Action (Mar '15): Findings cannot be made for a 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. 3-2-1.

City Action (Feb '15): Appeal hearing at Planning Commission continued indefinitely.

City Action (Dec '14): Appeal hearing at Planning Commission continued to Feb 2015.

LJCPA Action (Jul '14): Appeal Hearing Officer Approval, 14-0-1.

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

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

PRC Action (Jan '14) – Findings cannot be made, 5-0.

17.0 Group Job 820 – Action Item

Update on the progress of the work as well as a request to waive the summer moratorium for early replacement of the water pipe on Exchange Place between Prospect Place and Torrey Pines Road due residents dealing with discoloration of the water because of very old pipes which contain oxidized iron (rust) which is not harmful to consumers.

18.0 Adjourn to next LJCPA Meeting, Thursday, May 7, 6:00 pm

D R A F T AGENDA

Closed Session | Thursday, 2 April 2015, 5:45 pm

1. Updated on pending litigation – Information Only
2. Adjourn to Regular Meeting

MINUTES – ANNUAL MEMBER MEETING
Thursday, 5 March 2015, 6:00 PM
La Jolla Community Planning Association

1.0. Joe LaCava, President, called the meeting to order at 6:03pm

2.0. Quorum. It was established that the 20% quorum had been met. There were 58 members present and 35 were required for a quorum.

3.0 The agenda was adopted by unanimous consent.

4.0 Non-Agenda Public Comment

Public may speak on matters not on the agenda & within LJCPA jurisdiction, 2 minutes or less.

Janie Emerson announced she was collecting signatures for a referendum to overturn the City Council vote permitting construction of the One Paseo Project.

In response to a query from **Sally Miller**, it was announced that the green construction fence obstructing views on Nautilus Street had been taken down that very day.

Don Schmidt stated that the Pottery Canyon dump capping project is pending receiving a permit from the state to allow access to the site. This is expected to happen by the end of September.

Dr. Crystal Adams expressed concern that the lack of a fence by the Children’s Pool at the Cove site was a danger to children.

President LaCava announced that the polls would be open until 7:00pm

5.0 Officers’ Reports

5.1 Treasurer: President LaCava presented the Treasurer’s Report for **Treasurer Manno** and asked for contributions to support the operations of the LJCPA and thanked the members for their support.

Beginning Balance as of 02/01/2015	\$ 144.04	\$ 144.04
Income:		
Collections: January 04 Meeting	\$ 153.00	
CD	5.00	
San Diego City Reimbursement of LJCPA operating budget expenses:	500.00	
	<hr/>	
Total Income	\$ 658.00	\$ 658.00
Expenses:		
Agenda printing:	\$ 60.04	
Telephone expenses:	55.63	
L J Rec Center Rent: 01/04/2015 through & including 06/04/2015:	305.50	
	<hr/>	
Total Expenses:	\$ 421.17	(\$ 421.17)
Ending Balance as of 02/28/2015		\$ 380.87

NOTE: LJCPA Reimbursement Request, from Joseph LaCava, in the amount of \$305.00, for La Jolla Recreation Center rent for the period 01/04/2015 through and including 06/04/2015. Paid February 24, 2015.

5.2 Secretary: Helen Boyden

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.

She noted that today was the first meeting to qualify for membership in the March 2015-February 2016 membership year, allowing one to vote in any elections held during this period and to vote in the March 2016 annual election and on any measures brought up at the March 2016 regular membership meeting.

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.

6.0 Update Bylaws to conform to Council Policy 600-24 – Action Item

City of San Diego City Council updated Policy 600-24 in November 2014. All planning groups are required to update their bylaws to conform to the new Policy. All proposed changes to the LJCPA bylaws are within the purview of City Staff to approve.

See: http://www.lajollacpa.org/bylaws/LJCPA-BylawsUpdate-Draft%2015_0305.pdf

Council Policy 600-24: http://docs.sandiego.gov/councilpolicies/cpd_600-24.pdf

President LaCava announced that we were only addressing changes to the LJCPA Bylaws necessitated by the changes to Policy 600-24 made by the City Council in November. The changes recommended by the Bylaws Committee with respect to the LJCPA election process would need approval by the City Council and have been deferred to next year. The Bylaws Committee will be reconvened and consider this and other proposed bylaws amendments to present to the membership.

Bylaws Ad Hoc Committee Chair, Trustee Greatrex stated that there were strikeout/addition copies of the proposed Bylaws available on the back table as well as on the LJCPA web pages. There were nineteen pages with changes.

Member Bob Whitney commented.

Approved Motion: To accept as presented, effective March 5, 2015, the proposed amendments to the LJCPA Bylaws that were required by the changes to Policy 600-24 adopted by the City Council in November 2014. (Schmidt, Costello: 56-1-1)

In favor: 56 (names not recorded, but all present but two)

Opposed: Robert Whitney

Abstain: Kimberly Whitney

7.0 Adjourn to Regular Trustee Meeting at 6:16pm



La Jolla Community Planning Association

Regular Meetings: 1st Thursday of the Month | 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

DRAFT MINUTES | Thursday, 5 March 2015

Regular Meeting of the La Jolla Community Planning Association

Trustees Present: Patrick Ahern, Cynthia Bond, Helen Boyden, Bob Collins, Mike Costello, Janie Emerson, Cindy Greatrex, Joe LaCava, Nancy Manno, Robert Mapes, Alex Outwater, Jim Ragsdale, Bob Steck, Ray Weiss, Fran Zimmerman

Trustee Absent: Phil Merten

1.0 Joe LaCava, President, called the meeting to order at 6:16pm immediately following the Annual Member Meeting. He asked those present to turn off their mobile phones and announced that the meeting was being recorded in audio by the LJCPA and in video by a person who does not wish to identify himself.

2.0 Adopt the Agenda

Approved Motion: To adopt the agenda as posted (Steck, Collins: 12-0-0)

In favor: Ahern, Bond, Boyden, Collins, Costello, Emerson, LaCava, Mapes, Outwater, Ragsdale, Steck, Weiss, Zimmerman

3.0 Meeting Minutes Review and Approval: 5 February 2015

Approved Motion: To approve the February 5, 2015 minutes as distributed. (Outwater, Steck: 9-1-3)

In favor: Ahern, Bond, Boyden, Collins, Emerson, Outwater, Ragsdale, Steck, Weiss

Opposed: Costello

Abstain: LaCava (Chair), Mapes and Zimmerman (both absent)

4.0 Elected Officials – Information Only

4.1 Council District 1 – Council President Sherri Lightner

Rep: **Justin Garver**, 619-236-6611, JGarver@sandiego.gov stated that CP Lightner plans to reintroduce a plastic bag reduction ordinance that had previously passed through a Council committee because the state legislation is being held up by a referendum. No timeline has been established. CD2 Lorie Zapf is bringing forth a STVR issue recently discussed by the Pacific Beach Planning Group to the Smart Growth and Land use Committee on April 22. A community meeting will be held March 18th from 6 to 8 pm at the SIO Sumner Auditorium to discuss the Utilities Undergrounding block 1J phase 1 and 2.

4.2 Mayor's Office – Mayor Kevin Faulconer

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

4.3 39th Senate District – State Senator Marty Block

Rep: **Hilary Nemchik** Hilary.Nemchik@sen.ca.gov, 619-645-3133 was not present.

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

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

5.0 Non-Agenda Comment

Public may speak on matters not on the agenda & within LJCPA jurisdiction, 2 minutes or less.

5.1 UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://commplan.ucsd.edu/> **President LaCava** spoke for Ms. Delouri who was helping at the Election, calling attention to the 45-day review period for the EIR for the Center for Novel Therapeutics ending April 16. A public hearing will be held on

Tuesday March 31 at 6pm at the UCSD Faculty Club. More information can be found at the above website.

5.2 Others

Member Ed Comartin encouraged those present to join the LJCPA so they could participate in the community planning process. It was noticed that 34 members were dropped as of February 28, 2015, but two had rejoined.

Member Sally Fuller announced that the La Jolla Woman's Club was holding a meeting on Women in Legislation at the club on Friday, April 3rd at 5:30 pm. CP Sherri Lightner will speak.

6.0 Trustee Comment

Trustees may comment on matters not on the agenda & within LJCPA jurisdiction, 2 min or less.

Trustee Emerson announced she was collecting signature for a referendum on the City Council passed One Paseo project.

Trustee Zimmerman stated that she thought the property at 7411 Olivetas (at Marine) had a chimney that was too tall. **President LaCava** suggested that she contact **Gary Geiler** at DSD, newly assigned to La Jolla who had been right on the Boffo Cinema height issue.

7.0 Officers' Reports

7.1 Secretary: Helen Boyden - given at member meeting

7.2 Treasurer: Nancy Manno – given at member meeting

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

8.1 Report out on Closed Session –The trustees agreed to sign the waiver of conflict of interest letter with respect to current litigation.

8.2 Whale Watch Way – Appeal Hearing continued, date uncertain but likely April 16th. Because the date was given as uncertain, there will be a new public notice for the Planning Commission hearing. It is believed changes to the project will be made; however, it is not known if the project will return to PRC/LJCPA.

8.3 Sacido Residence – Appeal Hearing: March 26th at Planning Commission

8.4 Whitney Mixed Use – Final EIR issued; Hearing: March 26th at Planning Commission [*Note: LJCPA was subsequently informed that the project would not be heard on March 26th date and has not yet been rescheduled.*]

8.5 Preservation Committee – Open discussions with LJHS for a joint or standalone committee to respond to city requests for local information on buildings going through a “45-year review.” This is a planning group responsibility but has been assigned over the years to LJHS.

8.6 Annual Elections Tonight: 7 seats to be filled. Polls close at 7:00pm.

9.0 Reports from Ad Hoc and non-LJCPA Committees - Information only unless noted.

9.1 Election Committee

9.1.1 Upon the close of the polls at 7:00 pm all the ballots will be collected and counted by the Election Committee.

9.1.2 Upon final verification of the vote count, the Election Committee shall report the results to the LJCPA President who shall certify and immediately announce the results.

9.1.3 The election becomes final one week later if no challenge to the election results has been filed.

9.1.4 Newly elected Trustees will be seated at the start of the April meeting.

9.2 Community Planners Committee <http://www.sandiego.gov/planning/community/cpc/index.shtml> approved the provisions of the 9th Land Development Code Update.

9.3 Coastal Access & Parking Board <http://www.lajollacpa.org/cap.html> Sheila Fortune announced that the committee would now meet quarterly instead of monthly.

10.0 Consent Agenda – Action Item

The Consent Agenda allows the LJCPA to ratify recommendations of the community joint committees and boards in a single vote with no presentation or debate. It is not a decision regarding the item but a decision whether to forward the recommendation of the committee/board as the recommendation of the LJCPA. 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 and/or agenda for description of projects, deliberations, and vote.**

→ **The public is encouraged to attend and participate in Community Joint Committee & Board meetings.**

PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2nd Mon, 4:00 pm

DPR – Development Permit Review Committee, Chair Paul Benton, 2nd & 3rd Tues, 4:00 pm

PRC – LJ Shores Permit Review Committee, Interim Chair Phil Merten, 4th Tues, 4:00 pm

T&T – Traffic & Transportation Board, Chair Todd Lesser, 4th Thurs, 4:00 pm

PDO – No recommendations to LJCPA

PRC – No Meeting in February

T&T – No report from February meeting

10.1 T-Mobile Mt. Soledad Presbyterian Church, 6551 Soledad Mountain Road

DPR Action: Findings CAN be made for a Coastal Development Permit and Site Development Permit to renew an expired permit for an existing Wireless Communication Facility. The property site is located at 6551 Soledad Mountain Road. 9-0-1.

10.2 Bucknell Retaining Wall, 5805 & 5817 Bucknell Avenue – Pulled by applicant

DPR Action: Findings CANNOT be made for a Site Development Permit to construct a 6-foot retaining wall above a 9-foot retaining wall in the rear portion of a vacant 1.44-acre site and on the adjacent lot with an existing single family residence located at 5805 & 5817 Bucknell Avenue. This is based upon the findings that: The walls will disturb the visual quality of the canyon. 5-4-1

10.3 Neptune CDP, 6715 Neptune Place

DPR Action: Findings CAN be made for a Coastal Development Permit to remodel and 2,738 square foot addition to an existing residence located at 6715 Neptune Place. 6-0-1.

10.4 Silver Street Village Homes, 7601 Draper Ave & 720 Silver Street --pulled by Trustee Costello on behalf of member Dave Little because the project does not adhere to PDO requirement for retail.

DPR ACTION: Findings CAN be made for a Coastal Development Permit and Site Development

DPR ACTION: Findings CAN be made for a Coastal Development Permit and Site Development Permit, Vesting Tentative Map and Easement Vacation to demolish two structures and construct (18) eighteen attached single family residential condominium units located at 720 Silver St and 7601 Draper Ave. 5-1-1.

Items 10.2 Bucknell Retaining Wall, and 10.4 Silver Street Village Homes were pulled for full hearings at the April 2015 LJCPA meeting.

Approved Motion: To accept the DPR recommendations for: 10.1 T-Mobile Mt. Soledad Presbyterian Church, 6551 Soledad Mountain Road: that the findings CAN be made for a Coastal Development Permit and Site Development Permit to renew an expired permit for an existing Wireless Communication Facility. The property site is located at 6551 Soledad Mountain Road and for: 10.3 Neptune CDP, 6715 Neptune Place: that the findings CAN be made for a Coastal Development Permit to remodel and 2,738 square foot addition to an existing residence located at 6715 Neptune Place and forward the recommendations to the City. (Ragsdale, Steck: 12-0-1)

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

Items 10.2 (Bucknell) and 10.4 (Silver Street) were pulled for a full hearing next month.

11.0 La Jolla View Reservoir – Action Item

Process 3. Demolish existing La Jolla View Reservoir (1748 1/3 Upper Hillside Drive) and existing La Jolla Exchange Place reservoir (Country Club Drive at Pepita Way.) Construction of new 3.1 million gallon La Jolla View Reservoir, and replace the existing Muirlands Pipeline along Country Club Drive with larger 30-inch pipeline. Coastal (Non-appealable) Overlay Zone.

See: <http://www.sandiego.gov/cip/projectinfo/featuredprojects/ljreservoir.shtml>

DPR Action (Feb '15): Findings CAN be made for a Coastal Development Permit and Site Development Permit to demolish the existing La Jolla View Reservoir and existing La Jolla Exchange Place reservoir. Construction of new 3.1 million gallon La Jolla View Reservoir. Replace the existing Muirlands Pipeline along Country Club Drive with larger 30-inch pipeline. 5-1-1.

Presented by: Parita Ammerlahn, Project Manager, City of San Diego – Department of Public Works/Engineering & Capital Projects. She answered several questions from below listed individuals.

The current reservoir was built in 1949 and it and the pipeline to be replaced are not up to current standards for the current population and emergencies. The 30" pipeline will also serve as emergency storage and with the reservoir will triple the water storage in La Jolla. It is not possible to build in another location as the reservoir must fit in with the various city reservoirs in La Jolla and is part of the North City Pressure Zone. Temporary access will be from Country Club Drive to avoid heavy truck traffic on the narrow streets now accessing the area; this will be removed after construction is done. No road closures are expected during construction. The new reservoir will be underground, except for two passageways and two service truck parking spaces, so there are no view issues. The property will be landscaped as a natural habitat and monitored for five years. Public access in open space is not prohibited but is discouraged as natural habitat is desirable. As to the Exchange Place Reservoir, it will be demolished and not replaced. The land encompassing the Exchange Place Reservoir is owned by City Water Utilities and would have to be sold to the city in order to be used or dedicated as parkland.. They expect to begin construction in October 2016 and finish in 2018. This will be a Process Three discretionary permit to be heard by the Hearing Officer and will follow the usual track of noticing and appeal provisions.

Members Sally Miller, Michael Morton, Sally Fuller, John Berol, Melinda Merryweather, Kim Whitney, Gail Forbes, Stan Minick and Trustees Zimmerman, Bond, Collins, Ahern and Weiss commented.

Parks and Beaches Chair Member Dan Allen noted that the EIR process has barely begun and he would like more information before the LJCPA votes on this project. The LJCP has many pages on preserving natural hillsides and this project will strip the former La Jolla Heights Park bare, and it will take 2 years to construct and five years to restore. Ms. Ammerlahn stated that she has a budget with 6 months to EIR.

Approved Motion: To table the project until the draft environmental document has been published. (Weiss, Bond: 11-1-1)

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

Open Discussion:

In the time until the election results were available a general Q & A session was held. **President LaCava** discussed the CDP categorical exemption: If redevelopment of a property will keep 50% of the walls then no CDP is required. However, this has resulted in remodels maximizing what is allowed under the zoning with no

input from neighbors or the planning group. Additionally, until 2000 the 50% was based on the property as it stood in 1972; in 2000 the basis was changed to the current structure, often resulting in serial additions. Some suggestions have been considered in the past: get rid of the 50% and allow height to go to 90% of the allowable with the GFA restricted to 80% of the allowable under FAR standards with the second story having a smaller footprint than the first floor. A different standard applies between the beach and the first public roadway: only a 10% increase in square footage is allowed without a CDP.

The theater being developed in the old Jonathan building on Fay is not considered a change of use as the required parking is the same and therefore, it did not require community review. The project façade was reviewed by the LJ PDO committee for conformation to its standards. The over-height problem came about from a change in contractors and the City was right on it.

La Jolla Shores PDO does not have FARs, but projects are supposed to conform to others in the neighborhood; size can be limited by the 30% landscape requirement and the 60% lot coverage. Until the 1990s the staff assumed that projects in the Shores would be limited by 0.60 FARs, but they dropped that as it was not provided for in the PDO.

The City does not enforce CCRs as they are private contracts among the homeowners in the HOA.”

The City had started a program for Volunteer Code Enforcement, but that does not seem to be going anywhere. It was suggested that persons with complaints contact Gary Geiler at DSD.

Election results:

Election Committee Chair Greatrex reported that 126 members (74%) had voted

President LaCava announced and certified the results as:

Elected to 3 year terms:

- Glen Rasmussen (105 votes)
- Janie Emerson (102 votes)
- Jim Fitzgerald (87 votes)
- David Little (84 votes)
- Tom Brady (78 votes)
- Dolores Donovan (71 votes)

Elected to the 2-year term:

- Brian Will (63 votes)

[N.B. In response to subsequent requests, all vote totals have been posted on the LJCPA website]

President La Cava thanked the election committee for its work and announced that the deadline for challenging the election was 8:00 PM on March 12, 2015 and that newly elected trustees would take office at the beginning of the April 2 LJCPA meeting and that new officers would be elected at that meeting.

13.0 Adjourned at 8:00 pm to next LJCPA Meeting, Thursday, April 2, 2015, 6:00 pm

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

March 10, 2015 Present: Benton (Chair), Costello, Kane, Leira, Ragsdale, Welsh, Will
March 17, 2015 Present: Benton (Chair), Collins, Costello, Leira, Mapes, Ragsdale, Welsh, Will

1. APPROVAL OF MEETING MINUTES

- a. 3/10/15: Recommend approval of the minutes for the February 17, 2015 meeting, as amended
(Ragsdale / Kane)

In Favor: Costello, Kane, Ragsdale, Welsh

Oppose: None

Abstain: Benton (Chair), Leira, Will

Motion Passes: The minutes are adopted.

- b. 3/17/15: Recommend approval of the minutes for the March 10, 2015 meeting, as amended.
(Ragsdale / Leira)

In Favor: Costello, Leira, Ragsdale, Welsh, Will

Oppose: Mapes

Abstain: Benton (Chair)

Motion Passes: The minutes are adopted.

2. NON-AGENDA PUBLIC COMMENT

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

3/10/15 Mike Costello described a discussion at the March CPA meeting, where the Categorical Exemption / 50% rule was discussed. Examples were given, and it was suggested that a Subcommittee be formed to study the issue.

3/17/15 None

3. FINAL REVIEW (*Previously Reviewed 2/10/15 and 2/17/15*)

Project Name:	Abalone Residence	Permits:	CDP & SDP
	5664 Abalone Place	DPM:	Jeff Peterson, (619) 446-5237
Project #:	391996		japeterson@sandiego.gov
Zone:	RS-1-4	Applicant:	Jason Smith
			619-231-9905

LA JOLLA IO #24005189 ..SUSTAINABLE EXPEDITE.. Coastal Development Permit (Process 3) to demolish an existing residence and construct a new 3,101 sq ft residence including a 516 sq ft attached garage, for a total living area of 2,585 sq ft, located at 5664 Abalone Pl. The 0.120 acre site is in the RS-1-7 zone and Coastal (Appealable) Overlay Zone within the La Jolla Community Plan Area.

APPLICANT PRESENTATION 2/10/15: (Scot Frontis)

The proposed project was presented, including the footprint of the house and the relation to the street. The exterior elevations were reviewed. Photographs were presented that demonstrate the neighborhood character. The City will allow maintenance of a landscaped strip fronting the street. No street trees are proposed in this project.

Other examples of modern homes in the area were described.

DISCUSSION 2/10/15

A discussion ensued about the character of the neighborhood, and the prominence of the site as it is on a corner, and as it is along a street with a dramatic view toward the ocean. The materials and the style of the house were discussed in relation to the neighborhood character.

The sense of privacy of the occupants was briefly discussed.

Please provide for the next presentation:

- a. A composite study of the elevations relative to the neighbors on Abalone Place and Bird Rock Avenue.*
- b. Site sections across both streets and through the front elevation of the houses across the street as well.*
- c. Materials sample board.*
- d. Landscape plan with fences, and show fences on elevations.*
- e. Demonstrate neighborhood character with photos of similar examples of this style of development within approximately 500 feet of the proposed project.*
- f. Demonstrate step-backs at the second level.*
- g. Show how the elevations reflect the topography.*

The Applicant requested that this matter be continued to a later meeting.

APPLICANT PRESENTATION 2/17/15: (Scot Frontis)

The proposed project was reviewed, with the additional materials and exhibits requested.

The Applicant has added a fence at the yard facing the corner of Abalone Place and Bird Rock Avenue. The landscape plan and the planting materials were presented. The streetscape view showed the scale of the proposed residence in relation to the adjacent houses on both streets.

The footprint of the proposed house is less than the existing, with more open space.

The exterior finishes include Prodema (wood laminate), titanium sheet, bronze aluminum window frames, and stucco.

DISCUSSION 2/17/15

A discussion ensued about the scale and character of the neighborhood. The house is a two-story structure in an existing neighborhood that is still predominantly one story residences.

Mayda Frymann expressed concern that the project represents an increase in the density of the neighborhood and a change to the appearance and character of these homes.

The proposed design appears to be rather bold and prominent and more suited to a different community.

The composition appears to be a study of rectangles that is not as appealing as other examples in the community.

SUBCOMMITTEE MOTION 2/17/15: Findings CAN NOT be made for a Coastal Development Permit to demolish an existing residence and construct a new 3,101 sq ft residence including a 516 sq ft attached garage, for a total living area of 2,585 sq ft, located at 5664 Abalone Place. This is due to the failure to conform to the community character of this neighborhood.

(Costello / Ragsdale)

The Applicant requested that this matter be continued to a later meeting. The makers of the motion consented to withdrawal of the motion.

APPLICANT PRESENTATION 3/10/15: (Scot Frontis)

The proposed project was reviewed: specifically the massing and composition of the proposed design. Following a study of the other residences in the immediate neighborhood, the materials were changed to Hardie clapboard siding, with stone wall facing at a portion of the first floor. The garage door is proposed to be a wood laminate. The tower element is proposed to be stucco. A glass railing is proposed for the second-floor deck. Photovoltaic panels will be on the flat roof, screened by a parapet. A landscape plan was presented, which showed the scale of the landscaping and the vegetation provided in the sidewalk areas fronting both streets.

DISCUSSION 3/10/15

A discussion ensued about the changes to the proposed design, including the changes to the materials and the composition of the first and second floors. One neighbor described his home and mentioned that he believes the proposed design is more modest compared to previous design. Another member of the committee noted that the change in finishes appears to be more attractive. Nick Arthur, across the street, requested information regarding the intensity of development, and noted that the proposed design is more intensive than his house.

SUBCOMMITTEE MOTION 3/10/15: Findings CAN be made for a Coastal Development Permit (Process 3) to demolish an existing residence and construct a new 3,101 sq ft residence including a 516 sq ft attached garage, for a total living area of 2,585 sq ft, located at 5664 Abalone Pl. (Ragsdale / Kane 5-1-1)

In Favor: Costello, Kane, Ragsdale, Welsh, Will

Oppose: Leira

Abstain: Benton (Chair)

Motion Passes

4. FINAL REVIEW (Previously presented 2/17/15)

Note: Preliminary Reviews can be voted a Final Review by a unanimous DPR Committee approval.

Project Name:	Neff Addition	Permits:	CDP & SDP
	447 – 453 Westbourne Street	DPM:	John Fisher, (619) 446-5231
Project #:	392549		jsfisher@sandiego.gov
Zone:	RM-1-1	Applicant:	Lorraine Neff
			858-243-3457

La Jolla SAP No. 24005197 Neighborhood Development Permit (Process 2) to construct a 962 sq ft addition to an existing residence, an existing 528 sq ft residence to remain, and an existing 1521 sq ft duplex to remain located at 447 - 453 Westbourne St. The 6,270 sq ft lot is located in the RM-1-1 zone of the La Jolla Community Plan Area and the Coastal Non-Appealable Overlay zone.

APPLICANT PRESENTATION 2/17/15: (Lorraine Neff)

The proposed project was presented, including the footprint of the various buildings and the house and the relation to the street.

The project is a remodeling of a condominium unit: a total of four units are on the site, and a total of 5 parking spaces are available on site.

DISCUSSION 2/17/15

A discussion ensued about the proposed improvements, and the placement of the improvements. The design appears to be a second-story addition with extensive overhanging balconies and upper-level construction. The plans did not provide information on landscaping.

The materials and the style of the house were discussed in relation to the neighborhood character. The exterior elevations were reviewed. The sense of privacy of the occupants was briefly discussed.

Please provide for the next presentation:

- a. Provide an elevation composition showing the proposed structure in relation to the photographs fronting Westbourne Street and North Lane.*
- b. Provide an elevation composition of the view from Westbourne Street.*
- c. Provide a drawing showing the relation to the buildings on the adjacent properties.*
- d. Provide landscape calculations.*

The Applicant requested that this matter be continued to a later meeting.

APPLICANT PRESENTATION 3/10/15: (Lorraine Neff)

The additional information was presented. The elevation views and the landscape plan were presented and reviewed.

DISCUSSION 3/10/15

A discussion ensued about the appearance of the elevations, with varying eaves and roof heights, varying windows, and dramatic projections that seem out of scale for such a small building. The committee recommended that the Applicant consider a simplification of the design, with fewer variations in the exterior walls.

The views of the elevations were discussed, as were the height of the proposed structure in relation to the views of the site from the street. It was noted that the most significant view of the second-story addition is from the alley. A proposed step-back of the second floor has been discussed with City staff, which would conform to the 3-foot minimum at the first floor, and an additional 3 feet at the second floor. The significance of this requirement was discussed.

The Applicant requested that this matter be continued to a later meeting.

FINAL REVIEW - APPLICANT PRESENTATION 3/17/15: (Lorraine Neff,)

The proposed project was presented, with exhibits that show the revised elevations. The landscape plans and areas were presented. The landscaped area is 30% of the site. The exterior has been slightly modified, with some changes to the windows.

DISCUSSION 3/17/15

A discussion ensued about the character of the neighborhood, which is quite eclectic. The relatively small scale of the development makes it difficult to add appropriate features.

SUBCOMMITTEE MOTION : Findings CAN be made for a Neighborhood Development Permit (Process 2) to construct a 962 sq ft addition to an existing residence, an existing 528 sq ft residence to remain, and an existing 1521 sq ft duplex to remain located at 447 - 453 Westbourne St, with the additional finding that the 3-foot step back at the second floor is not recommended for this project.

(Costello / Ragsdale 6-0-2)

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

Oppose: None

Abstain: Benton (Chair), Collins due to absence from previous presentation.

Motion Passes

5. FINAL REVIEW (Previously presented 2/17/15)

Project Name:	Cohen Residence	Permits:	CDP & SDP
	5616 Abalone Place	DPM:	John Fisher
Project #:	400039		jsfisher@sandiego.gov
Zone:	RS-1-7	Applicant:	Joshua Wood

La Jolla SAP No. 24005396 Coastal Development Permit (Process 3) to remodel an existing 1,913 sq ft residence, add a 1,150 sq ft second story addition with attached decks, retaining walls, ramp and pool located at 5616 Abalone Place on a 0.11 acre site in the RS-1-7 zone, Coastal (Appealable) Overlay Zone within the La Jolla Community Plan area.

APPLICANT PRESENTATION 2/17/15: (Josh Wood)

The proposed project was presented, which is an extensive remodeling and addition to the existing residence. The exterior finishes appear to be a combination of stucco, wood siding, and with glazing infill. The FAR is 0.60, conforming to the maximum permitted.

DISCUSSION 2/17/15

A discussion ensued about the character of the neighborhood, and the application of a modernist composition to the design.

Please provide for the next presentation:

- A composite study of the elevations relative to the neighbors three or four houses downhill on Abalone Place and Dolphin Place.*
- Site sections across both streets and through the front elevation of the houses across the street as well.*
- Demonstrate neighborhood character with photos of similar examples of this style of development within approximately 500 feet of the proposed project.*
- Demonstrate step-backs at the second level using balconies, recessed roofs, or other elements.*
- Provide additional information on the available parking.*

The Applicant requested that this matter be continued to a later meeting.

APPLICANT PRESENTATION 3/10/15: (Josh Wood)

The presenter reviewed the supplemental information requested.

The relation of the proposed residence to the site and the various elevations were reviewed.

DISCUSSION 3/10/15

A discussion ensued about the scale of the development, including a review of the floor area proposed.

Robin Werner, Dennis Burns, and others from the neighborhood discussed aspects of the design, the required fences for the swimming pool, the appearance of the building composition with the upper floors and other aspects of the design, amount of hardscape and ground cover with no larger trees, and the relationship of the proposed residence to the neighborhood.

The validity of the existing garage encroachment into the adjacent property needs to be corrected given the scope of the project.

SUBCOMMITTEE MOTION 3/10/15: Findings CAN NOT be made for a Coastal Development Permit (Process 3) to remodel an existing 1,913 sq ft residence, add a 1,150 sq ft second story addition with attached decks, retaining walls, ramp and pool located at 5616 Abalone Place, due to the lack of conformance to the La Jolla Community Plan, due to the placement of the swimming pool in the front yard, the lack of clear massing, and the lack of onsite parking. Note that the development is a substantial enough change to the existing structure, and not using an exemption by retaining 50% of the top plate, to provide conformance to the La Jolla Community Plan in this new development.

(Costello / Kane 4-2-1)

In Favor: Costello, Kane, Leira, Ragsdale

Oppose: Welsh, Will

Abstain: Benton (Chair)

Motion Passes

6. PRELIMINARY REVIEW

Note: Preliminary Reviews can be voted a Final Review by a unanimous DPR Committee approval.

Project Name:	Dumke Residence	Permits:	SCR CDP & SDP
	1247 Inspiration Drive	DPM:	Glenn Gargas 619-446-5245
Project #:	399081		ggargas@sandiego.gov
Zone:	RS-1-4	Applicant:	Scott Huntsman, (619) 557-0575

La Jolla SAP No. 24005367 (Process Two) Substantial Conformance Review to Coastal Development Permit under PTS #61168 located at 1247 Inspiration Drive, in the La Jolla Community Plan area.

APPLICANT PRESENTATION 3/10/15: (House & Dodge)

The proposed project was presented, including comparison to the drawings of the previously-approved CDP. The relationship of the proposed design to the previous approval was also presented.

The drawings included comparisons between the new and previous proposal.

DISCUSSION 3/10/15

A discussion ensued about the nature of the proposed design. It was noted that the proposed new design is substantially smaller than the previous CDP, and that the style of design is quite different, as the proposed design follows a distinctively midcentury modern aesthetic. The materials and the style of the house were discussed in relation to the neighborhood character.

Please provide for the next presentation:

- a. A photomontage of the street elevation on both sides of Inspiration Drive demonstrating the character of the immediate neighborhood, at least 4 houses in each direction.*
- b. A minimum of three site sections perpendicular to the long axis of the property and extending onto the adjacent properties, showing the relation of the proposed residence to the adjacent residences on both sides.*
- c. Add to the longitudinal section through the entire property a section through the canyon at the rear of the lot, showing the neighboring structures on the opposite side of the canyon.*

The Applicant requested that this matter be continued to a later meeting.

FINAL REVIEW - APPLICANT PRESENTATION 3/17/15: (Scott Huntsman, John Dodge)

The proposed project was presented, with exhibits that show the canyon section, the footprint of the proposed development in relation to the site and to the previously-approved CDP, and the neighborhood context. A summary was provided that demonstrated that the intensity of development is reduced in height and built area. The southerly extent of the house is reduced such that the house is farther from the edge of the canyon.

DISCUSSION 3/17/15

A discussion ensued about the character of the neighborhood, and the reduction of the intensity of development that is reduced, and the overall design is judged superior to the previous design.

SUBCOMMITTEE MOTION : Findings CAN be made for a Substantial Conformance Review of the existing Coastal Development Permit and Site Development Permit PTS #61168 located at 1247 Inspiration Drive. (Leira / Costello 6-0-1)

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

Oppose: None

Abstain: Benton (Chair)

Motion Passes

7. PRELIMINARY REVIEW

Note: Preliminary Reviews can be voted a Final Review by a unanimous DPR Committee approval.

Project Name:	Clausen Residence	Permits:	CDP & SDP
	7404 Monte Vista Ave	DPM:	Jeff Peterson, (619) 446-5237
Project #:	404187		japeterson@sandiego.gov
Zone:	RS-1-4	Applicant:	Drew Razon, DuCharme
			858-454-5205

La Jolla (Process 3) 10# 24005509 • SUSTAINABLE BUILDING EXPEDITE PROGRAM • Coastal Development permit to construct a 1,068 sq ft addition and modify site retaining walls to an existing residence located at 7404 Monte Vista Ave. The 7500 sq site is located in the RS-1-7 zone of the La Jolla Community Plan Area and the Coastal Appealable Overlay Zone.

APPLICANT PRESENTATION 3/10/15: (Laura duCharme-Conboy)

The proposed project was presented, including the footprint of the house and the area of the addition. A site plan and landscape plan were presented, with examples of the relation to the view corridor and the street. The exterior elevations were reviewed, and the fencing which has some openings fronting Marine Street. Photographs of the neighborhood context were presented.

The existing fence is as much as 13 feet above the street, and it is proposed that it will be retained, although opened to add to the view down Marine Street toward the ocean.

DISCUSSION 3/10/15

A discussion ensued about the character of the neighborhood, and the relationship of the site to the view corridor down Marine Street, and the relation of the new addition to the existing.

A landscape plan is not provided, nor is it required: the Applicant showed a planting list that the owners will draw from as they landscape the property.

Please provide for the next presentation:

- a. *On the elevations, show the existing and new construction, demonstrating consistency yet differentiation with the existing structure.*
- b. *On the south elevation, show the planting at the slope fronting Marine Street.*
- c. *Provide information regarding the open fence, including a comparison with the current requirements for open fencing in the front yard.*

The Chair directed that this matter be continued to a later meeting.

FINAL REVIEW - APPLICANT PRESENTATION 3/17/15: (Laura duCharme Conboy)

The proposed project was presented, with exhibits that show the additional information requested. The addition areas were shown, in relation to the existing structure to remain.

The fence requirements were discussed, including the limitations to height and the required open space in the fence. An elevation of the fence viewed from Marine Street with the proposed design was presented.

A landscape planting plan was presented, using a palette of 7 different plants. The proposed planting is a mixture of 3-foot high planting with some taller planting at the higher areas of the slope.

DISCUSSION 3/17/15

A discussion ensued about the character of the addition, which is designed to closely match the style of the existing, and the appropriateness of the addition to the existing design. The design also appears suited for the context of that neighborhood.

SUBCOMMITTEE MOTION : Findings CAN be made for a Coastal Development Permit and Site Development Permit to construct a 1,068 sq ft addition and modify site retaining walls to an existing residence located at 7404 Monte Vista Ave.
(Ragsdale / Costello 6-0-1)

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

Oppose: None

Abstain: Benton (Chair)

Motion Passes

8. PRELIMINARY REVIEW

Note: Preliminary Reviews can be voted a Final Review by a unanimous DPR Committee approval.

Project Name:	Tasende Gallery	Permits:	CDP & SDP
	818 – 820 Prospect	DPM:	Jeff Peterson
Project #:	393503		japeterson@sandiego.gov
Zone:	LJPD 1A	Applicant:	James Alcorn

La Jolla (Process 2) Coastal Development Permit to remodel an existing 9,320 sq ft mixed use building to include a restaurant use and a 650 sq ft residential addition. The 6,889 sq ft lot is located in the LJPD-1A zone of the La Jolla Planned District in the La Jolla Community Plan Area and the Coastal Non-Appealable Overlay.

APPLICANT PRESENTATION 3/10/15: (James Alcorn)

The Project is to establish a high end type restaurant, an art galley, and an apartment for the owner. Current owner will live there. Zoned LJPD-1A.

13 parking spaces are required, 10 are on site in back as tandem spaces. An agreement will be made for 4 or 5 more spaces, and valet parking.

The second level will be served by an elevator and stairs from Prospect. Trash will be picked up from the alley. Loading will be from Prospect, like the other local restaurants.

The galley and restaurant hour of operation will be noon to 10 PM. The design will conform to City sound generation requirements.

DISCUSSION 3/10/15 (James Alcorn)

Three neighbors expressed concerns over restaurant noise, odors, numbers of people on the deck, alley traffic, and effects on their quality of life.

Please provide for the next presentation:

- a. Provide a photo montage showing the proposed Project of the street view from Prospect, also provide a montage of the alley view including the proposed restaurant terrace.*
- b. Please provide details of the roof treatment, including the addition over the existing terrace.*
- c. What will the seating capacity of the restaurant be?*
- d. How and where will the restaurant be vented?*
- e. Where will mechanical equipment be located and how screened?*
- f. Consider overhead deck screening for the neighbors, such as outdoor type fabrics.*
- g. Investigate sound dampening materials for outdoor deck surfaces.*
- h. Four parking spaces are needed. If valet parking will provide these, do you need a parking agreement? If so, where?*
- i. Consider a restaurant with only indoor seating or enclose the deck space with a solid roof.*
- j. What is the Muni Code reference for the parking requirement?*
- k. With the hours of operation of the restaurant from noon to 10 PM, what will the hours be for setup and cleaning?*

The Applicant requested that this matter be continued to a later meeting.

FINAL REVIEW - APPLICANT PRESENTATION 3/17/15: (James Alcorn)

The proposed project was presented, with exhibits that show the additional information requested. The photo montage was presented.

Additional drawings were presented which show the relationship of the various uses to the street and the alley, and to the properties to the east and west. A roof plan was presented.

The parking spaces provided will be available for all users, but will be disabled accessible, with the use of an elevator from the parking garage.

The required parking will be either 13 or 14 spaces, and this count in excess of the 10 provided onsite will be provided by a valet and parking agreement that will be condition of the CDP. The section of the SDMC that addresses parking requirements is 142.0530.a. The hours of operation will be from noon to 10 pm, plus another hour before and after for setup, preparation, and cleanup.

Provided for this presentation (with the responses in the meeting):

- a. Provide a photo montage showing the proposed Project of the street view from Prospect, also provide a montage of the alley view including the proposed restaurant terrace. The photo montage was presented.*
- b. Please provide details of the roof treatment, including the addition over the existing terrace. A roof plan was presented showing location of equipment, vents, skylight, photovoltaics and screening.*
- c. What will the seating capacity of the restaurant be? 30 seats outside, 70 seats inside.*
- d. How and where will the restaurant be vented? Center of the roof, covered, and with scrubbers.*
- e. Where will mechanical equipment be located and how screened? Provided, on roof and screened by trellis.*
- f. Consider overhead deck screening for the neighbors, such as outdoor type fabrics.*
- g. Investigate sound dampening materials for outdoor deck surfaces. A noise study will be done.*
- h. Four parking spaces are needed. If valet parking will provide these, do you need a parking agreement? Yes. If so, where? A large number of possible locations were shown.*

- i. Consider a restaurant with only indoor seating or enclose the deck space with a solid roof.
- j. What is the Muni Code reference for the parking requirement? *142.0530 a, and table 142.05E*
- k. With the hours of operation of the restaurant from noon to 10 PM, what will the hours be for setup and cleaning? *Add an hour to each end of time frame.*

DISCUSSION 3/17/15

A discussion ensued about the character of the neighborhood, the nearness of the condominium building to the west, and the possible effect of the ventilation and exhaust air equipment. The control of sound to the adjacent properties was discussed.

Benna Fisher, a resident of Park Prospect to the west of the site read a letter of opposition signed by residents of 22 of 30 units at that property. The concerns were an increased sound level, odors of cooking, increased traffic including the valet parking, and the access in the event of an emergency.

Jennifer Luce, a resident of 800 Prospect, described her concerns about the proposed use, and the change to the current environment of the units, and the effect on Casa de Manana across the alley to the north.

Liz Cramer asked various questions about the specifics of the project and the hours of operation.

Katie Reichert expressed concerns about the generation of noise and odors.

Emelie Brodard asked a question was asked about the design of the lighting. The lighting will be similar to the existing, and directed downward toward the seating areas.

James Oehler stated that the residents of 800 Prospect Street to the west have a vested interest that the restaurant will fail, and how the proposed restaurant will dramatically affect the character of the neighborhood which is relatively quiet compared to other parts of Prospect Street, and that the exhaust fumes from a resident will affect the occupants of the 800 Prospect who rely on open windows for ventilation and cooling: to summarize, the proposed restaurant is incompatible.

Mike McGee described the balance between the needs of the commercial use and the needs of the community, including the relation of the scale to other buildings in the neighborhood.

Michael D. Francisco described the significance of the heritage resources on the current project, in that they contribute to the character and charm, and contribute to the neighborhood experience.

Ed Cromartin noted that there are few restaurants immediately next to a residential unit.

The members of the Committee discussed the appropriateness of the outdoor dining area, the context of the neighborhood, and requested an opportunity to review the traffic study and the noise study.

Please provide for the next presentation:

- a. The completed noise study*
- b. The completed traffic study*
- c. Sections and photographs that show the relationship of the proposed restaurant to the adjacent buildings to the east and west and to the buildings across the alley.*

The Applicant requested that this matter be continued to a later meeting and requested that the neighbors of the building to the west nominate a representative to communicate with on their concerns.

9. PRELIMINARY REVIEW

Note: Preliminary Reviews can be voted a Final Review by a unanimous DPR Committee approval.

Project Name:	Herschel Triplex	Permits:	CDP & SDP
	7569 Herschel Avenue	DPM:	Jeff Peterson, (619) 446-5237
Project #:	398346		japeterson@sandiego.gov
Zone:	MF-3-7	Applicant:	Rebecca Marquez, Golba
			619-231-9905

LA JOLLA 'SUSTAINABLE BUILDINGS EXPEDITE' (Process 2) CDP to demolish 1 dwelling unit with detached garage & construct a three (3) unit 'for rent' multi-family dwelling unit building at 7569 Herschel Ave. The 6,290 sq ft lot is located in the MF-3-7 Zone in the La Jolla Community Plan Area, Coastal Overlay Zone (Non-appealable area 2), Coastal Height Limitation Overlay Zone.

APPLICANT PRESENTATION 3/17/15: (Sasha Varone, Jim Neri)

The proposed project was presented, with exhibits that show the site context and the proposed site development. The development will observe a front yard setback greater than the required minimums. A landscape plan was presented that shows the front yard patio areas, with pocket patio areas at the side yards. Information was provided on the adjacent buildings to each side.

A total of 6 parking spaces are provided in the garage, with the potential for parallel parking fronting the alley.

The proposed FAR is 1.36 where 1.8 is allowed.

The historic report was provided in 2011 and a finding was made that the property was not historically significant due to extensive alterations.

DISCUSSION 3/17/15

A discussion ensued about the character of the neighborhood,

Please provide for the next presentation:

- a. A section through the roof showing the screening of the rooftop photovoltaic collectors.*
- b. A section through the site showing the relationship of the building to the adjacent buildings at the zero-setback area and at the increased side yard setback area.*
- c. Materials sample board.*
- d. Colored renderings of the elevations.*
- e. A view from the alley with the two adjacent buildings, and the buildings across the alley.*
- f. A copy of the historic report.*

The Applicant requested that this matter be continued to a later meeting.

**UNAPPROVED MINUTES OF THE LA JOLLA
PLANNED DISTRICT ORDINANCE COMMITTEE
DRAFT MINUTES- MONDAY, March 9, 2015
4:00 PM, La Jolla Recreation Center, 615 Prospect Street, Rm 1**

Committee members present: Debra Marengo (acting chair), Pitrofsky, Ovanessoff, Dershowitz, Chow, Palmer

Visitors: Sheila Fortune

1. **Public Comment** – None
2. **Chair Report / Board Discussion**
 - a. Review and approve February minutes
Motion by Pitrofsky to approve the minutes as presented. Seconded by Dershowitz
Vote: 6/0/0 (Minutes Approved)
 - b. Discussion of neon lights, recommended to move discussion to a later date meeting
 - c. Discussion of commercial parking on Turquoise developments, recommended to move to a later date meeting

3. **Recommendations to CPA**

- a. None

4. **Recommendations to DPR Committee**

- a. Project Name: **Tasende Gallery CDP**

Project Address: 818/820 Prospect Street, La Jolla

Project #: 397593

PDO Zone: 1A

Applicant: James Alcorn & Benton Architects – 858.459.0805x302 – james@alcornbenton.com

City Project Manager: William Zounes – 619.687-5942 – wzounes@san Diego.gov

Date of Application Notice: November 14, 2014

Scope of Work: Coastal Development Permit, request to remodel an existing 9,320 sf mixed use building to include a restaurant, art gallery and a 650 sf addition to, and modifications of the La Jolla Planned District in the La Jolla Community Plan area and the Coast Non-Appealable overlay.

Traffic: A traffic study is underway as requested by Downtown.

Parking: Proposing ten tandem parking spaces below the structure with an additional four off-site parking spaces proposed, if Coastal Development permit is approved applicant will propose valet parking. Current parking situation does not conform to the proposed 49% restaurant use 51% gallery/living space.

Discussion: Consisted of noise concerns for the residential neighbors, it was presented that the restaurant would cap operation at 10:00 pm.

Trash: Alley behind current location is where current trash pickup is located. Applicant would request daily trash pickup in current alley location.

Parking does not conform to the PDO. Loading does not conform to the PDO. Trash Conforms

Motion by Pitrofsky: Building as designed conforms to the PDO subject to meeting the parking requirements of the city which includes off-site shared parking agreement.

Seconded by Seconded by Dershowitz. Vote: 6/0/0 (Motion Approved)

5. **Information Only**

- a. None

Chair adjourned meeting at 5:00 pm

Respectfully Submitted, Anna Palmer, Secretary.

La Jolla Shores Permit Review Committee Minutes
4:00 p.m. Tuesday, March 24, 2015
La Jolla Recreation Center, 615 Prospect Street, La Jolla, CA

1. **Welcome and Call to Order:** Phil Merten, Interim Chair
Merten explained the City of San Diego permit review process. He noted that the 8490 Whale Watch Way project, which is the sole item on today's agenda, will be heard by the La Jolla Community Planning Agenda (CPA) on April 2, 2015.
2. **Adoption of the Agenda**
Donovan moved that the agenda be adopted; Emerson seconded the motion. The agenda was adopted by a vote of 5-0-1 (chair abstaining).
3. **Non-Agenda Public Comment** – 2 minutes each for items not on the agenda.
No public comment.
4. **Non-Agenda Committee Member Comments**
The La Jolla Historical Society summer architectural camp is now taking sign-ups.
5. **Chair Comments**
The Whitney mixed-use building was previously set for hearing in early April by the Planning Commission, but has now been pushed back, probably to late April or May.
6. **Project Review**

8490 Whale Watch Way Residence

- Project No. 328415
- Type of Structure: Single Family Residence
- Location: 8490 Whale Watch Way
- Applicant: James Gates, 619.682.4083, 619-823-4083 jg@publicdigital.com
- Applicant's Rep: Paul Metcalf, 619-733-6056 pmdevcon@sbcglobal.com
- Project Manager: John Fisher, 619-446-5231 JSFisher@sandiego.gov

Project Description: PROCESS 3 - CDP, and SDP to demolish an existing single family residence and construct a 7,016 two-story, over basement single family residence on a 20,093 sq. ft. lot at 8490 Whale Watch Way. The site is located in the Single Family Zone of the La Jolla Shores Planned District within the La Jolla Community Plan area, Coastal Overlay (non- appealable), Coastal Height Limit, Residential Tandem Parking.

Previous Committee Action on 1-28-2014

Motion: 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 the proposed project will disrupt the architectural unity of the neighborhood.

Motion carries: 5-0-0. Approve: Emerson, Lucas, Merten, Naegle, Schenck

Previous Committee Action on 11-19-2014

Motion: Findings cannot be made for a Site Development Permit or a Coastal Development Permit for Project No. 328415. It is not compatible with the neighborhood in form, bulk and scale. The size, form, and relationship of the proposed project will disrupt the architectural unity of the neighborhood, based on the presentation, drawings and information presented on November 19. 5-2-1

Motion carries: 5-2-1.

The project will be heard by the La Jolla Community Planning Association (LJCPA) on April 2, 2015, and is tentatively set for hearing before the San Diego City Planning Commission on April 16.

Presenter: Paul Metcalf, representing the applicant.

The architectural style of the project is pretty much the same, but the surfaces have changed, as has the landscaping. Our revisions have focused on set-backs and design concepts. We have increased the setbacks and altered the heights of the walls. The square footage, however, remains the same due to increased use of space within the outer walls. To summarize, we have increased the setback on the NE, increased the setback on the SE, and altered the "programming" on the front of the house (West).

- *Setbacks:* The setbacks have in general been increased by two or three feet. The set-back at the southeast corner, closest to neighbor Caringi's home, is 8 feet. The setbacks on the north, abutting on neighbor Kalmanson's home, run from 8 to 13 feet. The corner of the SE wall inclines inward, so the setback is 8 at the bottom of the wall and 10 at the top
- *Height:* The top of the outer wall on the street side of the project is 15 feet above grade at the southeast corner of the structure. Behind it, the project curves inward and higher, reaching its highest point at 24 to 25 feet. At the point where the outer wall reaches its highest point of 24-25 feet, it has become part of the house. The front elevation facing the street is unchanged from the previous submittal. The grade will be raised several feet above the existing grade.
- *Square footage:* The footprint of the house is 5300 feet. If the count includes the areas that have 3 walls and a roof around them, the square footage gets up to 9050 square feet. For code purposes, the FAR is 0.45. That number does not count the interior courtyard area.
- *Landscaping:* The Planning Commission was concerned about landscaping. We have used certain native species placed in containers of different sizes, with smaller ones in the foreground, thus creating a tiering or layering effect. A row of fruitless olive trees will hide the eastern wall from the house above it (the Caringi residence). The maximum height for fruitless olive trees is 30 feet.

Committee discussion

The square footage has not been reduced. Applicants took some SF away from the edges but put it back on the inside.

If the landscape plan becomes part of the Exhibit A drawing, then applicants have an obligation to plant as indicated. But there is no Municipal Code requirement that the plantings be maintained.

Public discussion

None. (The neighbors most closely concerned, Kalmanson on the north and Caringi on the east were not present. They had been notified but were unable to attend due to the short notice.)

Motion by Emerson, second by Naegle: same as previous motion, which is reproduced on the agenda.

Findings cannot be made for a Site Development Permit or a Coastal Development Permit for Project No. 328415 as presented to the LJSPRC on 3/24/15. 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.

Janie Emerson: the applicant has tweaked rather than edited the project. The bulk and scale of this project, as presented to us today, has not changed as requested by the Planning Commission. Because the mass and character of this project has essentially not changed from the last presentation, I have made the same Motion as at our last Meeting.

Laura Ducharme-Conboy: I like the efforts to bring it down and set it back. I am not uncomfortable with the west side. There is a lot of roof area, but other schools of architecture have used roofs to function almost as part of a wall, an example being the French Mansard roofs. I don't think the courtyard square footage should be included. I will not be going with the motion.

Myrna Naegle: The square footage is unchanged and the height of the walls is unchanged: the bulk and scale of the residence violates the LJSPDO.

Donovan: I like the architecture of the house. Neighborhoods cannot remain static - they necessarily change over time. However, the change should be gradual, not dramatic or wrenching- this is the point that the LJSPDO makes when it refers to not disrupting the architectural unity of a neighborhood. I will vote in favor of the motion.

Merten: The FAR of 0.45 stated by the presenter is misleading in that it does not include the area and volume of the courtyard, which contributes greatly to the mass and bulk of the project. The ghost floor area of two levels of courtyard should be included in the square footage count because the heights of the wall and building walls surrounding the courtyard are 15 feet and more in height. In my opinion the mass and bulk of the proposed structure is simply too large for this site and the immediate neighborhood. I support the motion.

The motion passes 3-2-1.

In favor are Emerson, Naegle and Donovan. Opposed are DuCharme-Conboy and Steck. Chair Phil Merten abstains.

The Committee adjourned at 5:00 p.m.

Minutes respectfully submitted by Dolores A. Donovan.