



November 23, 2020

Ms. Rachael Ferrell, Environmental Analyst
City of San Diego
Development Services Department
Environmental Analysis Section
1222 First Avenue, MS 501
San Diego, CA 92101

Via Email: DSDEAS@sandiego.gov

Re: DRAFT Mitigated Negative Declaration -
8423 El Paseo Grande (Project No. 661815)

Dear Ms. Ferrell and Members of the Development Services Department:

The La Jolla Shores Association (LJSA) disagree with the Draft Mitigated Negative Declaration (MND) Findings on the project at 8423 El Paseo Grande, La Jolla. This project will have a significant impact on the Shores especially location directly across from the Beach at Kellogg Park.

The La Jolla Shores Permit Review Committee (LJSPRC), which has 5 of 8 total members appointed by LJSA, determined that this project conflicts with the La Jolla Community Plan and Local Coastal Program plus the La Jolla Shores Planned District Ordinance (LJSPDO). On July 20,2020 at their 2nd hearing of this project, the LJSPRC voted 6-0-1 to deny the project for the following reasons:

- ❑ The proposed FAR of 0.96 is 74.5% greater than the average FAR of .55% of 42 properties on El Paseo Grande. This excessive bulk and scale violates the requirements in this area.
- ❑ The high, boxy silhouette of the proposed project does not conform to the Design Principal Section of the LJSPDO, which requires architectural unity for project in the Shores.
- ❑ The setbacks proposed are: Side setbacks of 0 & 4', North Side setbacks of 6', and Rear setback of 10'. Setbacks in the vicinity are substantially larger. These setbacks are not in conformity.
- ❑ The LJSPDO requires smooth transitions between projects. This large, boxy project does not do that with the single story residence next to it. The La Jolla Community Plan and Local Coastal Program further shows these requirements in a series of diagrams. This does not comply.
- ❑ A total of 3 off-street parking spaces (2 for the dwelling plus 1 for the companion unit) is the required minimum for this area. The current proposal only provides 2 off-street parking spaces. This does not comply with the Parking Regulations of the LJSPDO.

The La Jolla Community Planning Association has requested that 8423 El Paseo Grande be redesigned to conform to requirements of the LJSPDO and returned to the LJSPRC for further modifications to comply with those requirements. The LJSA fully endorses this position and urges to City to so order.

Sincerely,

Janie Emerson, President
La Jolla Shores Association
Vice Chair La Jolla Shores Permit Review Committee