

**Project denied for following reasons by subcommittee review:**

**Project does not conform to the La Jolla Community Plan:**

- No transitions between proposed new buildings and existing adjacent homes.
- Design is bulky with no visual articulation and offsetting planes.
- The open carport adds to bulk and increases scale of residences.
- Preferred closed garages would result in 800 sq. ft. removed from project bulk and increase storage security along alley.
- 25 ft. lot frontages do not adhere to established rhythm of 50' street frontages which are prevailing development pattern in neighborhood.
- Extensive lot coverage lacks opportunities for large scale vegetation to soften new development and blend it into existing streetscape.

**Vote from Community Association:**

- Affirm subcommittee review comments.
- The community Planning Association opposes City staff issuing a Notice of Decision before a project involving a Coastal Development Permit is heard by CPA.

**Vote to deny: 11-5-1**