



PO Box 889, La Jolla, CA 92038

458.456.7900

<http://www.LaJollaCPA.org>

[info@LaJollaCPA.org](mailto:info@LaJollaCPA.org)

## La Jolla Community Planning Association

Regular Meetings: 1<sup>st</sup> Thursday of the Month

**Thursday, 8 January 2009, 6:00 pm**

La Jolla Recreation Center, 615 Prospect Street

### D R A F T AGENDA

- 6:00p**
1. Welcome and Call To Order: **Joe LaCava**, President
  2. Adopt the Agenda
  3. Meeting Minutes Review and Approval: 4 December 2008
  4. President's Report – Possible Action Items
    - A. Form Election Committee for Regular Annual Elections in March.
    - B. CDP Committee – CPA & LJTC to withdraw Alternates; look to each joint committee or board to update their individual bylaws.
    - C. Modify Policy re CDP Committee – ACTION ITEM (See attached)
    - D. Approve Policy re PRC Committee – ACTION ITEM (See attached)
    - E. Tassviri Hotel – Ratify President's Appeal of Hearing Officer Approval (PC Hearing is March 19.)
    - F. Community Contact for City's Historical Resources Section – Ratify President's nomination of Carol Olten.
  5. Officer's Reports
    - A. Treasurer: **Jim Fitzgerald**
    - B. Secretary: **Darcy Ashley**
  6. Agency Reports – Information Only
    - A. UCSD - Planner: **Anu Delouri**, [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu), <http://commplan.ucsd.edu/>
    - B. City Of San Diego – City Planning & Community Investment Department  
La Jolla Rep: **Lesley Henegar**, 619.235.5208, [lhenegar@sandiego.gov](mailto:lhenegar@sandiego.gov)
    - C. Council District 2 – Councilmember Kevin Faulconer  
Rep: **Thyme Curtis**, 619.236.6622, [tcurtis@sandiego.gov](mailto:tcurtis@sandiego.gov)
    - D. Council District 1 – Councilmember Sherri Lightner  
Rep: **Alex Varon**, 619.236.6611, [avaron@sandiego.gov](mailto:avaron@sandiego.gov)
  7. **Non-Agenda Public Comment**  
Comments on items not on the agenda and within CPA jurisdiction, two (2) minutes or less.

## **8. CONSENT AGENDA**

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

*Items pulled from the Consent Agenda are trilled to the next CPA meeting.*

PDO – Planned District Ordinance Committee, Chair Tiffany Sherer, 2<sup>nd</sup> Mon, 4pm

CDP – Coastal Development Permit Committee, Chair Tony Crisafi, 2<sup>nd</sup> & 3<sup>rd</sup> Tues

PRC – La Jolla Shores Permit Review Committee, Chair Tony Espinoza, 4<sup>th</sup> Tues, 4pm

T&T – Traffic & Transportation Board, Chair Mark Broido, 4<sup>th</sup> Thurs, 4pm

### **A. DALLAL RESIDENCE**

CDP ACTION: Findings can be made that project meets requirements for the CDP, 7-0. 337 Bandera Street – Coastal Development Permit for 2,474 sf addition to an existing residence on a 7,634 sf lot.

### **B. LOFTS AT BIRD ROCK**

CDP ACTION: Findings can be made that project meets requirements for CDP, SDP & Tentative Map Waiver with following condition: Post speed limit along the alley, 5-4-0. 5505 La Jolla Blvd – Coastal Development Permit, Site Development Permit and Tentative Map Waiver to demo existing restaurant and construct 11 residential condominiums, 7 commercial condominiums, and underground parking on ±16,000 sf in PDO–Zone 4.

### **C. GRANT RESIDENCE**

CDP ACTION: Findings can be made at Preliminary Review that project meets requirements for the Extension of Time (EOT), 4-0-1-2. 6929 Fairway Avenue – Extension of Time for CDP 165304 to demo existing residence and construct 6,862 sf residence on 0.577 acre site.

### **D. SLOYER DUPLEX**

CDP ACTION: Findings can be made at Preliminary Review that project meets requirements for the Extension of Time (EOT), 6-0-0. 626 Bonair Way – Extension of Time for CDP 192072 to demolish existing residence and construct 4,695 sf duplex on a 6,310 sf lot.

### **E. BEARDSLEY RESIDENCE**

CDP ACTION: Findings can be made that the project meets the requirements for NDP and that no variance is required, 6-0-0. 7336 Monte Vista – Neighborhood Development Permit to expand structural envelope and reduce north side setback from 4' to 3'-8" , previously conforming density.

### **F. WAVERLY STREET AT BIRD ROCK PARK**

T&T ACTION: Support the City's proposal with the option that the residents may pursue an alternative solution to meet the same time frame, 9-0-0. Construct curb, gutter, & sidewalk and some paving within Waverly right-of-way to provide pedestrian access from Colima Avenue to proposed Bird Rock Park gate.

### **G. THE CHILDREN'S SCHOOL**

T&T ACTION: Approve City's proposed curb colors for Torrey Pines Lane except restrict Loading Zone to 7-10a and 2-5p, 7-1-0. 2225 Torrey Pines Lane – SDP and CDP for additional classroom space. Total new construction: 15182 sf; net total buildings: 39113 sf on a 260,924 sf lot.

### **H. PATTERSON RESIDENCE**

PRC ACTION: Findings can be made to approve project, 3-0-0. 8216 Prestwick – Extension of Time for CDP 185064. Demo exist residence, construct 5,636 sf residence on a 20,805 sf lot.

## **9. REPORTS FROM OTHER ADVISORY COMMITTEES**

*Information only unless otherwise noted*

- A. COMPACT** (*Community Planners Advisory Committee on Transportation*)  
CPA Delegate: **Vacant**, 4th Wed, 6:30pm, 202 C Street 12th floor
- B. LA JOLLA COMMUNITY PARKING DISTRICT ADVISORY BOARD**  
CPA Delegate: **Orrin Gabsch**, *Not Currently Active*

## **10. SEWER GROUP 715 / WATER & SEWER GROUP 716**

Information Only – Replacements in the Village (Girard, Wall, Kline), residential west of Torrey Pines Road, some in the Shores (Amalfi, Lookout, Hillside). See attached maps. Tentative start date: September 2009. Residents & Merchants will receive notice 30 days prior to start of construction.

## **11. VERIZON MANDELL**

PRC ACTION: Approved 3-1-0 with conditions (See PRC 10/28/2008 min. attached) Pulled from November Consent Calendar by Public, delayed at applicant's request. 8625 La Jolla Scenic – Installation of 12 antennas in new 30-foot artificial pine tree (aka Monopine) with 3 aboveground equipment cabinets on side of exist. building.

## **12. LA JOLLA PLANNED DEVELOPMENT ORDINANCE**

Proposal to amend PDO by inserting statement: "In no case shall a deviation pursuant to a Planned Development Permit pursuant to Chapter 12, Article 7, Division 6 or a variance pursuant to Chapter 12, Article 6, Division 8 be granted to exceed the maximum number of stories allowed under §159.0307(d)(2)."

## **13. LA JOLLA SHORES PLANNED DEVELOPMENT ORDINANCE**

PRC ACTION: Draft language unanimously supported by Committee  
Proposal to amend PDO by inserting a definition of "minor in scope." Minor in scope is an important threshold as to which projects/improvements can proceed with simply a building permit versus those that must seek a Site Development Permit.

## **14. ADJOURNMENT**

<p><b><i>Next Regular Meeting: Thursday, 5 February 2009</i></b></p>
--

### ***Possible Agenda Items***

---

- ✓ *MEMBER MEETING – Ratify updated Bylaws.*
- ✓ *CANDIDATE FORUM – Opportunity for candidates in March Election to make brief statement.*
- ✓ *T-MOBILE POTTERY CANYON – Applicant requested that this item heard at our December meeting be continued until February or March.*
- ✓ *COASTAL PERMIT EXEMPTION ORDINANCE (Dan Joyce, City of SD)  
Proposed change in Land Development Code to delete current exemption language and replace with new language which exempts projects from a Coastal Development Permit if they don't exceed 90% of allowed height and 90% of allowed Floor Area Ratio (FAR) and second story is no more than 40% of the total FAR.*



PO Box 889, La Jolla, CA 92038

458.456.7900

<http://www.LaJollaCPA.org>

[info@LaJollaCPA.org](mailto:info@LaJollaCPA.org)

## La Jolla Community Planning Association

Regular Meetings: 1<sup>st</sup> Thursday of the Month

Thursday, 4 December 2008, 6:00 pm  
La Jolla Recreation Center, 615 Prospect Street

President: Joe LaCava      VP: Glen Rasmussen      Secretary: Darcy Ashley

Present: Darcy Ashley, John Berol, Tom Brady, Robert Collins, Mike Costello, Jim Fitzgerald, Orrin Gabsch, Joe LaCava, David Little, Tim Lucas, Paul Metcalf, Michael Morton, Lance Peto, Glen Rasmussen, Ray Weiss

Absent: Tony Crisafi, Alice Perricone

### D R A F T MINUTES

1. Welcome and Call To Order: Joe LaCava, President called the meeting to order at 6:05pm.
2. Adopt the Agenda

**Approved motion: to adopt the agenda. (Fitzgerald / Collins 11-0-0)**

**In favor: Ashley, Berol, Brady, Costello, Fitzgerald, Gabsch, Little, Metcalf, Peto, Rasmussen, Weiss**

**Out of the room: Lucas**

3. Meeting Minutes Review and Approval: 6 November 2008

**Approved motion: to approve the Nov. 6th minutes. (Collins / Fitzgerald 12-0-1)**

**In favor: Ashley, Berol, Brady, Collins, Costello, Fitzgerald, Little, Metcalf, Morton, Peto, Rasmussen, Weiss**

**Abstain: Gabsch**

**Out of the room: Lucas**

4. President's Report – Joe LaCava

**A.** Community Planners Committee (<http://www.sandiego.gov/planning/community/cpc/>)

**B.** CPA Bylaws

1. City Council approves deviations except 2 that violated Brown Act
2. Reconvene Bylaw Committee, Lance Peto chair. Target Member ratification Feb 5.

La Jolla CPA Bylaw Ad Hoc Committee will meet in January 2009

Lance Peto (Chair), Cindy Thorsen, Darcy Ashley, John Beaver, Mary Coakley, Nancy Manno, Orrin Gabsch, Ray Weiss, Tim Lucas, Mike Costello

**C.** Indemnification Ordinance – Approved by City Council

**D.** PDO Updates – La Jolla PDO, La Jolla Shores PDO

1. LJSPDO - City Attorney's Office retracts April 2007 memo re base zoning
2. LJSPDO - PRC proposes amendment to define "minor in scope" (see PRC minutes). Jan action item.
3. LJSPDO - City reportedly proposes to define "minor in scope" as <10% increase in floor area.
4. LJPDO - Original amendments deferred to the "next administration"; proposal to prohibit exceeding story limit story through Variance or Deviation. Jan action item.

**E.** Children's Pool Interim Lifeguard Tower – See attached letter sent 13 Nov 2008- no response from the City of San Diego.

---

*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.*

- F.** Cell Towers Ad Hoc Committee – See attached letter sent 1 Dec 2008
    - 1. T-Mobile Soledad project appealed by CPA has been withdrawn by T-Mobile
  - G.** Mills Act Ordinance (City Council Nov 23, continued to Dec 2)
  - H.** CPA Regular Meeting Jan 1 to be held Jan 8 – A special thank you to the Town Council
  - I.** Special Election – Members Only, voting from 3 to 7 pm, Room 2. Voting in the Special Election was duly closed at 7pm by the Chair. After tabulation of the ballots by the Election Committee, the Chair announced the top vote getter as Dan Courtney.
  - J.** Torrey Pines Corridor Study Approved by City Council
5. Officer's Reports
- A.** Treasurer: Jim Fitzgerald
    - Previous ending balance: \$711.03
    - Expenses: \$99.52
    - Collected at the November meeting: \$229.00
    - Ending balance: \$840.51
  - B.** Secretary: Darcy Ashley- please direct any information for Trustees to the Chair for distribution.
6. Agency Reports – Information Only
- A.** UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://commplan.ucsd.edu/>- present. Report on LJCPA website.
  - B.** City Of San Diego – City Planning & Community Investment Department
    - La Jolla Rep: Lesley Henegar, 619.235.5208, lhenegar@sandiego.gov- Not present- no report.
  - C.** Council District 2 – Councilperson Kevin Faulconer
    - Rep: Thyme Curtis, 619.236.6622, tcurtis@sandiego.gov Not present- no report.
  - D.** Council District 1 – Council President Scott Peters
    - Rep: Keely Sweeney, 619.236.6972, ksweeney@sandiego.gov Not present- no report.
  - E.** Council District 1 – Councilperson Elect - Sherri Lightner
    - Inauguration will be held Monday @ 10 am @ Golden Hall
    - Office located on 10<sup>th</sup> floor
    - Chief of staff to be hired
    - Alex Varon will be the La Jolla Representative for the CD1 office: avaron@sandiego.gov
    - Setting agenda for first 100 days in office
7. Non-Agenda Public Comment
- Comments on items not on the agenda and within CPA jurisdiction, two (2) minutes or less.
- A.** Mary Coakley
    - Enough money raised for play ground equipment at Kellogg Park and will be submitting plans to the city next week.
    - Dolphin statues removed from playground and to be replaced with bronze statue of "J.J.", a 14 ft. whale
  - B.** Robert McCue -Concerned with the status of the Torrey Pines Corridor Project
8. CONSENT AGENDA
- Consent Agenda allows the Trustees to ratify actions of our joint committees and boards in a single vote with no presentation or debate. The public may comment on consent items. Anyone may request that a consent item be pulled for full discussion.
- Items pulled from the Consent Agenda are trailed to the next CPA meeting.
- PDO – Planned District Ordinance Committee, Chair Tiffany Sherer, 2<sup>nd</sup> Mon, 4pm
  - CDP – Coastal Development Permit Committee, Chair Tony Crisafi, 2<sup>nd</sup> & 3<sup>rd</sup> Tues
  - PRC – La Jolla Shores Permit Review Committee, Chair Tony Espinoza, 4<sup>th</sup> Tues, 4pm
  - T&T – Traffic & Transportation Board, Chair Mark Broido, 4<sup>th</sup> Thurs, 4pm

**A. SAN DIEGO NATIONAL BANK**

PDO ACTION: Proposed mural is considered sign and therefore must comply with sign ordinance, resubmit with a smaller mural, 5-1-0.

7877 Ivanhoe Ave - Proposes logotype mural to be added to façade of building.

**B. 7844 HERSCHEL AVE COMMERCIAL BUILDING**

PDO ACTION: Proposed use conforms to PDO for use, building modifications would need to return to PDO for review, 7-0-0.

**Withdrawn by Chair since it was only an information vote and not in response to a development application.**

**C. SEA CLIFF COTTAGE RESIDENCE**

CDP ACTION: Findings can be made for CDP, 6-0-0.

7985 Prospect Place - New CDP due to expiration of previous CDP and Substantial Conformance Review. Applicant requesting confirmation of previous CPA approval; no modification of previously approved plan.

**Approved motion to accept the recommendation of the PDO & CDP committees that the findings can be made for San Diego National Bank (A.) and Sea Cliff Cottage (C.) and forward this information to the City of San Diego. (Ashley/ Collins 12-0-1)**

**In favor: Ashley, Berol, Brady, Collins, Costello, Fitzgerald, Gabsch, Little, Metcalf, Morton, Rasmussen, Weiss**

**Abstained: Little**

**Out of Room: Lucas**

**D. PIERCE RESIDENCE**

CDP ACTION: Findings can be made for CDP, 4-0-0.

7206 Rue de Roark – CDP to demolish existing and construct a 5,667-sf single story residence over basement plus a separate guest house on a 13,100-sf lot

**Approved Motion: To accept the recommendation of the CDP committee that the findings can be made and forward that recommendation to the City of San Diego. (Ashley/ Fitzgerald 10-0-0-1)**

**In favor: Ashley, Brady, Collins, Costello, Fitzgerald, Gabsch, Little, Metcalf, Rasmussen, Weiss**

**Out of Room: Berol, Lucas**

**Recused: Morton**

**REPORTS FROM OTHER ADVISORY COMMITTEES**

Information only unless otherwise noted

**E. COMPACT (Community Planners Advisory Committee on Transportation)**

CPA Delegate: Vacant, 4th Wed, 6:30pm, 202 C Street 12th floor

**F. LA JOLLA COMMUNITY PARKING DISTRICT ADVISORY BOARD**

CPA Delegate: Orrin Gabsch, 3rd Wed, 4pm, La Jolla Recreation Center

**9. THE CHILDREN'S SCHOOL**

Reconsideration of the CPA's action at its October 1, 2008 meeting.

MND:

[http://docs.sandiego.gov/citybulletin\\_publicnotices/CEQA/PN1300%2523151283%2520Draft%2520MND.pdf](http://docs.sandiego.gov/citybulletin_publicnotices/CEQA/PN1300%2523151283%2520Draft%2520MND.pdf)

2225 Torrey Pines Lane – SDP and CDP for additional classroom space. Student enrollment capped at 262. Pave decomposed granite parking lots. New parking lot off Torrey Pines Lane. Total new construction: 15182 sf; net total buildings: 39113 sf on a 260,924 sf lot.

Presentation in Support of the project- Jim Kelly

- Presented plans for an addition at The Children's school

- Staff parking at rear

- Torrey Pines Lane parking / student loading / unloading zone

- Eucalyptus trees to be removed and replaced with 39 new trees

- Reduce trash pick up from 3 to 2 times weekly
- Will cover cost to patch and seal Calle Juela

Members of the public in support: Jim Heaton – Parent of TCS student, Chair of the La Jolla Shores Association, Jan Stearns, Tom Albright, Julie Lee, Jeff Schnider – all TCS parents, Max Scott – CS student

Presentation in Opposition:

Dan Courtney – Neighbor on Calle Juela

- Concerned with Eucalyptus tree removal
- Torrey Pines Lane should remain a public street, no loading / unloading zone
- Street to be improved to city standard so city will continue with maintenance, not just patching and sealing
- Trash pick up to be relocated to Torrey Pines Lane
- Handed out a list of 13 demands for the project

Todd Cardiff – Attorney representing Dan Courtney

- Requests list of demands be incorporated into the site development permit

**Approved Motion: To approve The Children's School project with the following conditions:**

1. No construction vehicles on Calle Juela.
2. Patch & resurface Calle Juela.
3. Route all deliveries to enter The Children's School through the front.
4. All items outlined in agreement letter from The Children's School and the neighbors will be completed. See Attachment "A"
5. Enrollment to be capped at 262 students.

**(Metcalf / Costello 10-0-1)**

**In favor: Berol, Brady, Costello, Collins, Fitzgerald, Gabsch, Metcalf, Morton, Rasmussen, Weiss**

**Abstained: Little**

**Recused: Lucas**

#### 10. CHILDREN'S POOL ROPE BARRIER

CPA: Jan-08: Findings can not be made, 7-2-1.

CDP to erect temporary rope barrier during seal pupping season 12/15/08 to 5/30/09. Discussion will be limited to changes, if any, that would support reconsideration of the CPA's previous denial.

Presentation – Daniel Daneri, City of San Diego Project manager

- Presented plans for the addition of 4 poles, 1/2" nylon rope, and a sign at the children's pool
- Courts had ordered against the rope

Trustee Comments:

Mike Costello-Read section of the Marine Mammals Act and used it to argue against having a rope barrier.  
Comments from several trustees arguing both for and against the application

**Approved motion: To reaffirm the LJCPA's previous motion that the findings for a CDP cannot be made. (Gabsch / Collins 8-3-1)**

**In favor: Berol, Brady, Costello, Gabsch, Little, Metcalf, Morton, Rasmussen**

**Opposed: Collins, Fitzgerald, Weiss**

**Abstain: Lucas**

#### 11. SIERRA MAR

PRC ACTION: Denied 3-0-0 based on bulk, scale and impact on neighbors.

Pulled by the Public

7755 Sierra Mar – Remodel of 5,006 sf home and addition of 8,714 sf on 37,790 sf lot.

Presentation in opposition by Drex Patterson (Neighbor)

- Presented photo simulations of public views blocked

-Has had numerous requests to meet with the architect, but has only had two meetings, only one meeting was of substance.

-Concerned with bulk and scale

Presentation in support by representative of the applicant Claude Anthony Marengo and Robin Monroe (Land use Attorney)

-Responded to comments

-Building design is restricted by historical designation of site and partial building

-Square footage of residence is within F.A.R.

Members of the public in opposition: Drex Patterson, Susan Patterson, Ron Davidson, Robert Field, Alberto Kiappa, Judy Swain, Daisy Fitzgerald, Mike Vargas, Barbara Levy, Mark Jorgenson – all neighbors or their representatives.

**Approved Motion: To accept the recommendation of the Permit Review Committee to deny the approval of this project, the findings cannot be made, due to its bulk & scale and the impact of the project on the neighborhood character.**

**(Collins / Weiss 10-0-0)**

**In favor: Berol, Brady, Collins, Costello, Fitzgerald, Gabsch, Little, Lucas, Rasmussen, Weiss**

**Recused: Morton**

## 12. T-MOBILE POTTERY CANYON

PRC ACTION: Approved 3-1-0 with conditions (extend public sidewalk, new landscape/ groundcover, 2-foot screen wall)

La Jolla Scenic Right of Way, east side between Caminito Bello and Via Posado – 3 antennas attached to 30-foot street light, underground vault, above ground vents and utility boxes.

Presentation:

Doug Manson – T-Mobile representative

-Presented revised plan with photo simulation

Public Comment:

Mary Coakley – T-Mobile has revised design to combine all elements of project

Phil Merten – City is changing environmental review procedures

Trustee Comments:

-Fees T-Mobile pays for the installation

-Is a light necessary for antenna

-Reduce the diameter of pole, remove wall

-Notify neighbors of installation

-Install sidewalk

-Remove name pottery canyon

Item continued to next meeting. Applicant agreed to fund mail out to the 300-foot radius property owners to seek their input on (a) whether there is a need for a new street light in that location, and (b) whether there should be a concrete sidewalk in that area or preserve the decomposed granite walkway

## 13. ADJOURNMENT

To next regular meeting: Thursday, 8 January 2009 (note special date)



**Policies of the  
La Jolla Community Planning Association**

**Approved by the CPA on March 6, 2008**

---

1. The CPA will only consider recommendations from CDP when the Cycle Issues have been distributed to CDP before the “Final” CDP meeting and proof of effective notice has been provided by the applicant.  
(Approved by the CPA on March 6, 2008.)

**Approved by the CPA on August 7, 2008**

---

1. Chair is directed to file an appeal when City approves project denied by the CPA, whether on the consent agenda or at a full hearing. Filing shall be ratified at the next meeting of the CPA; otherwise it is to be withdrawn.
2. Chair is directed to request a time extension on Process 2 applications as allowed under the Municipal Code.
3. Chair is directed to send notice of CPA action to City of San Diego immediately after the meeting rather than waiting to approval of the minutes at the following month’s meeting.

**Proposed – January 8, 2009**

---

1. The CPA will only consider Coastal Development Committee (CDP) recommendations made at a CDP meeting at which the CDP has written evidence that Public Notices were placed in the mail or hand delivered 7 or more days before the CDP meeting.
2. The CPA will only consider La Jolla Shores Permit Review Committee (PRC) recommendations made at a PRC meeting at which the PRC has received (1) the Cycle Issues, and (2) written evidence that Public Notices were placed in the mail or hand delivered 7 or more days before the PRC meeting.

**LA JOLLA COASTAL DEVELOPMENT PERMIT COMMITTEE**  
LA JOLLA COMMUNITY PLANING ASSOCIATION

**COMMITTEE REPORT**  
**for DECEMBER 2008**

**FINAL REVIEWS:**

Project Name: **DALLAL RESIDENCE**  
337 Bandera St. Permits: CDP  
Project #: JO#42-7166/117460 DPM: Laura Black lblack@sandiego.gov  
Zone: RS-1-7 Applicant: Eduardo del Monte 619-227-1503  
[Archi\\_pac@yahoo.com](mailto:Archi_pac@yahoo.com)

**Subcommittee Motion:**

**(Merten/Hayes 7-0-0) Findings can be made that the project meets requirements for the CDP.**

Project Name: **LOFTS AT BIRD ROCK**  
5505 La Jolla Blvd. Permits: CDP, SDP, Tentative Map Waiver  
Project #: JO#42-7916/151878 DPM: John Fisher jsfisher@sandiego.gov  
Zone: RS-1-4 Applicant: Jeff Eldon 858-793-4601  
jelden@san.rr.com

**Subcommittee Motion:**

**(Hayes/Morton 5-4-0) Findings can be made that the project meets requirements for the CDP, SDP & Tentative Map Waiver with the following condition:**

**1.) Post speed limit along alley.**

**Comments Against:**

**Collins: 1.) Presence of residential units on Midway**  
**2.) Parking – queue time**

**Little: 3.) Residential units should not be on Midway**  
**4.) Auto elevators are cause for problems**  
**5.) Considers Lanai as a third story.**

Project Name: **PILSBURY RESIDENCE**  
7339 Fay Ave. Permits: CDP  
Project #: JO#43-1668/166423 DPM: Derrick Johnson  
dnjohnson@sandiego.gov  
Zone: RM-1-1 Applicant: Tim Pilsbury tpilsbury@hotmail.com  
Ramon Moscoso  
mosarchlstudio@mac.com

**Subcommittee Motion:**

**(Hayes/Crisafi 5-0-4) Findings can be made that the project meets requirements for the CDP.**

**PRELIMINARY REVIEWS:**

Project Name:	<b>GRANT RESIDENCE</b>	Permits:	EOT
	6929 Fairway Rd.	DPM:	PJ Fitzgerald pfitzgerald@sandiego.gov
Project #:	JO#43-1661/166204	Applicant:	Reggie Reyes 858-459-9291
Zone:	RS-1-4		<a href="mailto:rreyes@islandarch.com">rreyes@islandarch.com</a>

**Subcommittee Motion:**

**(Hayes/Morton 4-0-1-2) Findings can be made at Preliminary Review that the project meets requirements for the EOT.**

**Abstain – Little**

**Recuse – Crisafi, Collins**

**Applicant stated no changes to plan.**

Project Name:	<b>SLOYER DUPLEX</b>	Permits:	EOT
	626 Bonair Way		
Project #:	JO#43-1762/167699	DPM:	Kathy Henderson
Zone:	RM-1-1		khenderson@sandiego.gov
		Applicant:	David Sloyer 858-335-8865
			<a href="mailto:dsloyer@yahoo.com">dsloyer@yahoo.com</a>

**Subcommittee Motion:**

**(Merten/Collins 6-0-0) Findings can be made at Preliminary Review that the project meets requirements for the EOT.**

Project Name:	<b>BEARDSLEY RESIDENCE</b>	Permits:	NDP
	7336 Monte Vista Ave.	DPM:	Kathy Henderson khenderson@sandiego.gov
Project #:	JO#43-1493/163544	Applicant:	Michael Atwell 619-262-0100
Zone:	RS-1-7		mtaia2@pacbell.net

**Subcommittee Motion:**

**(Collins/Metcalf 6-0-0) Motion for final vote upon Preliminary Review.**

**(Little/Morton 6-0-0) Findings can be made that the project meets the requirements for NDP and that no variance is required. Existing setbacks remain.**

**La Jolla Coastal Development Permit Committee  
Committee Report – December 2008**

**Page 3**

Project Name: **1245 PARK ROW – SCR**

1245 Park Row

Project #: JO#43-1554/164362

Zone: RS-1-7

Permits: SCR

DPM: Tim Daly tdaly@sandiego.gov

Applicant: Claudia Albrizzio 858-750-6669

calbrizzio@san.rr.com

Rick rrutstien@san.rr.com

**Subcommittee Motion:**

**(Sullivan/Little 7-0-0) Findings can not be made to approve project.**

**La Jolla Traffic and Transportation Joint Board  
Minutes - December 18, 2008**

**Meeting Called to Order 4:00 p.m. La Jolla Recreation Center**

**Roll Call – Present: Chair** – Mark Broido (LJSA), Deborah Marengo (PLJ), Mary Coakley (LJCPA), John Beaver (LJTC), Earl Van Inwegan (LJTC), Todd Lessor (LJSA), Jim Heaton (LJSA), Joe LaCava (BRCC), George Sutton (BRCC), John Michaelson (PLJ)

**Motion to Approve Minutes of October 23, 2008**

**Maker: Lessor/Heaton      Vote: 8-0-0.**

**Public Comment**

- Mr. Jerry Brown requests a hardship parking area on Dorado Court. Presently there is no parking and he needs to get closer to his home.
- City reports that the water pipe replacement plan is about a year from now and will be working toward the Country Club area.

**Old Business**

- **Waverly / Bird Rock Park (for vote):**  
Representatives of the City and nearby residents thoroughly discussed alternative plans to provide Handicap Access to the Waverly/Bird Rock Park. The City contends that they have the money to proceed with a sidewalk and flat access down one side of Waverly that will meet ADA requirements from the nearest Public Transportation and the playing field. The residents contend that they have developed a plan that will provide a wider and more attractive right of way down Waverly. The issue revolves around the residents trying to protect an approximate 17' incursion on the City's right of way and needing a street vacation to preserve their property as it stands. The Board is hesitant to issue street vacations.

**Motion: Support the City's proposal with the option that the residents may pursue an alternative solution to meet the same time frame.**

**Maker: La Cava/Lessor.      Vote: 9-0-0.**

**New Business**

- **The Children's School Expansion**  
The Children/s School proposed improving and enlarging their visitor parking area.

**Motion: Approve the plans as presented with drop off times restricted to 7-10 a.m. and 2-5 p.m.**

**Maker: Dan Courtney/Tiffany Sherer.      Vote: 7-1-0.**

- **Standardization of Parking Time Limits** – Continued to next meeting.
- **Signage Changes** – Continued to next meeting.

**Next meeting to be held on January 22, 2009 @ 4p.m. in the Rec. Center**

**LA JOLLA COMMUNITY PLANNING ASSOCIATION**  
**La Jolla Shores Permit Review Committee Agenda**  
**Tuesday, December 23, 2008**  
**4:00 p.m.**  
**La Jolla Recreation Center, 615 Prospect St., La Jolla, CA**

**1. PATTERSON RESIDENCE**

PROJECT NUMBER: 167800

TYPE OF STRUCTURE: Single Family Residence

LOCATION: 8216 Prestwick Dr. La Jolla, CA 92037

PLANNER: Helene Deisher

Ph: 619-446-5223 Email:

OWNERS REP: William Hayer–Hayer Architecture Ph: 858-792-2800 Email: bhayer@hayerarchitecture.com

PROJECT DESCRIPTION: Construct a single story single family residence on a cleared 0.478 acre lot. The house and 2-car garage will total 5,636 SF with basement of 4,831 SF. Provide a new landscaping and pool. Demolish existing single family residence, existing landscape, site wall and hardscape on the site as necessary.

Lot Size: 20,804.66 SF (0.478 Acre)

Existing Sq/Ft: Level One – 5,636 SF & Basement – 4,831 SF

Addition Sq/Ft:

Subterranean Sq/Ft (if applicable):

Total Sq/Ft (excluding subterranean if applicable): 5,636 SF

Percent of lot covered: 27.40%

Floor area ratio: 0.274

Height: 23 Feet top of parapet @ lowest grade

Front yard setback: 15’-0”

Side yard setback: 8’-0”

Percent of green softscape: 55.7% (11,600 SF)

Off street parking: 2

Other:

PROJECT IS SEEKING A: CDP (#185064) for Extension of time

NEIGHBORHOOD DESCRIPTION:

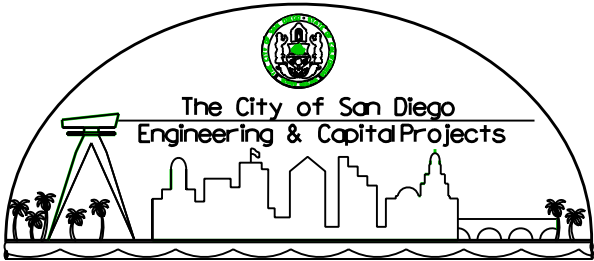
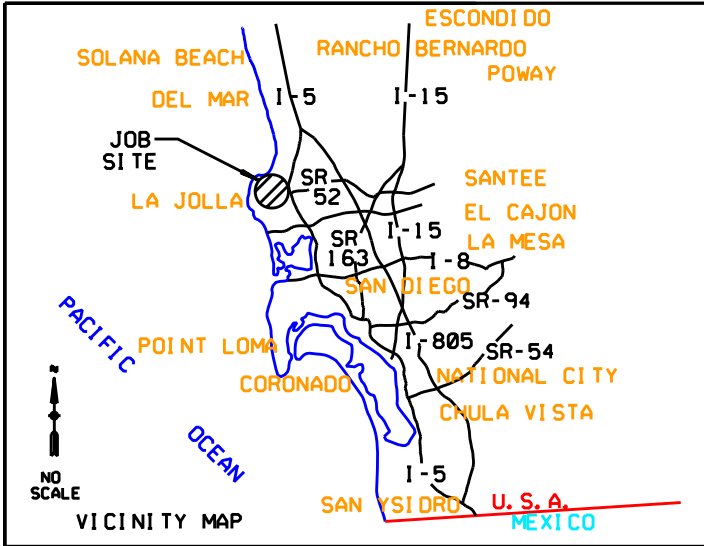
NEIGHBORHOOD REVIEW:

ISSUES WITH RESPECT TO THE PDO:

**PATTERSON RESIDENCE**

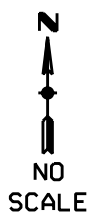
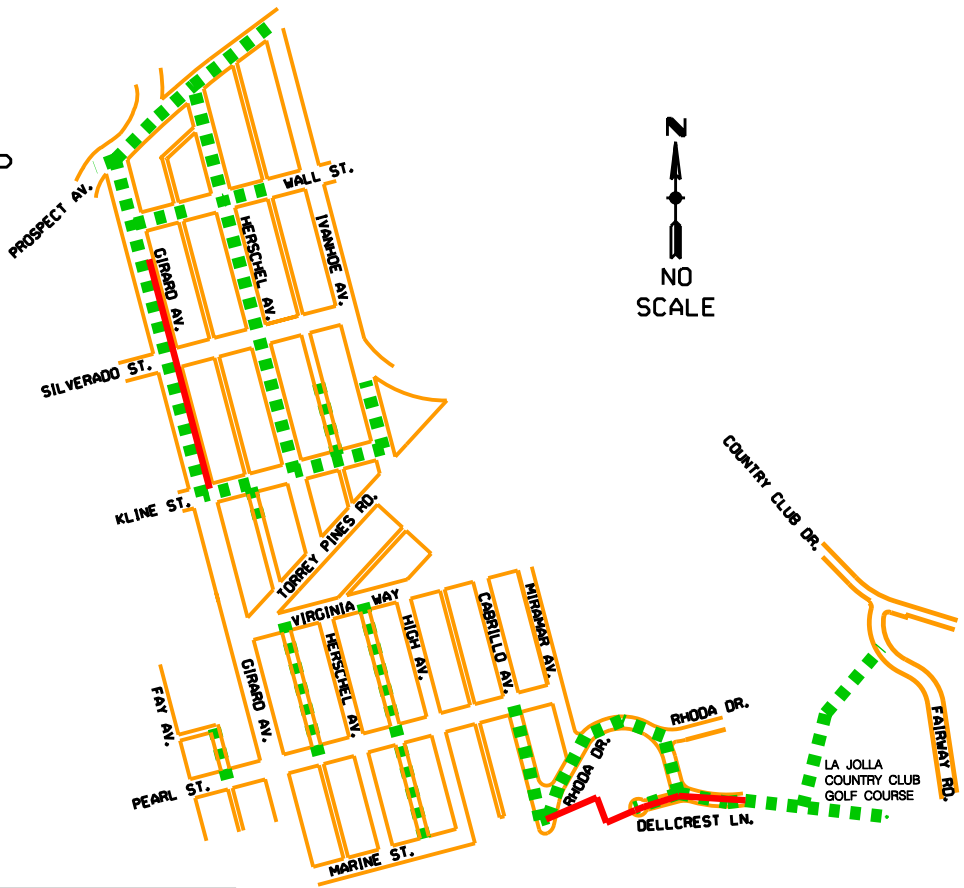
Motion: Naegle – Findings can be made to approve project  
2<sup>nd</sup>: Boyden

Vote: Approved 3-0-0



SENIOR ENGINEER  
 RANIA AMEN  
 ☎ (619) 533-5492  
 PROJECT MANAGER  
 JERICO GALLARDO  
 ☎ (619) 533-7523  
 PROJECT ENGINEER  
 JOSE LITO GUINTO  
 ☎ (619) 533-5474

SEWER  
 REPLACEMENT  
 GROUP 715  
 LOCATION MAP

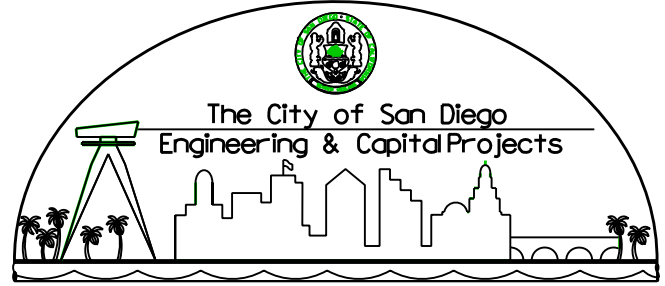
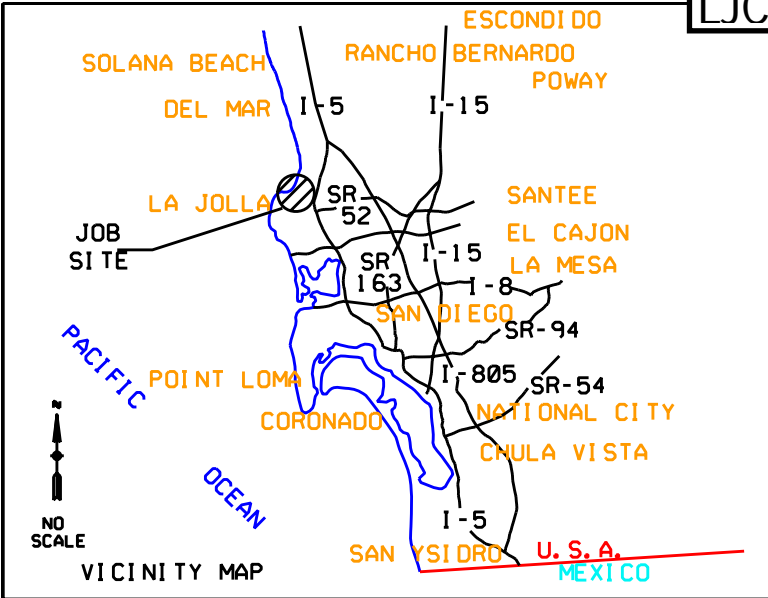


LEGEND:

■ ■ ■ ■ ■	SEWER MAIN REPLACEMENT
—————	ABANDONED SEWER MAIN

07/03/08 J2C

COMMUNITY PLAN LA JOLLA • COUNCIL DISTRICT 01 • CIP# 443123

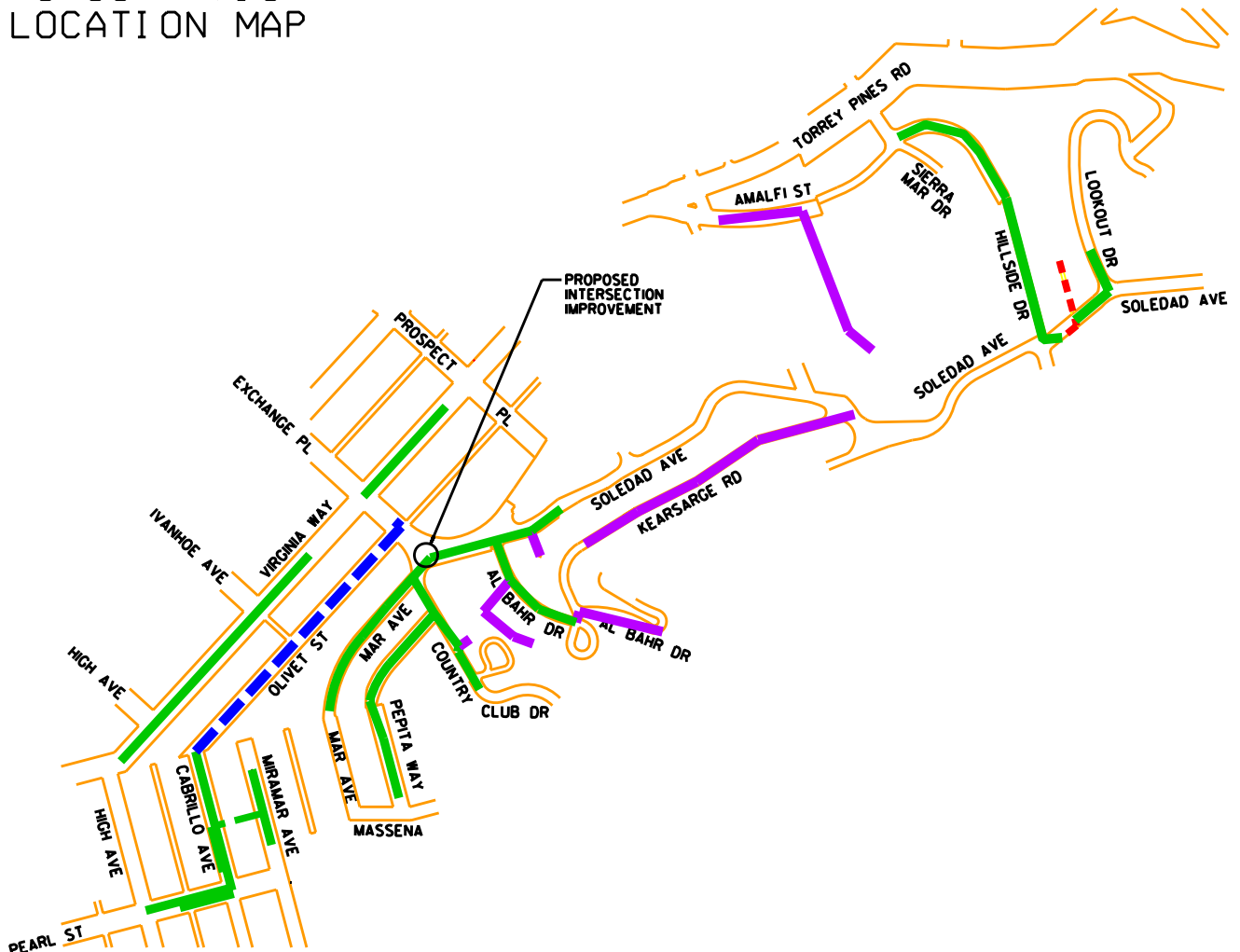


PROJECT ENGINEER  
YOUSIF BENYAMIN  
☎ 533-5103

SENIOR ENGINEER  
RANIA AMEN  
☎ 533-5492

PROJECT MANAGER  
JERICHO GALLARDO  
☎ 533-7523

SEWER & WATER  
GROUP 716  
LOCATION MAP



NO SCALE

- LEGEND:
- SEWER MAIN REPLACEMENT
  - SEWER MAIN REHABILITATION
  - - - SEWER MAIN TO BE ABANDONED
  - SEWER AND WATER MAIN REPLACEMENT

Trustee Packet  
5 Jan 2009, Page 16 of 19  
10/06/08 RMH



**LA JOLLA COMMUNITY PLANNING ASSOCIATION**  
**La Jolla Shores Permit Review Committee**  
**Community Report, Tuesday, October 28, 2008**  
**4:00 p.m.**  
**La Jolla Recreation Center, 615 Prospect St., La Jolla, CA**

**LJCPA, 1/08/2009, Agenda Item #11**

**2. VERIZON MANDELL (*PREVIOUSLY REVIEWED 7/22/08*)**

PROJECT NUMBER: None

TYPE OF STRUCTURE: Stealth Designed Monopine

LOCATION: 8625 La Jolla Scenic

PLANNER: Jeffery Peterson

Ph: 619-446-5349

Email: jpeterson@sandiego.gov

OWNERS REP: Shelly Kilbourn

Ph: 619-223-1357

Email: shellykilbourn@cox.net

Kerrigan Diehl

Ph: 760-587-3003

Email: kerrigan.plancom@sbcglobal.net

PROJECT DESCRIPTION: Installation of 12 antennas mounted to new 30' stealth designed Monopine and 3 associated equipment cabinets.

**COMMITTEE FINDINGS 10/28/08:**

Verizon Mandell

1. Motion: Boyden – Findings can be made to approve project subject to the following conditions/changes: construction of a sound baffling wall to address total noise of existing and proposed new equipment (subject to City of SD standards)
2. 2<sup>nd</sup>: Morton
3. Vote: Approved 3-1-0

-----Original Message-----

**From:** Tony Espinoza [mailto:lajollatony@gmail.com]

**Sent:** Thursday, October 16, 2008 4:01 PM

**To:** 'Joe LaCava'; weismom@earthlink.net; James Heaton; 'Tony Crisafi'; darcys01@hotmail.com

**Cc:** Dale Naegle; fdoolittle@sbcglobal.net; Helen Boyden; Michael Morton; tlucas@abac.com; 'Trish Gibbons'

**Subject:** DRAFT Recommendations for definition of "Minor in Scope" for LJS PDO

**Importance:** High

Dear Joe, Sue, Jim, Darcy and Tony:

Enclosed is the DRAFT language that the PRC has developed for amending the La Jolla Shores PDO to define what is meant by "minor in scope." Consequently, development projects that are minor in scope may proceed without public review per the Process One or Process Two guidelines of the City of SD Developmental Services Department. All other projects would be required to proceed with public review per the Process Three, Four or Five guidelines. During the past month, the PRC has met in 3 separate public meetings and has garnered input from all committee members, the LJ CPA and several individuals from the public that attended the first two meetings to develop this Draft language.

- The proposed language would replace lines 17-20 of Section 1510.0201d of the LJ Shores PDO. In order to provide as much conformity as possible, we have adopted much of the Draft language from the City of San Diego Municipal Code: Chapter 12: Land Development Reviews: Section 126.0704 definition of exceptions ([Items in blue font are additions to the existing exemption code language](#)).
- The proposed language has been drafted in a manner so that we have defined what is not minor in scope; rather than attempt to define exceptions. The PRC felt this was the only practical way to grasp each of the relevant "triggers" for projects that are not minor in scope. We also recognize that upon final adoption the language may need to be changed to define exceptions.
- The proposed language has been separated into 13 separate definitions or "triggers". We have not attempted to rationalize or combine any of these during the Draft process as we want it to be clear what is meant by each definition. We recognize that it may be most effective to combine, rationalize or eliminate some definitions when the language is finalized.

We believe that the process to amend the LJS PDO begins with a full "vetting" among all of the affected La Jolla Community Groups including: The La Jolla Shores Association, La Jolla Advisory Board, La Jolla Town Council and La Jolla PDO. The PRC would like to obtain the additional guidance and collective wisdom of these groups before we make any final recommendations to the LJ CPA to ask for their ratification. In addition, we believe there is a significant benefit in adopting similar "minor in scope" definitions in both the LJ Shores PDO and the LJ PDO documents. Therefore, we would ask the LJ PDO committee to consider making relevant changes to its Ordinance once the LJS Draft language is completed.

We ask that each Community Group meet and garner input/recommendations and share those with me asap. Our desire is that we would have Draft language ready to share with the LJ CPA prior to its December meeting.

Please let me know if you have any questions.

With warm regards,

Tony Espinoza  
Chair  
La Jolla Shores Permit Review Committee

**Proposed language would replace lines 17-20 of Section 1510.0201d  
La Jolla Shores Planned District Ordinance**

*Note, we have adopted much of the following language from the City of San Diego Municipal Code: Chapter 12: Land Development Reviews: Section 126.0704 (Items in blue font are additions to the existing exemption code language).*

**Development that is not exempt from Discretionary Permit review(s)**

The following development is not exempt from the requirement to obtain a Coastal Development Permit, Site Development Permit or other Discretionary Permits as may be required by the La Jolla Shores PDO and are subject to Process Three, Four or Five review by the appropriate community organizations established in La Jolla Shores.

- (a) Improvements to existing structures are not exempt and may not be considered “minor in scope.”, if the improvements involve any of the following:
- (1) Improvements to any structure located on a beach, wetland, stream, or seaward of the mean high tide line, where the structure or proposed improvements would encroach within 50 feet of a coastal bluff edge.
  - (2) Improvements to any structure that would result in an increase of 10 percent or more of interior floor area (and greater than 1,000 square feet).
  - (3) Any additional interior floor area where an improvement to the structure had previously been exempted (this is intended to prevent incremental development of structures without community organization oversight).
  - (4) An increase in building height by more than 10 percent.
  - (5) An increase in total building height to 24 feet or higher or 26 feet for chimneys.
  - (6) Improvements that result in an intensification of use. For purposes of Section 126.0704, intensification of use means a change in the use of a lot or premises which, based upon the provisions of the applicable zone, requires more off-street parking than the most recent legal use on the property.
  - (7) The demolition or removal of 50 percent or more of the exterior walls of the existing structure.
  - (8) The expansion or construction of water wells or septic systems.
  - (9) Any significant non-attached structures which are greater than 16 feet in height; such as garages, fences and (non-habitable accessory structures) patio covers, roof decks, pools and spas.
  - (10) The conversion of the roof of an existing structure to a roof deck, which is greater than 16 feet in height and greater than 400 square feet.
  - (11) Any improvement to a structure where the Coastal Development, Site or other Discretionary Permit issued for the original structure indicated that any future improvements would require a development permit.
  - (12) The addition of a story to any structure irrespective of the increase in interior floor area or building height;  
and/or
  - (13) A structure that would represent a third story at any height. (This is not intended to restrict a two story design that may have multiple grade/levels. For example, subterranean basements as defined by the Municipal Code are not a story).