



PO Box 889, La Jolla, CA 92038

<http://www.LaJollaCPA.org>

Voicemail: 858.456.7900

info@LaJollaCPA.org

La Jolla Community Planning Association

Regular Meetings: 1st Thursday of the Month

Thursday, 5 March 2009

La Jolla Recreation Center, 615 Prospect Street

D R A F T AGENDA – ANNUAL MEMBER MEETING

- 6:00p**
1. Welcome and Call To Order: **Joe LaCava**, President
 2. Verify Quorum (Need 20% of total Membership)
 3. Adopt the Agenda
 4. Officer's Reports
 - A. Treasurer: Jim Fitzgerald
 - B. Secretary: Darcy Ashley
 5. **Approve Bylaws as Amended**
 6. Adjournment

D R A F T AGENDA – REGULAR MEETING

- 6:05p**
1. Welcome and Call To Order: **Joe LaCava**, President
 2. Adopt the Agenda
 3. Meeting Minutes Review and Approval: 5 February 2009
 4. **President's Report – Action Items**
 - A. Annual Trustee Election – Voting closes at 7:00pm; Results as soon as ballots are counted.
 - B. CPC - Amateur Antenna Regs, proposal to allow 45 feet, maybe 82 feet, even in coastal zone.
 - C. Oath of Office – Ratify draft language (see attachment)
 - D. Pledge of Allegiance – Should we start mtgs with the pledge, defer action until new trustees are seated.
 - E. Committee Alternates – Under CPA & Committee bylaws alternates are not provided for except PRC.
 - F. Site 653 – Status Update
 - G. Oversized Vehicle Ordinance – Kevin Faulconer is trying to restart the pilot program.
 - H. Fay Avenue Vacation – City on hold, opportunity for community/neighbors to put forth ideas.
 - I. RecycleCoastal Solar Trash Compactors – Request support for grant application (see attached).
 5. **Officer's Reports**
 - A. Treasurer: **Jim Fitzgerald**
 - B. Secretary: **Darcy Ashley**

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.

6. Agency Reports – Information Only

- A.** UCSD - Planner: **Anu Delouri**, 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@saniego.gov
- C.** Council District 2 – Councilperson Kevin Faulconer
Rep: **Thyme Curtis**, 619.236.6622, tcurtis@saniego.gov
- D.** Council District 1 – Councilperson Sherri Lightner
Rep: **Alex Varon**, 619.236.6972, avaron@saniego.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 – Ratify or Reconsider Committee Action

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 this Consent Agenda are trailed to the next CPA meeting.

- PDO – Planned District Ordinance Committee, Chair Tiffany Sherer, 2nd Mon, 4pm
- CDP – Coastal Development Permit Committee, Chair Tony Crisafi, 2nd & 3rd Tues, 4pm
- PRC – La Jolla Shores Permit Review Committee, Chair Tony Espinoza, 4th Tues, 4pm
- T&T – Traffic & Transportation Board, Chair Todd Lesser, 4th Thurs, 4pm

A. PAYDAR RESIDENCE

CDP ACTION: Findings can be made, 7-0-0.

7229 Fairway Road - Coastal Development Permit for the demolition of an existing single family residence and the construction of a new single family residence located in the RS-1-4 zone.

B. COAST WALK SUBSTANTIAL CONFORMANCE REVIEW

CDP ACTION: Findings can be made, 8-0-0.

1590 Coast Walk - Substantial Conformance Review to revise the footprint of the approved structure (CDP #130085, SDP #530877), proposed reduction in floor area of 732 SF of single family residence on a 21,780 sf site in the RS-1-7 Zone.

C. COHEN RESIDENCE

PRC ACTION: Findings can be made to support the project so long as additional articulation to 1st and 2nd floor of North and South of design are made, 3-2-0.

8130 La Jolla Shores Road – Coastal Development Permit and Site Development Permit to demolish existing residence and construct a 4,015 sf single family residence on a 0.13-acre site.

D. HOLMES RESIDENCE

PRC ACTION: Findings can be made to support the project, 5-0-0.

1925 Soledad Avenue - Site Development Permit for a 1,678 square feet second story addition to an existing single family residence on a 0.22 acre site.

E. GREEN CURB AT 848 GIRARD AVENUE

T&T ACTION: Postpone pending completion of the review of on-street prkng in the Village, 6-0-1.
Request from merchant to convert one parallel on-street parking space to green curb.

F. LA JOLLA SCENIC DRIVE STREET EDGE-LINE STRIPING

T&T ACTION: Moved Approval, 6-0-1

From southbound La Jolla Scenic Dr N to westbound La Jolla Pkwy, a request from the Police Dept. to add an edge-line/shoulder stripe on the right side to keep traffic channeled as it merges.

G. HIDDEN VALLEY ROAD/VIA CAPRI PYLONS

T&T ACTION: Moved Approval, 6-0-1 with condition to return with letter from neighbor
Place orange stick pylons on white edge line on turn from Hidden Valley Rd s/b to Via Capri w/b.

H. LA JOLLA HALF MARATHON

T&T ACTION: Moved Approval, 7-0-0

Approve street closures and traffic plan which are the same as last years.

9. REPORTS FROM OTHER ADVISORY COMMITTEES

Information only unless otherwise noted

A. LA JOLLA COMMUNITY PARKING DISTRICT ADVISORY BOARD

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

10. COASTAL PERMIT EXEMPTION

Continued from CPA meeting of July 3, 2008.

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 FAR. (Presenter: City of San Diego – Dan Joyce)

11. LA JOLLA SHORES PLANNED DISTRICT ORDINANCE AMENDMENT

Continued from CPA meeting of January 8, 2009.

LJ Shores Permit Review Committee: Support the draft language, 5-0-0.

Proposed amendment to PDO to replace "minor in scope" and differentiate projects that require discretionary permits from those that can be processed via a building permit.

12. ADJOURNMENT

Next Regular Meeting:

Thursday, 2 April 2009, 1st Meeting with Newly Elected Trustees

Possible Agenda Items

- ✓ Election of CPA Officers

Regular Meeting:

Thursday, 7 May 2009

Possible Agenda Items

- ✓ Committee Appointments



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La Jolla Community Planning Association

Regular Meetings: 1st Thursday of the Month

Thursday, 5 February 2009, 6:00 pm

La Jolla Recreation Center, 615 Prospect Street

D R A F T MINUTES

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

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

Absent: none

1. Welcome and Call To Order by Joe LaCava, President at 6:06pm

2. Adopt the Agenda

Approved motion: To adopt the agenda (Gabsch/Collins 14-0-0)

In favor: Ashley, Berol, Brady, Collins, Costello, Courtney, Crisafi, Fitzgerald, Gabsch, Little, Morton, Perricone, Rasmussen, Weiss

3. Meeting Minutes Review and Approval: 8 January 2009

Approved motion: To approve the minutes of January 8, 2009 (Brady/Berol 14-0-0)

In favor: Ashley, Berol, Brady, Collins, Costello, Courtney, Crisafi, Fitzgerald, Gabsch, Little, Morton, Perricone, Rasmussen, Weiss

4. President's Report – Possible Action Items

- A. Community Planners Committee (<http://www.sandiego.gov/planning/community/cpc/>)
- B. Indemnification Ordinance – Ordinance likely to be approved will only cover trustees, not individuals appointed to subcommittees.
- C. Joint Committee Bylaws – Call for all joint committees and boards bylaws to be updated.
- D. Special Member Meeting – Meeting not held because of bylaw noticing requirements.
- E. Annual Member Meeting – To be held immediately before the regular March meeting to consider ratification of bylaw amendments recommended for approval by the Bylaw Committee.
- F. 45-Year Reviews – Continue to rely on La Jolla Historical Society.
- G. "Balboa Park 2015" - Send your ideas to bp2015celebration@sandiego.gov by April 1, 2009.
- H. LJ Shores PDO – City Policy Change: Threshold for "Minor in Scope" is now <10% increase in square footage; otherwise must seek Site Development Permit. Appealable to the Shores Advisory Board. CPA and other committees continue to work on other language.

5. Officer's Reports

A. Treasurer: Jim Fitzgerald

Beginning balance: \$889.39 Income: \$167.00 Expenses: \$613.27 Ending balance: \$443.12

Expenses included the pre-payment of the rental for the La Jolla Rec. Center for the year in order to avoid an expected rent increase in July.

B. Secretary: Darcy Ashley

- i. Request that the public state their name for the record

ii. You are entitled to attend meetings without signing in, but only by providing proof of attendance can you maintain your membership or become a trustee. If you want your attendance recorded without signing-in at the back, then before the end of the meeting give the Secretary a piece of paper with your full name, signature and a statement that you want your attendance recorded. If a membership expires this month, you will not be eligible to vote unless you sign in at the meeting tonight. Eligible non-members wishing to join and vote in March must have recorded attendance for 1 meeting and must submit an application tonight.

6. Agency Reports – Information Only

- A. UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://commplan.ucsd.edu/> - present, reported on items this month. Calendar online.
- B. City Of San Diego – City Planning & Community Investment Department
La Jolla Rep: Lesley Henegar, 619.235.5208, lhenegar@sanidiego.gov- not present, no report
- C. Council District 2 – Councilperson Kevin Faulconer
Rep: Thyme Curtis, 619.236.6622, tcurtis@sanidiego.gov- present.
New chief of staff Aimee Faucett
San Diego Speaks Hotline for tips on budget cutting measures 619.236.6934
Announced hearings by the Budget committee that will be held in the communities- there are none scheduled in Council District 1.
- D. Council District 1 – Councilperson Sherri Lightner
Rep: Alex Varon, 619.236.6972, avaron@sanidiego.gov
Water Workshops are being sponsored by the Mayors office on Feb 9, 10 & 12
New chief of staff John Rivera

7. CANDIDATE FORUM

Candidates for regular annual election to be held March 5, 2009 will be given 2 minutes to make a statement. This will be the last opportunity to announce candidacy. Candidates must have attended at 3 CPA meetings in the 12 months prior to the March election. Candidate statements are posted at <http://www.LaJollaCPA.org>

The following candidates were present and had the opportunity to speak:

Nancy Manno, Tom Brady, Alice Perricone, Dan Courtney, Ryan Hill, John LaRaia, Phil Merten, Michael Morton, Greg Salmon, Michele Addington
Candidate statements are available on the website.

8. NON-AGENDA PUBLIC COMMENT

Comments on items not on the agenda and within CPA jurisdiction, two (2) minutes or less.

- A. Judy Paige- Asked that a letter she received from Councilmember Donna Frye be read on the City Council vote on “Bird Rock Station.”
- B. Mary Coakley- There will be a “community build” of the playground at Kellogg Park project tentatively scheduled for the weekend of April 18, 2009.

9. 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, 2nd Mon, 4pm

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

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

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

A. PILSBURY RESIDENCE

CDP ACTION (December 2008): Findings can be made, 5-0-4.

7339 Fay Avenue – Coastal Development Permit for a 982 sf addition to an existing single family house on a 3920 square foot lot. RM-1-1 zoning.

B. FAY AVENUE STREET VACATION - Information Only, not yet heard at T&T.

CDP ACTION: Findings for a CDP cannot be made for Street Vacation due to lack of community benefit, 6-0-0.

931 W. Muirlands Drive [sic] - Vacate land reserved for future street at Fay Avenue and West Muirlands Drive on portions of Lots 11-18 map 1750 located in the Zone RS-1-7.

C. MAESCHER RESIDENCE

CDP ACTION: Findings can be made for Variance (see attached for details), 6-0-0.

2020 Via Ladeta - (Process 3) Variance to reduce the front and side yard setback for a 92 sq ft addition and remodel to an existing single family residence on a 0.49 acre site in the RS-1-2 Zone.

D. 945 Coast South Boulevard Map Waiver

CDP ACTION: Findings can be made for CDP and Map Waiver with condition that curb cut and driveway is redesigned to meet Land Development Code and Community Plan, a 15' wide curb cut to create additional on-street parking in the Beach Impact Parking Zone, 6-0-0.

945 Coast South Boulevard - (Process 3) Coastal Development Permit & Map Waiver application to waive requirements of the Tentative Map to create 2 residential condominiums on a 0.09 acre site in the RM-5-12 Zone

E. CARDENO DRIVE

T&T ACTION: Approve striping, provide bike lane where it fits, 8-0.

From La Jolla Alta to La Jolla Scenic, proposal to add white stripe on both sides for traffic calming.

Approved motion: To accept the recommendation of the CDP & T&T committee to approve the (A) Pilsbury Residence, (C) Maescher Residence, (D) 934 Coast Blvd Tentative map waiver and the (E) Cardeno Drive and forward those recommendations to the City of San Diego (Ashley/Fitzgerald 16—0-1)

In favor: Ashley, Berol, Brady, Collins, Costello, Courtney, Crisafi, Fitzgerald, Gabsch, Little, Metcalf, Morton, Perricone, Peto, Rasmussen, Weiss

Abstained: Lucas

10. 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- vacant, no report

B. LA JOLLA COMMUNITY PARKING DISTRICT ADVISORY BOARD

CPA Delegate: Orrin Gabsch, 3rd Wed, 4pm, La Jolla Recreation Center- not active, no report.

11. Lofts at Bird Rock

CDP ACTION: Findings can be made with condition to add speed limit sign on alley, 5-4-0.

Pulled from January Consent Calendar

5505 La Jolla Boulevard – Coastal Development Permit, Site Development Permit, and Tentative Map. Demo existing building; construct 11 residential condos, 7 commercial condos, underground parking, on a 0.37 acre site.

Presented by Dan Linn, project architect and Jeff Elden, owner. A power point presentation was given on the project. The project is a 16,529 sq ft mixed use development in LJPDO Zone 4. The FAR is slightly below 1.3. There are residential units on Midway. There are two car elevators accessible from the alley- users will use radio or key cards to gain access to the elevators. The topography of the lot provides particular challenges to access of underground parking options, resulting in the current proposal for car elevators. The condominiums have lanai lifestyle "Backyards in the air" with lanais on the rooftop. The lanais have a combination of open deck areas, areas covered with lattice roofs, windows, fireplaces, barbecues and other amenities. The project consists of 1- 3 bedroom unit, 8- 2 bedroom units and 2- 1 bedroom units. The average size of the lanais is 300 sq feet. The alley will be expanded from the 15' current width to 17 1/2" wide. The building will be on the lot line on the alley and 16' from the curb on La Jolla Blvd and Midway. The buildings meet the requirement of the 30 height limit. The ceiling heights are approximately 9 1/2' in the commercial and residential units due to the need to allow height for the lanai's on the rooftop.

Trustee comments:

Ashley- Concerns about the viability of the car elevators in this circumstance

Little- demonstration that there is residential in the front 50% of the project which is not allowed in the code. Also, handed out a copy of the municipal code on the definition of a "Story."

Weiss- Inquired about ground water issues.

Gabsch- Concerned about the lack of onsite retail parking options and also that lanais would be enclosed by heavy plastic sheeting.

Collins- Concerned about requirement that there is public access to the handicapped parking in the underground garage & how this would be accomplished.

Crisafi- asked them to identify the boundary on their drawing that would establish where retail and residential was permitted, spoke about using transparent walls on roofdecks, need to minimize penthouse volumes, no use of gas generators as backup for the elevators, need for better access to car elevators, visual compatibility with surrounding area, thought there could be a more effective way of dealing with the elevation difference of the site that would lessen the footprint, scale and number of stairs.

Peto- information that there is a car elevator in use in the "Living Room building" that takes its access off Coast Blvd.

Metcalf- Thought that the project would not add to Bird Rock parking problems.

Lucas- Concerned about access to residences.

Public comment: Don Schmidt, Frank Leinenhauptel, Sally Miller, Herb Paige, Michele Addington, Beth Ganzel, Michelle Fulks, Joe Parker

Call the question: 17-0-0

In favor: Ashley, Berol, Brady, Collins, Costello, Courtney, Crisafi, Fitzgerald, Gabsch, Little, Lucas, Metcalf, Morton, Perricone, Peto, Rasmussen, Weiss

Approved motion: To deny the project and forward the denial vote to the City of San Diego with the following issues:

- 1. Need for solutions for parking problems with tandem parking, car elevator access and retail parking**
- 2. It is effectively a three story building**
- 3. Problems with bulk & scale/footprint**
- 4. Lack of accessible handicapped parking**
- 5. Location of residential unit area in the front 50% of the project which is not consistent with the LJPDO in Zone 4.**

(Weiss/Courtney 14-3-0)

In favor: Ashley, Berol, Brady, Collins, Costello, Courtney, Crisafi, Fitzgerald, Gabsch, Little, Lucas, Perricone, Rasmussen, Weiss

Opposed: Metcalf, Morton, Peto

12. Proposed La Jolla PDO Amendment

PDO ACTION: Language approved, 6-2-0.

Public comment:

Mary Coakley, Don Schmidt,

Phil Merten- concerned about the impact on small lots

Trustee comments:

Collins, Morton

Approved motion: To accept the amendment language to the La Jolla Planned District Ordinance approved by the PDO committee and to forward this to the City of San Diego:

159.0201 Project Review Regulations

Insert a new paragraph as follows:

(i) 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, or any other division of the code, be granted to exceed the maximum number of stories allowed under 159.0307(d)(2)

(Fitzgerald/Brady 13-1-0)

In favor: Ashley, Berol, Brady, Collins, Costello, Courtney, Crisafi, Fitzgerald, Gabsch, Little, Lucas, Rasmussen, Weiss

Opposed: Morton

13. ADJOURNMENT at 9:05pm to the next regular meeting and Annual member meeting March 5, 2009
6pm. Elections 3-7pm

Submitted by Darcy Ashley 2-7-09

La Jolla Community Planning Association

Oath of Office* (draft) 5 March 2009

I (state your name) do solemnly swear that, I will uphold the highest standards of community service, that I will fairly and impartially consider all points of view, that I will refrain from self-interest, that I will respect all those with whom and for whom I serve, that I will comply with the bylaws of the Community Planning Association and Policy 600-24 of the City of San Diego, and that I will dedicate my service towards the betterment of the community of La Jolla.

*

ARTICLE III Section 5. Oath of Office
Each Trustee shall be sworn in by an oath of office.

Big Belly Solar Trash Compactor Proposal To La Jolla Community Planning Association

Issue: The City of San Diego removed the trash receptacles from ten coastal access points in La Jolla on Camino de la Costa and in the Barber Tract. They have replaced receptacles in three of the most heavily used sites.

Proposal: RecycleCoastal will apply to the State of California, Department of Conservation for a grant to obtain 50 to 70 Big Belly Solar Trash Compactor (BBSTC) units. Each unit would have a trash compactor and a recycle compactor.

If the grant is approved 7 of these units would be placed in the areas where the City of San Diego has recently removed the trash receptacles. The remaining units would be used to replace standard trash receptacles that the City of San Diego is currently servicing.

Since the BBSTC compacts the trash, it decreases the need for pick up of the trash to 1/5th the normal service schedule. The grant will fund the replacement of receptacles that are currently being serviced. Those receptacles will need servicing at a markedly reduced time schedule. Through cost shifting, the personnel time saved by the City of San Diego, would be shifted to pick up the trash receptacles in the sites that the City is currently not servicing due to the removal of the cans on Camino de la Costa and in the Barber Tract.

Prior Actions: La Jolla Parks and Beaches approved the above proposal for RecycleCoastal to apply to the State of California, Department of Conservation, for a grant to obtain combination BBSTC units (9-1 vote). The Parks and Beaches Committee will assist in designating the locations for the trash receptacles to be replaced. The item will be heard March 12th by La Jolla Town Council.

REQUEST: The La Jolla Community Planning Association (LJCPA) support RecycleCoastal's application for the grant to implement the Big Belly Solar Recycling Program.

The LJCPA provide a letter of support for this program to RecycleCoastal, for purposes of the grant application.

La Jolla Planned District Ordinance Committee

A Community Joint Committee of the La Jolla Community Planning Association

Chair: Tiffany Sherer Secretary: Glen Rasmussen

MINUTES – MONDAY, FEBRUARY 9, 2009

4:00 PM, La Jolla Recreation Center, 615 Prospect Street, Room 1

Present: John Berol (LJCPA), Bob Collins (LJTC), Orrin Gabsch (LJCPA), Cristull Hasson (LJTC), Deborah Marengo (PLJ), Glen Rasmussen (LJCPA), Tiffany Sherer (PLJ), Cindy Thorsen (LJTC), Terry Underwood (PLJ)

The meeting was called to order by Chairwoman Tiffany Sherer. There were no items on the agenda other than reviewing the PDO Charter, several different copies of which were provided by the Chair. Discussions were held on several topics before the language of the Charter was discussed. The attached draft revised Charter was adopted from discussions for finalization at the next meeting. There were no formal motions presented.

John Berol questioned whether any of the copies provided superseded the 1999 signed copy. Deborah Marengo indicated there had been a past discussion about whether PLJ should have 3 seats on the PDOC and there was some controversy whether the Charter had been amended by the parent organizations. Minutes were never provided or were not available from the LJTC showing it had voted on that issue. Mr. Berol indicated the 1999 version does not include PLJ. The PLJ minutes indicate that action was established providing PLJ 3 seats. Bob Collins indicated the President of LJTC searched and found there had been no formal action by LJTC adding more representatives for PLJ. Most members felt that the PLJ ought to have 3 seats.

Also, the BRCC was considered for a seat (the LJSA has its own PDO and so is not involved in this PDO). PLJ took the position that BRCC ought to have seats; apparently LJTC and CPA voted against that. The current President of the BRCC, Joe La Cava, indicated the BRCC does not want seats on the PDOC. Some members felt that the parent organizations can appoint a Bird Rock representative as one or more of its 3 members. It was informally decided that the PDO Chair will attend a BRCC meeting to determine if the BRCC wants 2 seats on the PDOC (so as to keep an odd number of members on the PDOC).

Discussions were held about the provision by the parent organization of alternate committee members. They often do not attend because they can't vote unless the primary members do not attend, so they can be uninformed. They are helpful in establishing and maintaining quorums. It was stated it is rare the PDOC lacks a quorum. Most members felt alternates were not preferable.

It was clarified that emails are considered written communications, legally.

Respectfully submitted,
Glen Rasmussen, PDO Secretary

NEXT MEETING – MONDAY, MARCH 9, 2009

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

-- Trustee Packet --
For additional information, please contact Tiffany Sherer, Chair, 858-454-5718 or tiffany@lajollabythesea.com

LA JOLLA COASTAL DEVELOPMENT PERMIT COMMITTEE
LA JOLLA COMMUNITY PLANING ASSOCIATION

**Committee Report for
FEBUARY 2009**

FINAL REVIEWS:

Project Name:	PAYDAR RESIDENCE	Permits:	CDP
	7229 Fairway Rd.	DPM:	Laura Black 619-446-5112
Project #:	JO#43-1517/163757		lblack@sandiego.gov
Zone:	RS-1-4	Applicant:	Jim Galvin 619-298-8344
			jim@gcparchitects.com

Scope of Work:

(Process 2) Coastal Development Permit for the demolition of an existing single family residence and the construction of a new single family residence located in the RS-1-4 zone, Coastal Overlay (non-appealable), Coastal Height limit Overlay and the La Jolla Community Plan area. Council District 1. Notice Cards =1

Subcommittee Motion:

(Collins, Merten 7-0-0) The findings can be made for CDP.

Ashley left room.

PRELIMINARY REVIEWS:

Project Name:	WEISS RESIDENCE	Permits:	CDP, NUP Variance
	1326 Park Row	DPM:	Laura Black 619-446-5112
Project #:	JO#43-1845/168881		lblack@sandiego.gov
Zone:	RS-1-7	Applicant:	Richard Gatling 619-795-8983
			richard@gatlingdesign.com

Scope of Work:

(Process 3) Coastal Development Permit, Neighborhood Use Permit and Variance to demolish existing garage and guest quarters and construct new 2-car garage with 552 sq.ft. guest quarters above on a .14 acre site in the RS-1-7 Zone within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Residential Tandem Parking, Transit Area. Council District 1. Notice Cards =1

Provide the following for Final Review:

- 1. Findings for Variance OR**
- 2. Provide option for reducing or eliminating need for Variance.**

**La Jolla Coastal Development Permit Committee
Committee Report – February 2009
Page 2**

Project Name: **KAWA RESIDENCE**
1718 Valdes Dr. Permits: CDP, Variance
Project #: JO#43-1778/167745 DPM: Derek Johnson dnjohnson@sandiego.gov
Zone: RS-1-5 Applicant: Bejan Arfaa 619-293-3118
kaivon9@cox.net

Scope of Work:

(Process 2) Coastal Development Permit and Variance to amend CDP# 98-1016 to construct a swimming pool in the northern portion of a .22 acre site with a single family residence under construction in Zone RS-1/5 within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit. Council District 1. Notice Cards =1

Provide the following for Final Review:

- 1. Findings for Variance**
- 2. Original Coastal Development Permit**

Project Name: **COAST WALK SCR**
1590 Coast Walk Permits: SCR
Project #: JO#163371/43-1478 DPM: Morris Dye 619-446-5201
mdye@sandiego.gov
Zone: RS-1-7 Applicant: CA Marengo 858-459-3769
cmarengo@san.rr.com

Scope of Work:

(Process 2) Substantial Conformance Review to revise the footprint of the approved structure (CDP #1300085, SDP #530877), proposed reduction in ~~basement~~ floor area of 732.2 SF and increase in first and second floors of single family residence on a 21,780 sf site in the RS-1-7 Zone with in the La Jolla Community Plan, Coastal Overlay (appealable), Coastal Height Limit, First Public Roadway. Council District 1. Notice Cards=2.

Subcommittee Motion:

(Merten, Collins 8-0-0) The findings can be made for SCR.

**La Jolla Coastal Development Permit Committee
Committee Report – February 2009
Page 3**

Project Name: **S.D. FRENCH AMERICAN SCHOOL**
6550 Soledad Mtn. Rd. Permits: CUP
Project #: JO#171564/43-2012 DPM: Patrick Hooper 619-557-7992
phooper@sandiego.gov
Zone: RS-1-2 Applicant: Kathi Riser 619-818-0053
kriser@atlantisgrouponline.com

Scope of Work:

(Process 3) Conditional Use Permit to amend CUP 98-0426 for an additional 3 modular classrooms to increase the total on-site student enrollment from 320-650 on a 8.92 acre site in the RS-1-2 zone within the La Jolla Community Plan. Coastal Height Limit. Council District 2. Notice Cards = 3

Provide the following for Final Review:

- 1. Traffic Report**
- 2. Determination of Environmental documentation**
- 3. Who is responsible for landscaping?**
- 4. Clarify enrollment**
- 5. Plan to return in March or April 2009**

2/10/09 - PUBLIC DISCUSSION:

- 1. Review purpose of bylaw revisions.**
- 2. Review bylaw revisions**
- 3. Should subcommittee have alternates?**
Room Vote: 1-8-1
Abstention: Crisafi, Chair

2/17/09 - PUBLIC DISCUSSION:

- 1. Kawa Residence: Swimming pool structure is indicated approved by Land Development Review. Chair to follow up with Applicant/City to schedule final review.
Task complete – not yet approved.**
- 2. Virginia Way Residence Public Notice: Chair to clarify if planner is applicant as well.**
- 3. 50% Rule for Coastal Exemption.**
- 4. Future review procedure for Lofts at Bird Rock (PO#151878) discussion.**

LA JOLLA COMMUNITY PLANNING ASSOCIATION
La Jolla Shores Permit Review Committee
Community Report, Tuesday, February 24, 2009
4:00 p.m.
La Jolla Recreation Center, 615 Prospect St., La Jolla, CA

1. COHEN RESIDENCE

PROJECT NUMBER: 155818

TYPE OF STRUCTURE: Single Family Residence

LOCATION: 8130 La Jolla Shores Rd.

PLANNER: Hanau Andrew

Ph: 619-446-5391

Email:

OWNERS REP: Bejan Arfaa

Ph: 619-293-3118

Email: kaivon9@cox.net

PROJECT DESCRIPTION: Two story, four bed room with underground two car garage.

COMMITTEE FINDINGS 2/24/09:

1. Motion: Morton – Findings can be made to support the project so long as additional articulation to 1st and 2nd floor of North and South of design are made.
2. 2nd: Naegle
3. Approved: 3-2-0

2. HOLMES RESIDENCE

PROJECT NUMBER: 172434

TYPE OF STRUCTURE: Single Family Residence, Type V Wood Construction

LOCATION: 1925 Soledad Ave

PLANNER: Laila Iskandar

Ph: 619-446-5297

Email: LIskandar@sandiego.gov

OWNERS REP: Brain Longmore

Ph: 858-603-9478

Email: brian@permitsolutions.org

PROJECT DESCRIPTION: Remodel of a single family residence.

COMMITTEE FINDINGS 2/24/09:

1. Motion: Lucas – Findings can be made to support the project.
2. 2nd: Morton
3. Approved: 5-0-0

3. Proposed LJS PDO “exempt” language for projects that are subject to Process Three review

COMMITTEE FINDINGS 2/24/09:

1. Note: Committee and public discussion and contribution were finalized. See enclosed document
2. Motion: Boyden – To ratify the proposed DRAFT language to amend the LJS PDO and share with the CPA for adoption.
3. 2nd: Morton
4. Approved: 5-0-0

Source: <http://www.sandiego.gov/development-services/industry/coastal.shtml>

Coastal Development Permit Categorical Exclusion

“Categorical Exclusion” from a coastal development permit (CDP) is a provision of the Coastal Act (Section 13240), which allows certain categories of development to be excluded from the requirement to obtain a CDP where there is no potential for significant adverse effect on coastal resources. After unanimous approval by the City Council, the City submitted a request to the Coastal Commission to allow demolition of non-historic structures and new single dwelling unit development in the least sensitive areas of the coastal zone (in non-appealable areas and areas outside sensitive coastal resource overlay zone) through ministerial, process one approvals. Development projects constrained with sensitive coastal resources would still be subject to the discretionary permit process.

Under the City’s proposal, development must comply with all beach impact regulations of the applicable zone, be exempt from an environmentally sensitive lands development permit, and otherwise, must not be subject to any other discretionary permit or map requirement of the Land Development Code in order to qualify for the categorical exclusion. Single dwelling units utilizing the categorical exclusion would not be permitted to develop to the maximum standards of the base zone. Instead, they would be limited to 90% of the maximum height and 80% of the maximum floor-area-ratio permitted by the underlying base zone. The categorical exclusion would thereby incentivize construction of smaller single dwelling units in the coastal zone by offering a lesser permit process to eligible single dwelling unit proposals, at a cost savings to the City and overall benefit to the community.

The CDP categorical exclusion request went through extensive public outreach in association with the 7-year LDC adoption and certification process. The City’s application was deemed complete by the Coastal Commission in 1997, however, formal action to approve the categorical exclusion language has since been delayed at the Commission staff level. Additional public outreach will be conducted once staff receives notice that this item will be scheduled for public hearing.

Note the exact limits to maximum height, maximum floor-area-ratio, and possible additional limits on the second floor will be part of the discussion.

AGENDA ITEM #11, La Jolla CPA, Meeting of 5 March 2009

Legend:

- §1510.0201 Existing Text
- PRC proposed New Text (10.13.08), (1.27.09), (2.3.09), (2.10.09) and (2.24.09)
- Terms Defined by the Municipal Code

§1510.0201 Procedures for Permit Application and Review

(d) A La Jolla Shores Planned District Permit may be approved, conditionally approved, or denied by a Hearing Officer, in accordance with Process Three, after receiving written recommendations or comments from the Advisory Board. The decision of the Hearing Officer may be appealed to the Planning Commission in accordance with Land Development Code Section 112.0506. Applications for Planned Development Permits shall be processed in accordance with Land Development Code Chapter 11 (Land Development Procedures) and Chapter 12 (Land Development Reviews). Action by the Hearing Officer on applications, other than those for Planned Development Permits, shall follow receipt of recommendation or comments from the Advisory Board and shall include a statement that the Hearing Officer finds that the building, structure, or improvements for which the permit was applied does or does not conform to the regulations contained herein. If the Hearing Officer determines that the proposed development does not conform to the regulations within the La Jolla Shores Planned District, the specific facts on which that determination is based shall be included in the written decision. Applications for La Jolla Shores Planned District Permits for development, improvements, additions or alteration of any structure which are determined to be exempt from a Process Three La Jolla Shores Planned District Permit review as defined in paragraph (h) below, may be approved or denied in accordance with Process One, by the City Manager, without receiving recommendations or comments from the Advisory Board. Notwithstanding the foregoing provision, the City Manager may refer any application for improvement to the Advisory Board for a recommendation before taking action on the application. The City Manager may approve the application if the City Manager determines that the improvement conforms to the architectural criteria and design standards adopted by the City Council.

(h) Exemptions from Process Three La Jolla Shores Planned District Permit review

(1) Any improvement(s) to any existing structure(s) may be exempt from Process Three review, except if the improvements involve any of the following:

(A) Improvement(s) 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.

(B) Improvements to any structure that would result in:

- i. an addition of more than 800 square feet of gross floor area to any existing structure, or
- ii. an increase of 20 percent or more of the existing second story gross floor area to an existing 2nd story of an existing two story structure, or
- iii. an increase of gross floor area to any existing 3rd story gross floor area, or
- iv. any increase in gross 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 regardless of change in ownership), or

Legend:

- **§1510.0201** Existing Text
 - PRC proposed New Text (10.13.08), (1.27.09), (2.3.09), (2.10.09) and (2.24.09)
 - Terms Defined by the Municipal Code
-

- v. any increase of gross floor area that would result in a structured setback not in general accordance with other structure(s) in the general vicinity, or
 - vi. an increase in structure height by more than 20 percent, or
 - vii. an increase in structure height to greater than 24 feet (27 feet for a chimney including arrestor), or
 - viii. the addition of a story to any structure, or
 - ix. a structure that would represent a third story (This is not intended to restrict a two-story design that may have multiple grade/levels. For example, a basement as defined by the Municipal Code is not a story), or
 - x. the conversion or addition of a roof deck to an existing structure that is greater than 16 feet in structure height (from existing grade), greater than 200 square feet or has non-transparent railings, or
 - xi. the demolition, addition, replacement or removal of more than 30 percent of gross floor area or more than 50 percent of the exterior walls of the existing structure.
- (C) Improvements that result in an intensification of use. For purposes of Section 1510.0201, 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. Any significant alteration of land forms including, but not limited to, removal or placement of vegetation, on a beach, wetland or sand dune, or within 100 feet of the edge of a coastal bluff.
- (D) The expansion or construction of water wells or septic systems.
- (E) Development or Improvement of any balcony in excess of 200 feet of gross floor area.
- (F) Development or Improvement of any patio covers, decks, fences, retaining walls, uncovered swimming pools, unlighted tennis courts, which have elements greater than twelve (12) feet in height or encroach into any average setback as defined by the existing primary structure.
- (G) Any improvement to a structure where a permit issued under the La Jolla Shores Planned District Ordinance indicated that any future improvements would require a development permit.
- (H) Development or Improvement of a companion unit as described in Section 141.0302.

Legend:

- **§1510.0201** Existing Text
 - PRC proposed New Text (10.13.08), (1.27.09), (2.3.09), (2.10.09) and (2.24.09)
 - Terms Defined by the Municipal Code
-

(I) Any net additions or changes to a structure which would result in a *gross floor area* Ratio (F.A.R.) in excess of .60.

(i) Development exempted from Process Three La Jolla Shores Planned District Permit review shall not be otherwise exempt from the requirements under this Ordinance.