



PO Box 889, La Jolla, CA 92038

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## La Jolla Community Planning Association

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

**Thursday, 2 April 2009**

La Jolla Recreation Center, 615 Prospect Street

### **D R A F T AGENDA – REGULAR MEETING**

- 6:00p**
1. Welcome and Call To Order: **Joe LaCava**, President
  2. Adopt the Agenda
  3. **Elections**
    - A. Certify Results
    - B. Swear in Newly Elected Trustees
  4. **Election of Officers**
  5. Meeting Minutes Review and Approval: 5 March 2009
  6. **President's Report – Action Items Where Indicated**
    - A. Community Planners Committee (<http://www.sandiego.gov/planning/community/cpc/>)
    - B. City Community Orientation Workshop (COW) – Saturday, May 2
    - C. Committee Appointments – Submit your interest, ratified at May CPA meeting.  
(5 on CDP, 3 on PDO, 1+ on PRC, 2 on T&T, plus standing committees)
    - D. Indemnification Ordinance – City Council approved, subcommittee members to be addressed by Council within 90 days.
    - E. Agenda Posting
    - F. Bylaws – City accepted our amended bylaws
    - G. PDO Amendments – Update
    - H. La Jolla Shores and Children's Pool Lifeguard Stations – Update
    - I. Children's Pool Sand Dredging – EIR now available, comment period closes May 7<sup>th</sup>.
    - J. Parks – Park agendas are now available through the CPA website. Also proposed increase in use fees starting July 1<sup>st</sup>.
  7. **Officer's Reports**
    - A. Treasurer
    - B. Secretary

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*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.*

**8. 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: **Erin Demorest**, 619.236.7762, [edemorest@sandiego.gov](mailto:edemorest@sandiego.gov)

**9. Non-Agenda Public Comment**

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

**10. 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, 2<sup>nd</sup> Mon, 4pm
- CDP – Coastal Development Permit Committee, Chair Tony Crisafi, 2<sup>nd</sup> & 3<sup>rd</sup> Tues, 4pm
- PRC – La Jolla Shores Permit Review Committee, Chair Tony Espinoza, 4<sup>th</sup> Tues, 4pm
- T&T – Traffic & Transportation Board, Chair Todd Lesser, 4<sup>th</sup> Thurs, 4pm

**A. WEISS RESIDENCE**

CDP ACTION: Findings can be made for CDP & NUP, 6-0-1  
1326 Park Row - Coastal Development Permit, Neighborhood Use Permit to demolish existing garage and guest quarters and construct new 2-car garage with 552 sf guest quarters above on a 0.14 acre site in the RS-1-7 Zone.

**B. COUNTRY CLUB DRIVE**

CDP ACTION: Findings cannot be made for CDP as proposal is not consistent with community plan, 6-1-0.  
7001 & 6947 Country Club Drive - Coastal Development Permit to demolish existing residence at 7001 Country Club Dr and a lot line adjustment at 6947 Country Club Dr in the RS-1-4 Zone.

**C. GATTO RESIDENCE**

PRC ACTION: Findings can be made to approve project subject to (1) lowering of the 2nd story front Northeast bedroom by at least 1 foot (taking plate from 9' to 8') and (2) pushing this bedroom West by 6" to 1', 5-0-0.  
8368 Paseo del Ocaso - Coastal Development Permit and Site Development Permit to demolish existing 2,540 sf two-story residence, build a new two-story single family residence of 4,348 sf (was 4,744 SF, 396 SF reduction) with new lap pool and site improvements.

**D. ESPINOZA RESIDENCE**

PRC ACTION: To approve project as presented with no changes from previously approved plans for a 3 year extension of time. 3-0-0.  
7964 Paseo del Ocaso – Extension of time for existing Conditional Use Permit and Site Development Permit.

**E. WALKUSH RESIDENCE**

PRC ACTION: Findings can be made to approval project subject to (1) air conditioning equipment being shielded for sound abatement, (2) door to/from 2nd floor artist studio

(North side) to be composed of lower ¾ solid material and upper ¼ of glass or equivalent material, and (3) wire lattice to be placed on stucco of North side of structure. 4-1-0.

8314 Paseo del Ocaso – Coastal Development Permit and Site Development Permit for demolition of an existing one-story SF residence, construction of a new two-story 4,494 sf residence with two-car garage.

**F. HANDLER RESIDENCE**

PRC ACTION: Denial of project because of the violation of established public view corridor of the Community Plan. 5-0-0.

8405 El Paseo Grande – Amend Coastal Development Permit and Site Development Permit to delete conditions requiring removal of existing driveway and parking space.

**G. ZAHID RESIDENCE**

PRC ACTION: Findings can be made to support project subject to (1) City approval of a variance to allow the construction of a 2nd driveway on level ground per plan # 2 as presented. 5-0-0.

7884 Lookout Drive – 6,640 SF addition to an 7,830 sf existing house on an 53,370 sf lot. Detached 2-story Structure (3-Car Garage + 2 Bedroom/ 1 Bath Guest House). Construction of enlarged cabana.

**H. DIRECTIONAL SIGNAGE AT COGGINS POOL (LA JOLLA HIGH)**

T&T ACTION: Recommend approval on consent. 6-0-0.

The Pool at Fay/Nautilus requested two directional signs at Fay/Pearl and LJ Blvd/Nautilus. The City gave them the approval a year ago and they now going to move forward with it.

**I. LA JOLLA SCENIC NORTH AT MOONRIDGE**

T&T ACTION: Recommend approval with time limit of 730-900a except for local residents. 6-0-0.

Request for time restricted movements (Northbound left into Moonridge, Southbound right into Moonridge) to reduce AM rush hour cut through traffic.

**J. HIDDEN VALLEY ROAD AT VIA CAPRI PYLONS**

T&T ACTION: Recommend approval, 6-0-0.

Updated presentation of a plan recommended by the city engineers to put pylons along the outer shoulder stripe to guide cars away from the curb turning right from Hidden Valley Road to Via Capri (Letters of consent from neighbors were presented).

**K. STOP SIGN – AVENIDA DE LA PLAYA AT CALLE DE LA PLATA**

T&T ACTION: Recommend approval 7-0-0 subject to LJSA concurrence.

Existing stop sign on west bound Ave de la Playa is obscured by diagonal parking. Move several feet into street to improve visibility. Also, replace with illuminated stop sign and pedestrian crossing sign powered by solar panel.

**11. CONSENT AGENDA**

**– Ratify or Reconsider Prior Decision in light of Environmental Analysis**

The City is changing its policy regarding review of projects; essentially, that final action should not be taken until an environmental analysis has been made available for the planning groups consideration. Until the City Attorney's Office publishes a final legal opinion, the City is directing projects that have been previously reviewed by the planning group to return to the planning group in an abundance of caution. The planning group is directed to ratify or reconsider its original action now that it has the environmental analysis in hand.

***Items pulled from this Consent Agenda may be heard this evening if there is time at the end of the meeting.***

**A. SHAW PROPERTIES**

CDP ACTION (6/12/2007): Findings can be made, 6-0-1.  
CPA ACTION (7/05/2007): Approved on consent, 10-0-1.  
Draft Mitigated Negative Declaration available online [www.LaJollaCPA.org](http://www.LaJollaCPA.org) (click on Downloads)  
6633 La Jolla Blvd – CDP (Process 2) to demolish an existing building and construct 4 residential for rent units with underground parking on a 5,760 SF site. RM-3-7 zone.

**12. 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

**13. COHEN RESIDENCE**

*Pulled for full discussion.*

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 Drive – Coastal Development Permit and Site Development Permit to demolish existing residence and construct a 4,015 sf single family residence on a 5660 sf site.

**14. PLANNED DISTRICT ORDINANCE COMMITTEE - CHARTER UPDATE**

PDO ACTION: Approved, 7-0-0

Proposed Update to PDO Charter to clarify composition of the committee; recognize the long-standing practice of Promote La Jolla as one of the Parent Organizations with 3 seats, add the Bird Rock Community Council as the newest Parent Organization with 2 seats. Updates and refinements to the scope and operation of the committee.

**15. DEVELOPMENT PERMIT REVIEW COMMITTEE - BYLAW UPDATE**

CDP ACTION: Approved, 6-1-0

Proposed update to the bylaws of the committee formerly known as the Coastal Development Permit Committee (CDP) including change or name, incorporate changes identified in 2004 that were not ratified, term limits. Align the bylaws more closely with the CPA to ensure conformance with City Policy 600-24 and the Brown Act.

**16. RAINBOW CURB STUDY – Information Only**

Proposed revision to various red, yellow, and green curbs throughout the Village. Item was initially presented at the March Traffic & Transportation Meeting and may be heard as an action item at their April meeting. Information is available on-line at <http://www.LaJollaCPA.org>.

**17. ADJOURNMENT**

<b><i>Next Regular Meeting: Thursday, 7 May 2009</i></b>
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***Possible Agenda Items***

- ✓ Committee Appointments
- ✓ Ratify joint committee bylaw updates (T&T, La Jolla Shores PRC)



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## La Jolla Community Planning Association

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

### Thursday, 5 March 2009

La Jolla Recreation Center, 615 Prospect Street

Draft Minutes- Annual Member Meeting

1. **Welcome and Call To Order: Joe LaCava**, President at 6:10pm.
2. **Quorum** verified by Lance Peto at the membership sign in table with 91 in attendance (83 minimum required.)
3. **Adopt the Agenda**  
**Approved motion: to adopt the agenda. (Berol/Costello)** Passed unanimously by vote of the membership.
4. **Officer's Reports**
  - A. Treasurer: Jim Fitzgerald  
Beginning balance: \$443.12 Income: \$148.00 Expenses: \$83.82 Ending Balance: \$507.30  
Reminder that all donations must be anonymous, therefore checks cannot be accepted.
  - B. Secretary: Darcy Ashley  
Provided instructions about membership and signing in.
5. **Approve Bylaws as Amended**  
**Approved motion: To approve the Bylaws as amended with the change to one sentence of Article V, Section 4 Voting Policies to read: "No person may campaign for votes within 90 feet of the building in which a polling place is located." The rest of the article remains as written in the draft. (Berol/Costello 91-0-0)**
6. Adjournment at 6:26pm

## Draft Minutes- Regular Meeting

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, David Little, Tim Lucas, Paul Metcalf, Michael Morton, Lance Peto, Glen Rasmussen

Absent: Alice Perricone, Ray Weiss

1. **Welcome and Call To Order:** Joe LaCava, President at 6:27pm

2. **Adopt the Agenda**

**Approved motion: to adopt the agenda. Gabsch/Fitzgerald 13-0-2)**

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

Abstained: Peto, Rasmussen

3. **Meeting Minutes** Review and Approval: 5 February 2009

**Approved motion: to approve the minutes of February 5, 2009 (Gabsch/Fitzgerald 15-0-0)**

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

4. **President's Report** – Joe LaCava      Action Items-

A. Annual Trustee Election – Voting closed at 7:00pm; Results: **Brady** (134), **Salmon** (120), **Addington** (113), **Courtney** (109), **Manno** (108), **Merten** (97), Hill (89), LaRaia (55), Morton (43). The 6 six candidates with the highest votes have been elected. There are 7 days to contest the results of the election. Brady, Salmon, Addington, Courtney, Manno and Merten were asked to provide contact information to the Secretary.

B. CPC - Amateur Antenna Regs, proposal to allow 45 feet, maybe 82 feet, even in coastal zone.

C. Oath of Office –

**Approved motion: the oath of office will be “ 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.” (Gabsch/ Fitzgerald 15-0-0)**

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

- 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.

**Approved motion: to confirm by a vote of the trustees that alternates are not provided for except in the PRC committee. Collins/Little 14-1-0)**

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

- 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. Recycle Coastal Solar Trash Compactors – Request support for grant application.

**Approved motion: To support the grant application to the State of California by Recycle Coastal for Solar Trash Compactors. (Morton/ Ashley 15-0-0)**

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

5. Officer's Reports

- A. Treasurer: Jim Fitzgerald- given at Membership meeting
- B. Secretary: Darcy Ashley- given at Membership meeting

6. **Agency Reports** – Information Only

- A. UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://commplan.ucsd.edu/>-present, gave report
- B. City Of San Diego – City Planning & Community Investment Department  
La Jolla Rep: Lesley Henegar, 619.235.5208, lhenegar@sandiego.gov – present- counting ballots
- C. Council District 2 – Councilperson Kevin Faulconer  
Rep: Thyme Curtis, 619.236.6622, tcurtis@sandiego.gov not present
- D. Council District 1 – Councilperson Sherri Lightner  
Rep: Erin Demorest, 619.236.6972, edemorest@sandiego.gov  
Presented commendations from the Council office to: Paul Metcalf, Michael Morton, Alice Perricone (not present) thanking them for their service to the community. Lance Peto received his at the February meeting.

7. **Non-Agenda Public Comment**

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

- A. Jim Alcorn- reviewed a drawing of 1051 Coast Blvd.
- B. David Little- raised the issue of “workshops” not being appropriate at CDP.
- C. Michael Morton- Riford Center painting project April 25<sup>th</sup> 9-4pm sponsored by Rotary
- D. Ken King- asked anyone interested in reviving a cycling event in La Jolla to contact him
- E. Monica Sayers of CCDC is taking Sheila Hardens place temporarily

8. **CONSENT AGENDA – Ratify or Reconsider Committee Action**

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***Items pulled from this 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, 4pm

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

T&T – Traffic & Transportation Board, Chair Todd Lesser, 4<sup>th</sup> 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 parking 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.

**Item C (Cohen residence) pulled by Lucas**

**Item G (Hidden Valley Road/ Via Capri) pulled by Courtney**

**Approved motion: To accept the recommendation of the CDP, PRC and T& T committee to approve the (A) Paydar Residence, (D) Holmes Residence, (E) postpone the decision on the green curb at 848 Girard Ave, (F) La Jolla Scenic Drive, (H) Half Marathon and forward those recommendations to the City. Ashley/Crisafi 14-0-0)**

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



**Approved motion: To accept the recommendation of the CDP committee to approve (B) Coast Walk Substantial Conformance Review and forward that recommendation to the City. (Ashley/Fitzgerald 13-0-0)**

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

Recused: Morton

**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- No Report.

**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

Trustees expressing concern on the impacts and seeking more information: Crisafi, Fitzgerald, Little, Gabsch, Courtney, Brady

Metcalf: The plan has merit. Considers that providing an incentive to build smaller buildings is desirable.

Morton: Sees it as a de facto downzone.

Ashley: question about how many projects currently use the 50% rule vs. CDP- answer was about 3 use the 50% rule as compared to 1 that goes through the CDP process.

Residents are concerned about the projects that do not go through review, but Ashley is not certain this is the plan to cure the problem.

Berol: suggested that the 50% rule be eliminated as an alternative.

Crisafi: concerned that by reduced fees associated for review, there may not be funding to do the plan checking needed to insure compliance with a variety of regulations.

LaCava: The baseline year in the 50% rule was an internal policy at DSD, not in the Municipal Code. Criticism expressed has more do with the application of internal policies and city review and less about the proposal. Not sure whether the proposal would more likely affect the 25% that go through discretionary or the 75% that are already exempted.

Members of the public expressing concern and seeking more information: Sally Miller, Joseph Manno, Dan Linn, Don Schmidt,

Phil Merten: Community review results in better projects

C.A. Marengo: Did not think that the proposal applied to many lots in La Jolla.

A great deal of frustration was voiced with the decisions, positions and the policies of DSD Staff on projects. Added to this a lack of confidence in the likelihood that staff would reflect the community plan in reviewing projects.

**Approved Motion: to refer this item to the Coastal Development Permit Review committee for further discussion. (Courtney/Little 14-0-0)**

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

**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.*

Berol commended the drafters of the amendment on a job well done.

**Approved motion: To adopt the amendment to the La Jolla Shores PDO as written. (Gabsch/Fitzgerald 14-0-0)**

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

**12. ADJOURNMENT to the next regular meeting, April 2, 2009**

MINUTES OF THE LA JOLLA PLANNED DISTRICT ORDINANCE COMMITTEE  
MARCH 9, 2009 (Unapproved)

Present: Chair Tiffany Sherer, John Berol, Crystal Hasson, Deborah Marengo, Orrin Gabsch, Glen Rasmussen. A quorum was established at 4 pm.

Harman Assets: Harman made a presentation for the Lion Building at 7650 Girard Ave. They propose an illuminated brushed aluminum box sign where the name of 3 tenants will be displayed, such that the illumination shows through the letters, only. In this fashion, Harman argues that the square footage of the sign should be defined only by the size of the letters 17.63 sf, as is their current signage, which is non-illuminated letters, only. Also, one of the tenants currently is named on the awning. That would be removed. An additional banner sign on the south side of the building (facing Bank of America) would be removed. The building has 48.2 frontage and under the PDO is therefore allowed 48.2 sf of signage. The box sign measures 50 sf, so Hartman was asked to return with proposed dimensions not exceeding 48.2 sf, as the Committee interprets the PDO as applying to the total size of the box sign.

An additional issue was discussed regarding allowable occupancy of this building under the PDO. In the past, the "Massage Envy" tenant on the 2d floor was questionably not an "office" as defined by the PDO as the only allowable occupancy category on the 2d floor. Then, the building was sold to a new landlord. The new landlord now proposes a sign for a tenant that is not allowed under the PDO. Additionally, now there is a 3d floor office tenant ("Shiloh") and a personal trainer on a 4<sup>th</sup> floor, formerly a roof deck, that may not be a legal occupancy, which is seeking signage under the proposed action ("Core Coach Center - Chris Robinson").

A procedural discussion was held about what the PDOC should do in cases where the PDO appears to be violated. The PDOC is not a policing agency, so such cases should be referred to City Code Compliance.

A procedural discussion was also held about what the PDOC should do when it votes on a project and, for example, a later City cycle review interprets an element of the building differently than the applicant presented to the PDOC, or when an applicant is not in compliance with the PDO but seeks an approval on another aspect of the project. In the former case, the PDOC can discuss the changed conditions with the LJCPA, which can then act in consideration of the changes. In the latter case, City Code Compliance is the proper policing authority for the other aspect.

A discussion was held wherein a final draft of the PDO Charter was unanimously adopted on motion by Marengo/Collins and to send the final draft to the CPA for further action.

Respectfully Submitted

Glen Rasmussen, Secretary

LA JOLLA COASTAL DEVELOPMENT PERMIT COMMITTEE  
LA JOLLA COMMUNITY PLANING ASSOCIATION

COMMITTEE REPORT

FOR

MARCH, 2009

LA JOLLA RECREATION CENTER, 615 PROSPECT ST. 4 PM

**DRAFT**

**FINAL REVIEWS**

Project Name: **WEISS RESIDENCE**  
1326 Park Row Permits: CDP, NUP ~~Variance~~  
Project #: JO#43-1845/168881 DPM: Laura Black 619-446-5112  
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

**Subcommittee Motion:**

**(Ashley, Sullivan 6-0-1) The findings can be made for CDP & NUP.**

**Abstain – Hayes**

Project Name: **COUNTRY CLUB DRIVE**  
7001 & 6947 Country Club Dr. Permits: CDP  
Project #: JO#43-1997/171201 DPM: Michelle Sokolowski 619-446-5278  
MSokolowski@sandiego.gov  
Zone: RS-1-4 Applicant: Rob Russell 619-465-8948  
rob@kappasurveying.com

Scope of Work:

(Process 2) Coastal Development Permit to demolish existing residence at 7001 Country Club Dr. and a lot line adjustment at 6947 Country Club Dr. in the RS-1-4 Zone within Coastal Overlay (non-appealable), Coastal Height Limit. Council District 1. Notice Cards = 2.

**Subcommittee Motion:**

**(Merten, Ashley 6-1-0) The findings can not be made for CDP. Proposal is not consistent with community character policies of La Jolla Community Plan.**

**Crisafi – Against – does not believe La Jolla Community Plan is that specific since proposed lot density is same.**

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.

**PRELIMINARY REVIEW**

Project Name: **PACIFIC SOLEDAD RESIDENCES**  
5413 1/3 Soledad Mtn. Rd      Permits:      SCR  
Project #:      JO#43-1954/170351      DPM:      Tim Daly 619-446-5356  
tdaly@sandiego.gov  
Zone:      RS-1-5      Applicant:      Soheil Nakhshab 619-255-7257  
Soheil@naddinc.net

Scope of Work:

(Process 1) Substantial Conformance Review to an existing PRD No. 84-0927 (APN 358-550-63, 64, 65, 66) in Zone RS-1-5/CT: 83.91/SDUSD/Overlays: Brush zones, Brush zones with 300ft. buffer, Coastal Height Limit/ESL: Steep Hillsides/Geo Haz Cat 53.

**Provide the following for Final Review:**

- 1. Show conformance to Prop “D” height limit on the site.**
- 2. Show how proposed grading conforms to approved PRD.**
- 3. Show or remove phantom floor in garage.**
- 4. Show elevations for all retaining walls**
- 5. Comply with all building heights**

**PUBLIC DISCUSSION:**

1. Final Review of Bylaws

**Subcommittee Motion:**

**(Merten, Collins 6-1-0) Draft Bylaws are approved with proposed adjustments at 3/17/09 Coastal Development Permit Review meeting.**

**Little – Against – term limit revision**

2. Preliminary discussion on CDP categorical exemption

**Subcommittee Motion:**

**(Merten, Ashley, 6-0-0) motions to reject the categorical exemption as proposed by the City of San Diego because it precludes application of the La Jolla Community Plan.**

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

**1. GATTO RESIDENCE**

PROJECT NUMBER: 174540

TYPE OF STRUCTURE: Single Family Residence

LOCATION: 8368 Paseo Del Ocaso

PLANNER: Jeff Peterson

Ph: 619-446-5237

Email:

japeterson@sandiego.gov

OWNERS REP: Michael R Morton AIA

Ph: 858-459-3769

Email: m-morton@pacbell.net

PROJECT DESCRIPTION: Demolish existing 2,540 sq/ft two-story residence, build a new two-story single family residence of 4,348 sq/ft (was 4,4744 SF, 396 SF reduction) with new lap pool and site improvements.

**COMMITTEE FINDINGS 3/24/09:**

- 1. Motion: Boyden. Findings can be made to approve project subject to (1) lowering of the 2<sup>nd</sup> story front North bedroom by at least 1 foot (taking plate from 9' to 8') and (2) pushing this bedroom West by 6" to 1'**
- 2. 2<sup>nd</sup>: Naegle**
- 3. Approved: 5-0-0 (note: Mr. Morton recused himself and CPA alternate Alice Perriconi voted in his place)**

**2. ESPINOZA RESIDENCE Extension of Time**

PROJECT NUMBER: 174660

TYPE OF STRUCTURE: Single Family Residence - Remodel

LOCATION: 7964 Paseo Del Ocaso

PLANNER: Glen Gargas

Ph: 619-446-5142

Email: ggargas@sandiego.gov

OWNERS REP: Dale Naegle

Ph: 858-459-2560

Email: dnaegle1@san.rr.com

PROJECT DESCRIPTION: Remodel

**COMMITTEE FINDINGS 3/24/09:**

- 1. Motion: Morton to approve project as presented with no changes from previously approved plans for a 3 year extension of time**
- 2. 2<sup>nd</sup>: Morrison**
- 3. Approved: 3-0-0 (Note: Mr. Espinoza and Mr. Naegle recused themselves)**

### 3. WALKUSH RESIDENCE

PROJECT NUMBER: 168190

TYPE OF STRUCTURE: SF Residence

LOCATION: 8314 Paseo Del Ocaso (between Calle Frescota and Camino Del Oro)

PLANNER: Morris Dye

Ph: 619-446-5201

Email: mdye@sandiego.gov

OWNERS REP: Laura DuCharme Conboy, AIA

Ph: 858-454-5205

Email: laura@ducharmearch.com

PROJECT DESCRIPTION: Demolition of an existing one-story SF residence with 2-car garage.  
Construction of a new two-story SF residence with two-car garage.

#### COMMITTEE FINDINGS 3/24/09:

1. **Motion: Naegle. Findings can be made to approval project subject to (1) air conditioning equipment being shielded for sound abatement, (2) door to/from 2<sup>nd</sup> floor artist studio (North side) to be composed of lower  $\frac{3}{4}$  solid material and upper  $\frac{1}{4}$  of glass or equivalent material, and (3) wire lattice to be placed on stucco of North side of structure.**
2. **2<sup>nd</sup>: Boyden**
3. **Approved: 4-1-0 (Note: Mr. Lucas voted against approval due to perceived bulk and scale)**

### 4. HANDLER RESIDENCE: *(PREVIOUSLY REVIEWED 1/27/09)*

PROJECT NUMBER: 166021

TYPE OF STRUCTURE: Single Family with Guest House/Artist Studio

LOCATION: 8405 El Paseo Grande; NE corner of El Paseo Grande and Camino Del Oro

PLANNER: Edith Gutierrez

Ph: 619-446-5466

Email: egutierrez@sandiego.gov

OWNERS REP: Jeff Barfield

Ph: 858-614-5027

Email: jeff@rbf.com

PROJECT DESCRIPTION: Request to amend existing CDP No. 206775 and La Jolla Shores Development Permit No. 206666. The amendment request asks to delete conditions 15, 32, 33 and 34. These conditions in total, required the removal of an existing driveway and parking space that was legally established to serve the existing guest house/artist studio. Please see attached letter dated September 25, 2008 that provides the rational for requested amendment.

#### COMMITTEE FINDINGS 3/24/09:

1. **Motion: Morton. Denial of project because of the violation of established public view corridor of the Community Plan.**
2. **2<sup>nd</sup>: Lucas**
3. **Denial carried 5-0-0**

## **5. ZAHID RESIDENCE**

PROJECT NUMBER: #154820

TYPE OF STRUCTURE: Single Family Residence (Addition + Guest House)

LOCATION: 7884 Lookout Dr.

PLANNER: Helene Deisher

Ph: 619-446-5223

Email: hdeisher@sandiego.gov

OWNERS REP: Tom King (Don Edson Architect)

Ph: 760-438-5827

Email: don@donedson.com

PROJECT DESCRIPTION: Attached 2-story Addition (3-Car Garage + 5 Bedrooms/ 6 Baths, Exercise & Game Room), Detached 2-story Structure (3-Car Garage + 2 Bedroom/ 1 Bath Guest House).  
Construction of Enlarged Cabana

### **COMMITTEE FINDINGS 3/24/09:**

- 1. Motion: Boyden. Findings can be made to support project subject to (1) City approval of a variance to allow the construction of a 2<sup>nd</sup> driveway on level ground per plan # 2 as presented.**
- 2. 2<sup>nd</sup>: Naegle**
- 3. Approved: 5-0-0**



Minutes for the March 26, 2009, La Jolla Traffic and Transportation Board meeting.

D R A F T

In attendance: Deborah Marengo (PLJ), Joe LaCava (BRCC), Van Iwegan (LJTC), Joe Dicks (LJSA), Keith Kelman (PLJ), Mary Coakley (CPA), Dan Courtney (LJTC). Todd Lesser, Chair

1. Consent Agenda-

a. Mary Coakley moved to approve on consent (seconded). Passed 6-0.

b. Pulled for discussion. Joe La Cava moved to approve with exception for local residents (7:30am-9am) (second Deborah Marengo). Passed 6-0.

2. Hidden Valley Road/Via Capri Pylons-

Mary Coakley moved to approve (second Marengo). Passed 7-0.

3. Parking Survey findings presented by Orrin Gabsch.

4. Stop Sign on Avenida De La Playa-

Joe Dicks moved to approve with addition of: “and, if possible, install a solar powered stop sign and solar powered pedestrian crossing sign subject to La Jolla Shores Association approval.” (second Marengo). Passed 7-0.

5 Charlotte Street Vacation-

Joe Dicks moved to approve with deed restrictions that any improvements must be consistent with the Torrey Pines Corridor Plan. (seconded). Passed 4-3.

Keith Kelman

PLJ