



PO Box 889, La Jolla, CA 92038
<http://www.LaJollaCPA.org>
Voicemail: 858.456.7900
info@LaJollaCPA.org

President: Joe LaCava
Vice President: Tony Crisafi
Treasurer: Jim Fitzgerald
Secretary: Nancy Manno

La Jolla Community Planning Association

Regular Meetings: 1st Thursday of the Month

Thursday, 3 September 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. Meeting Minutes Review and Approval: 6 August 2009
4. **Elected Official Reports – Information Only**
 - A. Council District 2 – Councilmember Kevin Faulconer
Rep: **Thyme Curtis**, 619.236.6622, tcurtis@san Diego.gov
 - B. Council District 1 – Councilmember Sherri Lightner
Rep: **Erin Demorest**, 619.236.7762, edemorest@san Diego.gov
5. **Non-Agenda Public Comment**

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

 - A. UCSD - Planner: **Anu Delouri**, adelouri@ucsd.edu, <http://commplan.ucsd.edu/>
6. **President's Report – Action Items Where Indicated**
 - A. Community Planners Committee (<http://www.sandiego.gov/planning/community/cpc/>)
 - B. Fire Council and Canyon Watch
 - C. CPA Policy – Can be suspended by majority vote, does not need to be noticed in advance.
7. Officer's Reports
 - A. Treasurer – **Jim Fitzgerald**
 - B. Secretary – **Nancy Manno**

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. 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 Ione Stiegler, 2nd Mon, 4pm

DPR – Development Permit Review Committee, Chair Tony Crisafi, 2nd & 3rd Tues, 4pm

PRC – LJShores Permit Review Committee, Chair Helen Boyden/Michael Morton, 4th Tu, 4pm

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

A. BENSON RESIDENCE

DPR ACTION: Findings can be made, 6-0-0.

5950 Camino de la Costa - Demolish existing residence and construct a 10,150 square foot single family residence on a 0.52 acre site. RS-1-5.

B. HRONOPOULOS RESIDENCE

PRC ACTION: Findings can be made, 6-0.

8216 Caminito Maritimo - Site Development Permit to reconstruction/remodel with new roof, new stucco exterior finish, new windows & doors, new basement. New pool and associated retaining walls, new landscape. Expand from 4771 sf to 6907 sf on a 0.18 ac (7,950 SF) lot.

C. COHEN RESIDENCE

PRC ACTION: Findings can be made, 6-0.

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 5660 sf site.

D. "KEEP CLEAR" DESIGNATIONS ON 2 INTERSECTIONS OF LA JOLLA BOULEVARD, FERN GLEN AND BELVEDERE

T&T ACTION: Approved 8-0-0

E. RED CURB AT ENTRANCE TO 2255 PASEO DORADO

T&T ACTION: Motion to Approve 2-6. Motion Fails.

Proposed 3-feet of red curb at entrance to front gate.

F. LA JOLLA MOTOR CAR CLASSIC

T&T ACTION: Motion to approve, 8-0-0

Closure of Coast Boulevard, January 11, 2010 from 4:00 am to 8:00 pm with traffic control at Coast and Prospect Place.

G. RED CURB ON PROSPECT LANE, SOUTH OF ROSLYN LANE

T&T ACTION: Extend red curb 4 feet. 8-0-0

Specific length of additional red curb to increase sight distance to the south and consider No Left Turn sign. *Pulled from August 6 consent agenda ton consider two listed aspects.*

H. LA JOLLA SHORES FALL FEST

T&T ACTION: Motion to approve, 8-0-0

Closure of Avenida de la Playa from Calle de la Plata to El Paseo Grande on Sunday, October 25, 2009 from 11a to 5p for community event.

9. REPORTS FROM OTHER ADVISORY COMMITTEES

Information only unless otherwise noted

A. LA JOLLA COMMUNITY PARKING DISTRICT ADVISORY BOARD

B. COASTAL ACCESS AND PARKING BOARD

10. LA JOLLA CHILDREN'S POOL

Previous Action: CPA commented on draft EIR May 2009
850 Coast Boulevard – Coastal Development Permit (CDP), Site Development Permit (SDP) to dredge approximately 3,000 cubic yards of beach sand from the Children's Pool beach and re-locate it at the closest pocket beach just south of the Children's Pool (South Casa Beach). The project site is located on the beach adjacent to 850 Coast Boulevard, within the Coastal Zone. *Last minute request in time for City Council action on 9/22, back to Court on 10/06. Plans available on-line at <http://www.lajollacpa.org>, click on Downloads.*

11. NGUYEN RESIDENCE

DPR ACTION: Findings can be made for variance, 6-2-0.
Pulled at August 6, 2009 meeting.
8007 Ocean Lane - Variance to reduce the required setbacks for a 364 square feet addition to an existing single family residence on a 0.01 acre site.

12. CPA POLICY ON APPROVALS

Consider endorsing the Chair's August 7, 2009 email to subcommittee chairs on CPA Policy. (Ray Weiss)

13. LA JOLLA SHORES PERMIT REVIEW COMMITTEE BYLAWS

PRC RECOMMENDATIONS: Approved as attached, 6-0.
Proposal to reduce appointments to only La Jolla Shores Association and La Jolla Community Planning Association, adjust the number of appointments by each organization. Eliminate set quorum requirement. Offered in response to trustee concerns in approving the update at the June meeting. See attached draft revisions.

14. LA JOLLA TRAFFIC & TRANSPORTATION BOARD BYLAWS

T&T RECOMMENDATION: Approved as attached, 6-1.
Last of the subcommittee bylaw updates. Amend bylaws to conform to Brown Act and Policy 600-24, eliminate provision for emergencies, eliminate alternates, require officers to be member of the board, leave terms and attendance of appointees to parent organizations.

15. ADJOURNMENT

<p><i>Next Regular Meeting: Thursday, 1 October 2009</i></p>

Possible Agenda Items

✓

✓



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La Jolla Community Planning Association

Regular Meetings: 1st Thursday of the Month

Thursday, 6 August 2009

La Jolla Recreation Center, 615 Prospect Street

D R A F T MINUTES – REGULAR MEETING

President: Joe LaCava, Vice President: Tony Crisafi, Secretary: Nancy Manno, Treasurer: Jim Fitzgerald

Present: Michele Addington, Darcy Ashley, John Berol, Tom Brady, Bob Collins, Mike Costello, Tony Crisafi, Dan Courtney, Jim Fitzgerald, Orrin Gabsch, Joe LaCava, Dave Little, Tim Lucas, Nancy Manno, Phil Merten, Glen Rasmussen, Greg Salmon, Ray Weiss

1. Welcome and Call To Order: **President Joe LaCava**, @ 6:05 P. M.

2. Adopt the Agenda

Approved Motion: To adopt the Agenda, (Fitzgerald/Collins 12/0/0).

In favor: Addington, Ashley, Berol, Brady, Collins, Costello, Crisafi, Fitzgerald, Gabsch, Little, Manno, Merten.

3. **Meeting Minutes:** Review and Approval: 02 July 2009

Approved Motion: To approve the minutes of July 02, 2009, (Berol/Ashley 12/0/0).

In favor: Addington, Ashley, Berol, Brady, Collins, Costello, Crisafi, Fitzgerald, Gabsch, Little, Manno, Merten.

4. Elected Official Reports – Information Only

A. Council District 2 – Councilmember Kevin Faulconer

Rep: **Thyme Curtis**, 619.236.6622, tcurtis@sandiego.gov

Not Present: **President LaCava** reported for Ms. Curtis: La Jolla Mesa Road at Linda Rosa will be repaved.

B. Council District 1 – Councilmember Sherri Lightner

Rep: **Erin Demorest**, 619.236.7762, edemorest@sandiego.gov

Present: Made Report: Discussed water conservation; asked community for input and to contact CD One office with suggestions. One beach trashcan has been restored; Children's Pool controversy is on going.

5. Non-Agenda Public Comment

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

A. UCSD - Planner: **Anu Delouri**, adelouri@ucsd.edu, <http://commplan.ucsd.edu/>

Present: Made report: Report is available on line.

Trustee Lucas questioned source of financing for East Campus Bed Tower Hospital; Ms. Delouri responded that the Hospital is responsible for funding.

Trustee Gabsch questioned Scripps Fisheries plan: Ms. Delouri said the project is a joint venture with NOAA: Trustees Weiss, LaCava and Costello were able to answer **Trustee Gabsch's** questions and provided him with the Scripps Fisheries draft EIS.

Trustee Salmon: Reported on planned festivities for the dedication of the Kellogg Park Playground, September 10 at 5:00 PM.

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Trustee Lucas: Reported on intention to schedule a meeting in September to review the LJ Shores Planned District Ordinance and propose changes.

Trustee Weiss: asked that the Valet parking places, assigned to the now closed Jack's restaurant, be restored to public use. **President LaCava** suggested the subject spaces, (if they had not been restored by that time), would be reviewed at Traffic & Transportation in September.

Trustee Gabsch: (1) Asked that the Historic Homes on Cave Street be put on the September agenda. **President LaCava** Indicated this is an active application and applicant is searching for a location to relocate these historic structures. Once they do so they will initiate community review. (2) Commented on his disappointment with the action last month in regard to the French American School; specifically to the lack of traffic issue mitigation. Asked that the Trustees might reconsider the action, particularly in light of the planned review of our current CPA Policy, (Agenda Item 13), this evening.

Member **Roger Wiggins** (1) Supported **Trustee Gabsch's** comments and expressed his disappointment with the action taken by the Trustees in regard to the French American School, specifically the lack of traffic mitigation. (2) Asked about Cell Phone Tower installation on Soledad Road; **President La Cava** responded there are (4) applications; we will wait for applicant Verizon to present to LJCPA, probably starting in September.

Member **Keith Kellman**, in regard to the Valet parking spaces assigned to the now closed Jack's Restaurant, reported that Councilmember Lightner's office is investigating how quickly the spaces can be returned to public use and that the subject is on the T&T Agenda.

6. President's Report – Action Items Where Indicated

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

Did not attend meeting; nothing pertaining to La Jolla on agenda

B. Rainbow Curbs – Status report

City has agreed to the first (16) parking spaces, therefore La Jolla will recover 16 spaces by the end of August.

C. Trustee Attendance – Minimum threshold to qualify for meeting attendance?

For future consideration: Suggested a minimum threshold for recorded attendance be established.

D. Abstaining – 600-24 says only "In limited circumstances."

Reminded the Trustees of their obligation to vote.

E. Shift in CPA and subcommittees procedures due to pending change in City policy.

Notified the Trustees of the anticipated action by the City in regard to complying with SEQA; This will require a major change in LJCPA process; LJCPA will be unable to take a final action until the environmental document is in hand. The normal LJCPA process will, of necessity, be changed. The environmental document does not come out until the end of the process. **President LaCava** suggested: that the LJCPA have an initial review in which subcommittee comments and concerns of the subcommittee will be relayed to the City through the LJCPA. Then, when the environmental document comes out, the subcommittee will hear the project for a vote, which will then be relayed to the City through the LJCPA.

Note: The Scripps Fisheries project mentioned by Trustee Gabsch; the project will be heard by the Coastal Commission on August 13. **President LaCava** noted that the Commission staff had evaluated the proposed building carefully to make sure it did not disrupt public views. The commission criticized the landscape plan, which had proposed Torrey Pine trees that would have blocked public views. The project is now conditioned to prohibit any trees that would block public views.

Note President LaCava called for an Ornithologist: A Hummingbird joined the meeting, and became trapped.

Note: In reference to: California High Speed Rail: Voter approved Proposition 1A on the November 4, 2008 ballot provided \$9 billion in bond funding for the 800-mile statewide network and \$950 million to finance capital improvements to commuter and intercity rail as well as local transit lines that will connect existing infrastructure to the high-speed train system: A Public Scoping meeting is scheduled for Tuesday, September 29, 3:00 PM – 7:00 PM at the UTC Forum Hall.

Note: **President LaCava** presented the very gracious "Thank You" letter received from the Helen Reville family

Agenda Item #10 is a Time Certain item:

10. LA JOLLA SHORES KELLOGG PARK PARKING LOT RETROFIT & LOW FLOW DIVERSION SYSTEM ALONG TORREY PINES ROAD

Part (1) Retrofit Kellogg Park parking lot with pavers, landscaping strips. Provides low flow diversion systems for storm drain outfalls that discharge directly into the La Jolla Ecological Reserve Area; **Part (2)** includes construction in/on Torrey Pines Road between the Throat and the Village with potentially significant traffic control measures required.

Information only: Presented by: City of San Diego, Senior Public Information Officer Jennifer Nichols Kearns, and Associate Civil Engineer Andrea Demich, P. E. and Mark Webb, P. E. of Harris & Associates.

Comments and questions were posed by **Trustees Berol, Costello, Little, Manno, Rasmussen, Salmon, Weiss** and member **Michael Morton**.

Note: Trustee Salmon gently rescued the Hummingbird and restored him to freedom, there followed wild applause of approval from the Trustees and the audience.

Ms. Kearns, Ms. Demich and Mr. Webb presented the project plans, in great detail; answered Trustees questions; addressed Trustees comments.

President La Cava commented that the Engineers have produced an elegant solution that will drastically reduce the potential negative impact of this project on Torrey Pines Road and requested a round of appreciative applause signifying the Trustees and Members gratitude.

7. Officer's Reports

A. Treasurer – **Jim Fitzgerald**

Beginning Balance: \$458.06 + Income \$223.04 – (Expenses \$88.95) = Ending Balance: \$592.15

Trustee Fitzgerald commented on the generosity of the Membership last month, and reminded Trustees, Members and guests: LJCPA is a non-profit organization and must rely solely on your generous donations. All donations must be in cash to preserve anonymity.

B. Secretary – **Nancy Manno**

Remarks, prepared by **John Berol**, read by **President LaCava**, for secretary **Nancy Manno**:

If you want your attendance recorded today, please sign-in at the back of the room. You are entitled to attend without signing in, but only by providing proof of attendance can you maintain membership or become a Trustee. If you want your attendance recorded without signing-in at the back, then hand to me before the end of the meeting a piece of paper with your printed full name, signature and a statement that you want your attendance recorded. Eligible non-members wishing to join must have recorded attendance for one meeting and must submit an application which is available at the membership table and on-line.

8. CONSENT AGENDA – Ratify or Reconsider Committee Action

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PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2nd Mon, 4pm

DPR – Development Permit Review Committee, Chair Tony Crisafi, 2nd & 3rd Tues, 4pm

PRC – LJShores Permit Review Committee, Chair Helen Boyden/Michael Morton, 4th Tu, 4pm

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

A. Girard Gourmet Sidewalk Cafe

PDO ACTION: Proposal is in conformance to PDO, 9-0-0.

7837 Girard Avenue - Neighborhood Use Permit for a Sidewalk Cafe for an existing restaurant, PDO-Zone 1.

B. Nguyen Residence: **Pulled by Trustee Costello**

DPR ACTION: Findings can be made for variance, 6-2-0.

8007 Ocean Lane - Variance to reduce the required setbacks for a 364 square feet addition to an existing single family residence on a 0.01 acre site.

C. Miller Residence

DPR ACTION: Findings can be made for preliminary approval, 9-0-0.

1505 Buckingham Drive - Coastal Development Permit to demolish an existing residence and construct a 9,621 sf single family residence on a 0.90 acre site in the RS-1-1 zone.

D. Isakow Residence

DPR ACTION: Findings can be made for preliminary approval, 8-0-0.

9872 La Jolla Farms Road - Coastal Development Permit, Site Development Permit for Environmentally Sensitive Lands and Neighborhood Use Permit to construct a 13,456 sf single family residence with guest quarters on a vacant 1.52 acre site in the RS-1-2 zone.

E. 11th Annual Fire Run (Aug 23)

T&T ACTION: Approved as presented, 7-2.

Prospect Street & La Jolla Boulevard street closure from 5a to 10a for run from Prospect/Girard to Pacific Beach.

F. Additional Red Curb on Prospect at Roslyn Lane: **Pulled by Trustee Gabsch: referred to T & T**

T&T ACTION: Approved as presented, 6-1-2.

Provide additional red curb to increase sight distance

Approved Motion: to accept the recommendation of the PDO Committee: to approve (A) Girard Gourmet Sidewalk Cafe and forward the recommendation to the City. To accept the recommendation of the DPR Committee: to approve (C) Miller Residence, (D) Isakow Residence, and forward the recommendation to the City. To accept the recommendation of the T & T Committee: Prospect Street & La Jolla Boulevard street closure from 5 AM to 10 AM for run from Prospect/Girard to Pacific Beach, and forward the recommendation to the City. (Ashley/Addington 17/0/0)

In favor: Addington, Ashley, Berol, Brady, Collins, Costello, Courtney, Crisafi, Fitzgerald, Gabsch, Little, Lucas, Manno, Merten, Rasmussen, Salmon, Weiss.

Note: **President LaCava** welcomed, with gratitude, two new committee chairs: Ms. Ione Stiegler will chair the Planned District Ordinance committee and Ms. Helen Boyden will chair the Permit Review Committee.

9. REPORTS FROM OTHER ADVISORY COMMITTEES

Information only unless otherwise noted

A. LA JOLLA COMMUNITY PARKING DISTRICT ADVISORY BOARD: On hiatus.

B. COASTAL ACCESS AND PARKING BOARD: Regular meetings should be initiated in September.

11. GATTO RESIDENCE

PRC ACTION: Approved 5-0-0 (Mar 2009), ratified on consent by CPA (Apr 2009)

PRC ACTION (July 2009): Motion fails due to lack of quorum.

8368 Paseo Del Ocaso - Applicant returning for CPA action in light of potentially new information presented in the draft Mitigated Negative Declaration (MND) dated July 30, 2009.

Michael Morton, Architect for the project, representing Ms. Gatto, presented the project and the Mitigated Negative Declaration.

Trustees Lucas, Courtney, Costello commented.

Trustee Gabsch reiterated his previously expressed concern regarding lack of quorum at the Sub Committee level.

Approved Motion: Motion to approve that Findings can be made on the Gatto Residence with the benefit of the draft environmental document, (Mitigated Negative Declaration), being considered (Ashley/Addington 17/0/0)

In favor: Addington, Ashley, Berol, Brady, Collins, Costello, Crisafi, Courtney, Fitzgerald, Gabsch, Little, Lucas, Manno, Merten, Rasmussen, Salmon, Weiss.

Note: **President LaCava** emphasized Trustee Gabsch's comments in regard to Sub Committee quorums.

12. ART & WINE FESTIVAL

T&T ACTION: Approve as presented with clarifications including providing survey of merchants to CPA, 8-1-0 (See T&T minutes).

7300 & 7400 Blocks of Girard – Proposed street closure and Art & Wine Festival from Oct 9 (evening) through October 11.

Detailed plans for the Festival were presented by: Ms. Sherry Ahern, Ms. Jana Purdy, Mr. Mitch Feingold.

Questions and comments by **Trustees Ashley, Berol, Courtney, Little, Lucas, Rasmussen**, and Members, **Michelle Fulks, Sally Miller**.

The Festival will benefit La Jolla Elementary School, Bird Rock Elementary School, Torrey Pines Elementary School.

Approved Motion: Motion, As presented, to the La Jolla CPA, with clarifications in regard to the parking, and to the specific time of street closure: (Little/Addington 17/0/0)

In favor: Addington, Ashley, Berol, Brady, Collins, Costello, Crisafi, Courtney, Fitzgerald, Gabsch, Little, Lucas, Manno, Merten, Rasmussen, Salmon, Weiss.

13. REVIEW CPA POLICY

Request to review policy prohibiting the CPA from issuing Conditional Approvals of projects and limiting actions to either Approval or Denial (Weiss, Ashley)

Trustees Ashley and Weiss presented, followed by a thoughtful discussion of the advantages and disadvantages of the subject Policy. In addition to **Trustees Ashley and Weiss** ... **Trustees Berol, Collins, Courtney, Gabsch, Lucas, Manno** spoke against the Policy and asked that the Policy be rescinded, while some of these Trustees were also sympathetic to the Policy, however found it unworkable. **Trustees Addington, Brady, Crisafi, Costello, Fitzgerald, Little, Merten, Rasmussen, Salmon** spoke in favor of the Policy, while some of these Trustees advocated that the Policy remain in place, on a trial basis and then be revisited after the first of the year. Members **Michael Morton** and **Helen Boyden** spoke against the Policy. City Planner **Leslie Hennegar** commented. **President LaCava** commented in support of rescinding the Policy.

Failed Motion: Motion to approve rescinding the Policy: (Ashley/Berol 8/9/0)

In favor: Ashley, Berol, Collins, Courtney, Gabsch, Lucas, Manno, Weiss.

Opposed: Addington, Brady, Crisafi, Costello, Fitzgerald, Little, Merten, Rasmussen, Salmon

14. LA JOLLA SHORES PERMIT REVIEW COMMITTEE BYLAWS

Proposal to reduce the number of parent organizations, adjust the number of appointments, and reduce seats from 8 to 7. Offered in response to trustee concerns in approving the update at the June meeting. See attached draft revisions.

Approved Motion: Motion to continue consideration of La Jolla Shores Permit Review Committee Bylaws, (Agenda Item 14), to September 03 meeting: (Lucas/Salmon 17/0/0)

In favor: Addington, Ashley, Berol, Brady, Collins, Costello, Crisafi, Courtney, Fitzgerald, Gabsch, Little, Lucas, Manno, Merten, Rasmussen, Salmon, Weiss.

15. ADJOURNMENT @ 8:30 PM

***Next Regular Meeting:
Thursday, 3 September 2009***

**MINUTES OF THE LA JOLLA
PLANNED DISTRICT ORDINANCE COMMITTEE
AUGUST 10, 2009 (Unapproved)**

Present: J. Berol (CPA), C. Hasson (LJTC), D. Marengo (PLJ), I. Stiegler (BRCC, President), O. Gabsch (CPA), T. Underwood (PLJ), R. Hill (LJTC), J. Fitzgerald (CPA), J. Clark (PLJ), G. Rasmussen (PLJ). A quorum was established at 4 pm.

Guests: Michelle Addington.

Project Presented (information only):

James Alcorn and Shannon Crinion of James Alcorn made a presentation concerning the proposed Scripps Elderly Residential Care Facility of 17,000 square feet at 484 Prospect. This facility would require a Conditional Use Permit. It is currently operating under a Special Use Permit as an office building within Zone 5A residential. This would entail a Process 4 procedure to change the use to an elder residential care facility. There is no other similar use within one quarter mile. The facility would provide 24 hour per day rehabilitation services for patients similar to an Alzheimer's care facility or a drug rehabilitation facility. No exterior changes are proposed. This use would not be a nursing home nor a convalescent care facility; it would not provide 24 hour medical care. The project will include a full kitchen and dining room. Deliveries are from the alley at the basement level. There are condos on the left and apartments on the right. There is a hotel west of the facility.

Mr. Alcorn showed proposed interior modifications to accommodate 56 patients with 33 parking spaces, two of which are designated for delivery, and one as an ADA space. What is required one space per seven beds (therefore eight required), one space for each four staff persons (therefore nine required) and six spaces for administrators (there are nine of them). Total 23 spaces are required.

It was explained the use is contemplated for "early Alzheimer" patient rehabilitation but not assisted living. If their condition became worse, these patients would have to change facilities for a higher level of care. Mr. Alcorn suggested it could put into the Conditional Use Permit that it not be allowable for drug or alcohol rehabilitation purposes. State regulations might prevent this facility becoming an assisted living facility. This can also be placed in the CUP.

Notice has not gone out to the public yet. The project is HUD-funded.

J. Berol noted there is a disincentive in the PDO to providing office space. There is an incentive toward residential, but this site will not support major care.

The elevator is existing – large enough for a hospital-type bed.

None of these patients can drive a car.

There will be ambulatory and non-ambulatory dining rooms, served by the same kitchen, which is not on the same floor as the dining room. There are two non-full time doctors in attendance during the day, for ambulatory and non-ambulatory patients. The top floor is contemplated for ambulatory patients.

The applicant believes smaller delivery trucks can be used (because the alley is narrow). The applicant acknowledges many functional details have not been prepared at this stage.

The applicant noted that this is not a hotel, and that a similar patient profile might be found at the Cloisters in Mission Valley.

Chairwoman Stiegler noted the public would want to understand the services the facility provides.

The public noticing package is being prepared now. D. Marengo suggested public input for the use before this committee for essentially converting the facility to a limited “residential” use. The Zone may allow this contemplated use, because it is more residential than a business.

J. Berol pointed out that since the Community Planning Association will not give approval with conditions, the conditions would have to be included as part of the CUP.

The meeting adjourned at approximately 5:00 p.m. without further action.

The next La Jolla Planned District Ordinance Committee meeting is scheduled for September 14, 2009 at 4:00 p.m. at the La Jolla Recreation Center.

Respectfully Submitted

Glen Rasmussen, Secretary

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANING ASSOCIATION

COMMITTEE REPORT
FOR
AUGUST 2009

8/11/09 Present: Crisafi, Collins, Costello, DuCharme Conboy, Thorsen

8/18/09 Present: Crisafi, Collins, Costello, DuCharme Conboy, Merten, Thorsen

FINAL REVIEWS

Project Name: **BENSON RESIDENCE**
5950 Camino de la Costa
Project #: JO#43-2515/183538
Zone: RS-1-5
Permits: CDP, SDP
DPM: Jeff Peterson 619-446-5237
japeterson@sandiego.gov
Applicant: Don Vanderpool 619-557-0575
donvanderpool@houseanddodge.com

Subcommittee Motion:
(Merten, Collins 6-0-0) The findings can be made for preliminary approval subject to review of City environmental document.

Project Name: **MAZZONI RESIDENCE**
648 Marine St.
Project #: JO#43-2446/181603
Zone: RM-1-1
Permits: CDP
DPM: Paul Godwin 619-446-5103
pgodwin@sandiego.gov
Applicant: Carl Strona 619-297-9730
stronaaia@cox.net

Please provide the following for Final Review:

- 1. Lower chimneys facing street**
- 2. Bring exterior finishes scheme and samples**

PRELIMINARY REVIEWS

Project Name: **CHARLOTTE ST. VACATION & LAND SALE**
Amalfi st & N. Torrey Pines Rd.
Project #: JO#43-1350/161636
Zone: RS-1-5
Permits: Vacation
DPM: Tim Daly 619-446-5356
tdaly@sandiego.gov
Applicant: John Coffey/858-831-0111
john@coffeyengineering.com

Please provide the following for Final Review:

- 1. Clear all Cycle Issues**
- 2. Coordinate with City Engineering Dept. and reconcile with Torrey Pines Corridor Plan**
- 3. Consider EMRA**
- 4. Consider moving directly to CPA - community wide issue regarding adjacency to Torrey Pine Corridor. NOTE: per discussion with LJCPA President, applicant to finish review at LJ DPR first.**

La Jolla Shores Permit Review Committee - Report
4:00 p.m. - Tuesday, August 25, 2009
La Jolla Recreation Center, 615 Prospect Street, La Jolla, CA

Need to bring next time: LJ Community plan. LJ map.

In Attendance: Helen Boyden, Betty Morrison, John Schenck, Michael Morton, Dale Naegle, Ed Furtek, Tim Lucas

Absent: none

Vacancy: 1 seat, Community Planners Committee of La Jolla Shores

1. **Non-agenda public comment:** None
2. **Chair discussion:** Introductory remarks by Helen. Description of new rules regarding the CPA no-conditions policy.
3. **Elect secretary:** Motion for Tim Lucas to be the interim secretary. Michael Morton motion, Ed Furtek second. Motion approved 5-0-1:
for: Furtek, Morrison, Morton, Naegle, Schenck
abstain: Lucas
chair not voting: Boyden

4. Projects

a. Hronopoulos Residence

PROJECT NUMBER: #175333

8216 Caminito Maritimo

TYPE OF STRUCTURE: Single Family Residence

PROJECT DESCRIPTION: Additions to and reconstruction/remodel of existing two-story detached single family condominium. Reconstruction/remodel will include new roof, new stucco exterior finish, new windows & doors, new basement. New pool and associated retaining walls, new landscape

Presented by: Lisa Kriedeman

Motion: Morton, Second: Naegle:

Motion that findings can be made to approve the project, with approved cycle letters and environmental analysis as presented.

Motion approved 6-0-0:

for: Furtek, Lucas, Morrison, Morton, Naegle, Schenck

against:

abstain:

chair not voting: Boyden

b. Whitney Mixed Use

PROJECT NUMBER: #1825130

2202 & 2206 Avenida de la Playa

PROJECT DESCRIPTION: Demolition of existing 1 story residential unit and retail store.

Construction of one Shopkeeper retail unit with the City required parking at street level built above the City required 5 car residential parking garage (below street level). As well the construction of two Shopkeeper residential condominiums above the street level retail unit, all of which shall not exceed 30' in height. (Source: Applicant)

Presented by: Tim Martin – Martin Architecture

Martin started off by informing the committee that previously there had been a noticing issue due to post office procedures. The project had been re-noticed and that is no longer an issue.

Dale Naegle made a counter – presentation noting:
According to the city codes a 2nd stairway might be needed.
Dale does not want common entrance on the east side with his property.
This project has 93% ground floor coverage versus 80 – 85% for neighboring buildings.
Address bulk and scale issues, fit in better with the neighborhood architecture, have less impact on neighbors.

Letters and emails received about the project were noted:
Eleanor Steward a letter and a follow-up email – against project.
Letter with petition furnished – 37 signatures against, most from LJ Shores. Vaughn Woods letter - against.

Public comment for:
Tom Hassey 2175 Ave de la Playa. Thinks this will improve the street. Present building and street have not changed in years. Need modernizing.

David Browne 8032 el Paseo Grande : Street is beat up and old. This project should be approved.

Lance Peto 2162 Ave de la Playa: Likes project, owns 2-story building, with 2nd floor setback, across street.

Bob Whitney project owner: 165 signatures on petition for this project.

Public comment against:
Vaughn Woods, property owner 2226 Ave de la Playa: Against due to bulk and scale. No setbacks for the building will cause the sidewalks in front of the building to be clogged by local business patrons, especially kayak renters carrying paddles, lifejackets, etc. .

Carol Dupont: Ambience of the business district being lost... Light being cut off and building shadows.

Motion: Morton, Second: Furtek

Motion to continue item to next meeting. The following recommendations were made by the committee for that next meeting:

- **Review and discussion of project with LJ Shores merchant association**
- **Add more articulation on 3rd floor with setback**
- **Provide photo simulation**
- **If changes to building envelope, story poles would be helpful**

Motion approved 4-2-0:

for: Furtek, Lucas, Morton, Naegle

against: Morrison, Schenck

abstain:

chair not voting: Boyden

c. Cohen Residence

PROJECT NUMBER: 155818

8130 La Jolla Shores Rd.

TYPE OF STRUCTURE: Single Family Residence

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

Presentation by Chris Martin

Recent letter received from Kelly Speer was read, indicating that her concerns expressed in a previous letter had been answered. She now has no objections to the project.

Motion: Lucas, second: Morton

Findings can be made to support project.

Motion approved 6-0-0:

for: Furtek, Lucas, Morrison, Morton, Naegle, Schenck

against:

abstain:

chair not voting: Boyden

d. Fakhimi Residence

PROJECT NUMBER: # 179961

7790 VIA CAPRI

PROJECT DESCRIPTION: a 3,134 square foot addition to an existing single family residence on a 0.46 acre site (Source: City)

Presented by: John Jensen architect

Changes: One chimney removed. Now only 4. Caps removed – chimneys now 2 ft lower. Roof height mostly 15 feet. At bedroom 15' 9"

Public comment - Against

Joe Dicks:

1501.0101A municipal code protects views

Worried about his views and resulting loss of property values as the project now stands. He was told by one of the architects or contractors onsite that the building height would not be raised over what they presently are. This was incorrect.

David Crawford Atty, representing Patty Hahn & her mother (the property owner)

The project extends into the backyard 19' beyond the present building envelope. This will take away a significant portion of her views from the patio and rooms. They are worried about it affecting the property values. They already had one sale fall through when the story poles went in and the extent of the proposed structure was seen.

David Shaw: Concerned about the impact on property values and views. The Hahn sale fell through after potential buyers saw the loss of view.

Robert Nelson – realtor for Hahn. Impacts on property value and view.

Public comment - For

Ali Fakhimi - He has compromised with the neighbors already and reduced size of original project.

The parties said they would research the matter of private views for the next meeting.

Motion: Morton, Second: Morrison

Continue item to next month

Motion approved 5-1-0:

for: Furtek, Lucas, Morrison, Morton, Naegle

against: Schenck

abstain:

chair not voting: Boyden

5. Review PRC bylaws adopted by the LJCPA on June 4, 2009 with respect to number and representation of members as well as quorum required. (article II paragraph 1, article 5, paragraph 2)

Motion: Morton, Second Furtek

Motion to amend the Membership section of the PRC charter as follows:

The LJS/PRC shall consist of ~~three~~ five representatives from the La Jolla Shores Association (LJSA) and ~~three representatives from the Community Planning Committee of La Jolla Shores (CPCLJS)~~ and ~~two~~ three representatives from the LJCPA.

Motion approved 6-0-0:

for: Furtek, Lucas, Morrison, Morton, Naegle, Schenck

against:

abstain:

chair not voting: Boyden

Motion: Furtek, Second Morton

Motion to amend the Meetings section of the PRC charter to as follows. The line: "Five or more members are required to constitute a meeting" is to be removed.

Motion approved 6-0-0:

for: Furtek, Lucas, Morrison, Morton, Naegle, Schenck

against:

abstain:

chair not voting: Boyden

6. Discuss the failure of the city to act on the proposed PDO bylaws changes and actions of the city in over-referring Process One/Process three determinations to the LJSPDO Advisory Board.

This item was not discussed due to time constraints.

7. Report by Tim Lucas re: rewrite for LJSPDO

A meeting has been tentatively scheduled for September 16 at 4:00 pm, pending confirmation of room availability at the Rec. Center. A further announcement will be made at the CPA meeting on September 3, 2009.

La Jolla Traffic & Transportation Board
Chair: Todd Lesser Vice Chair: Joe LaCava Secretary: VACANT

Minutes for: August 27th, 2009
4:00 PM La Jolla Recreation Center

ROLL CALL AT 4:10

PRESENT: Michele Addington (CPA, Secretary), Deborah Marengo (PLJ), Todd Lesser (Chair), Joe LaCava (BRCC), Keith Kelman (PLJ), Mary Coakley (CPA), Joe Dicks (LJSA), Coco Tihanyi (LJSA), Dan Courtney (LJTC-Alternate)

ABSENT: John Beaver (LJTC), Jim Heaton (LJSA), George Sutton (BRCC) Van Van Iwegan (LJTC),

PUBLIC COMMENTS:

1. Mr. Peter Lin of 6682 Avenida La Reina: requested the board address oversized vehicles parking. City of San Diego is currently considering but does not currently have the funds to enforce an Oversized Vehicle Ordinance.
2. Ms. Melinda Merryweather addressed her concern with the additional 2000-3000 people per day visiting the seals and the lack of adequate parking. Board requested Ms. Merryweather draft a letter within 2 weeks to be considered by Board at the next regular meeting for possible presentation to the City of San Diego.
3. Mr. Orin Gabsch requested the Board place the following item on the agenda:
French School additional traffic reviews necessary including: “No parking from 7:00AM-9:00AM to improve sight distance, open the median to allow cars to turn left into southerly driveway of the school, and no U turn on Soledad Mt. Road and La Jolla Scenic drive” because 1200 cars turn right blocking the intersection.
4. Mr. Joe Dicks stated that graffiti and trash have accumulated at the La Jolla Parkway entrance and that perhaps we “lost our sense of Civic pride”. Graffiti can be reported on the web at: <http://www.sandiego.gov/graffiti/sighting.shtml>. The City of San Diego will respond with 1-2 day for graffiti removal in the public right-of-way.
5. Mr. Keith Kelman requested that the “Valet Parking” spots dedicated to Jack’s be reassigned to public use. To be placed on next month’s Agenda.
6. Mr. Todd Lesser requested a “no littering signage” on La Jolla Scenic North be heard today, this was declined due to the Brown Act 72 hour noticing requirement. Item to be placed for the following month’s Agenda.
7. Ms. Mary Coakley advised of expected “heavy traffic” at La Jolla Shores on September 10, 2009 due to the Grand Opening of the Playground.

AGENDA ITEMS:

1. Consent Agenda –

a. Keep Clear Signage at Fern Street and La Jolla Blvd and Belvedere

Motion: To Approve as presented. La Cava-Coakley 8-0-0

b. Red Curb at 2255 Paseo Dorado

Tricia Estrada requested that 3' be red curbed in front of her house due to insufficient sidewalk and the cars parked in front of her property.

Motion: To Approve as presented. Marengo-? 2-6-0

2. La Jolla Motor Car Classic at the Ellen Browning Scripps Park on January 11, 2010:

Presented by Mr. Trip Bennett – 6th year, this year run in conjunction with the La Jolla Historical Society.

Proposed Street closure: Coast Blvd. to be closed between Prospect & Girard Ave. on Sunday January 10th, 2010 from 3:00AM to 8:00PM.

- 2 Traffic Control at Prospect and Girard and 2 at Prospect and Coast Blvd.
- Security will allow cars to fill spaces from Prospect to lifeguard stand on Coast Blvd.
- 3' white picket fence around the parameter of the event.
- Tickets: \$15 in advance, \$20 day of event. Kids 13 and under Free. \$75 car entry fee.

Motion: To Approve as presented. LaCava – Marengo, 8-0-0

3. Fall Fest at La Jolla Shores on October 25, 2010:

Presented by Izzy Tihanyi and Sharon Luscomb – The event begins at 8am at Girard & **Proposed Street closure:** 2160 – 2199 Avenida De La Playa from 11:00AM to 5:00PM.

- This has been approved by the La Jolla Shores Association
- Proceeds to “Friends of the La Jolla Shores”

Motion: To Approve as presented. Coakley-Marengo, 8-0-0

4. Additional Red Curb on Prospect at Roslyn Lane:

Item pulled at LJCPA because red curbing length was unspecified and applicant wanted 10' and to consider a No Left Turn sign.

Motion: To Approve an additional 4' of red curbing. Marengo-Dicks, 8-0-0

5. Bylaws:

- Redlined items to be removed and eliminate item 6.3.5.
- Item 4.3. ratified to read: Elected officers shall be members of the Executive Board in good standing of the La Jolla Traffic and Transportation Board. Officers shall serve at the discretion of the Executive Board.

Motion: To Approve as ratified. Marengo-Addington, 6-1-0

NEXT MEETING –SEPTEMBER 24, 2009

ADJOURNMENT

FOR ADDITIONAL INFORMATION, PLEASE CONTACT
TODD LESSER, CHAIR, 619-364-4750 OR TODD@NCCOM.COM