



PO Box 889, La Jolla, CA 92038  
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President: Joe LaCava  
Vice President: Tony Crisafi  
Treasurer: Jim Fitzgerald  
Secretary: Nancy Manno

## La Jolla Community Planning Association

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

**Thursday, 6 May 2010**

La Jolla Recreation Center, 615 Prospect Street

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

- 6:05p**
1. Welcome and Call To Order: **Joe LaCava**, President
  2. Swearing in of newly elected trustees (Ducharme-Conboy)
  3. Adopt the Agenda
  4. Meeting Minutes Review and Approval: 1 April 2010
  5. **Elected Official Reports** – Information Only
    - A. Council District 2 – Councilmember Kevin Faulconer  
Rep: **Thyme Curtis**, 619.236.6622, [tcurtis@sanidiego.gov](mailto:tcurtis@sanidiego.gov)
    - B. Council District 1 – Councilmember Sherri Lightner  
Rep: **Erin Demorest**, 619.236.7762, [edemorest@sanidiego.gov](mailto:edemorest@sanidiego.gov)
  6. **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](mailto:adelouri@ucsd.edu), <http://commplan.ucsd.edu/>
  7. **President's Report** – Action Items Where Indicated
    - A. Community Planners Committee –  
<http://www.sandiego.gov/planning/community/cpc/index.shtml>
    - B. Mitigated Negative Declarations – Available on-line if you are interested.
    - C. Upper Torrey Pines Road – City response to fixing the “s” curves
    - D. Neptune Apartments – Hearing Officer Decision Appealed (ratify appeal)
    - E. Aroma Bakery Sidewalk Café – City approved, appeal?
    - F. Committee Appointments – For ratification by trustees (see attached list)
  8. 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.*

## **9. 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, 2<sup>nd</sup> Mon, 4pm

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

PRC – LJ Shores Permit Review Committee, Chair Helen Boyden, 4<sup>th</sup> Tues, 4pm

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

PDO – No Action Items

### **A. Alta La Jolla Restoration**

DPR ACTION: The findings for a SDP can be made, 7-0-0.

2105 Alta La Jolla Drive – Reconsideration of previously approved CDP based on updated engineering design.

### **B. Payne Residence**

DPR ACTION: Motion to approve project, findings for a variance can be made, 6-0-0.

1235 Virginia Way – Variance for 6-foot wall within required setback.

### **C. Taft Residence**

DPR ACTION: Motion to deny the project: the FAR exceeds the maximum allowed based on the committee interpretation of Code Section 113.0234(b)3 as relates to the carport area (see Diagram 113-02P.) 6-1-0.

5633 Taft Avenue – Process 2 Coastal Development Permit to demolish an existing residence and construct a 2,866 square foot single family residence on a 0.11 acre site in the RS-1-7 Zone.

### **D. Bishop School Library**

DPR ACTION: Motion to deny the request for a deviation for the following reasons: Findings #3, #4, and #5 cannot be made. In addition the committee registers its concern about the precedent set by approval of a deviation for height. 7-0-0.

7607 Draper Street – Amend the existing Planned Development Permit to allow a proposed deviation from 30 feet to 34 feet high as measured under the La Jolla Planned District regulations for a previously approved building. The proposed building design will still comply with the 30 foot Coastal Height Limitation Overlay Zone.

### **E. Linda Rosa Residence**

DPR ACTION: Motion to approve the project, findings can be made for a CDP, 6-1-0.

5644 Linda Rosa Avenue – Coastal Development Permit to demolish an existing residence and construct a 2560 sf residence on 0.09 acre lot in RS-1-7 zone.

### **F. 3<sup>rd</sup> Annual Coastwise Mile & 5K (Oct 2 2010)**

T&T ACTION: To Approve Proposal, 9-0-0.

Closure of Jenner, Prospect, Cuvier and Coast Blvd, 7am to 11am.

### **G. Change Fire Lane north of 2100 Block of Avenida de la Playa to One-Way Westbound**

T&T ACTION: To approve change to one-way westbound, 9-0-0.

### **H. Remove 2-hour Time Limit on 7400 & 7500 Blocks of Olivetas Avenue**

T&T ACTION: To approve removal of 2-hour parking, 7-1-1.

### **I. Via Casa Alta – Change No Parking Signage from 2a-6a to 10p-7a**

T&T ACTION: To deny proposal, 4-3-1.

### **J. El Paseo Grande – Remove green curb in 90-minute time zone**

T&T ACTION: To remove the green curb, 8-0-0.

**K. San Diego Triathlon**

T&T ACTION: To Approve Proposal, 8-0-0.

La Jolla – Street closures for cycling leg of triathlon centered in Mission Bay. Route goes up Soledad Avenue, left on Soledad Mountain, left on La Jolla Scenic South, right on Nautilus, right on Fay, right on Pearl, left on Girard, right on Torrey Pines Road, veer left at the Throat, continuing on to La Jolla Village Drive. Sunday, **March 13, 2011**, approximately 7:45 am to 10:30 am. T&T previously approved street closures for March 20, 2011.

**L. Palazzo Condominiums**

T&T ACTION: To approve as presented with no right turn on red, 7-0-1.

PRC ACTION: The builders have made efforts to conform to the PDO and zoning regulations. Approve as presented. The findings can be made, 3-0-2.

2402 Torrey Pines Road – Coastal Development Permit for 50 residential condos (previously approved for 30 units, this application originally for 52) on a vacant 1.21 acre site (former Andrea Villa Hotel) in the V Zone of Shores Planned District. Single driveway to align with existing Torrey Pines Road/Ardath Road signalized intersection with modifications to signals with full right in/out, left in/out.

**M. Galicot Residence – Substantial Conformance Review**

PRC ACTION: The plans presented today April 27 (dated 2/10/2010) are in substantial conformance with the previously approved coastal development permit, including not putting air/heat units in the front, side or rear setbacks, 4-0-1.

8320 Calle del Cielo – SCR for CDP 212243 and SDP 216293 to modify the design of the approved residence. Shores Planned District.

**N. 8490 Whale Watch Way**

PRC ACTION: Project does not conform to LJS PDO section 1510.0301(b): Specifically:

“Conversely, no structure will be approved that is so different in quality, form, materials, color, and relationship as to disrupt the architectural unity of the area.”, 3-1-1.

Coastal Development Permit for demolition of existing residence and construct a 9,860 sf (GFA) residence (originally noticed as a 7559 sf residence) on a 0.46 lot. FAR=0.58. Shores Planned District.

**10. REPORTS FROM OTHER ADVISORY COMMITTEES - Information only**

**A. LA JOLLA COMMUNITY PARKING DISTRICT ADVISORY BOARD – Inactive**

**B. COASTAL ACCESS AND PARKING BOARD – Meets 1<sup>st</sup> Tues, 4pm, Rec Center**

**6:30p<sup>1</sup>**

**11. CHILDREN’S POOL MANAGEMENT OPTIONS – ACTION ITEM**

*(Note: No organized presentations, no ceding time, intent is to gain input from as many residents, merchants, and property owners as possible)*

Discussion and recommendations focused but not limited to the four options for the Children’s Pool to be considered by City Council on May 17, 2010:

- ✓ Seek a Local Coastal Program amendment to close the beach during pupping season from December 15 to May 15
- ✓ Seek an emergency Coastal Development Permit to keep the rope barrier up year round
- ✓ Seek private funding to hire a Park Ranger to patrol the Children’s Pool and supervise a City-sanctioned volunteer docent program for the Children’s Pool
- ✓ Prohibit dogs on the beach, 24 hours a day, year round
- ✓ Other ideas to minimize impact to nearby residents, parking, traffic, community, etc.

**12. ADJOURN to Next Regular Meeting on June 3, 2010, 6:00 pm**

<sup>1</sup> Item will be heard no earlier than time listed but may be heard later depending on progress of meeting



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## La Jolla Community Planning Association

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

**Thursday, 1 April 2010**

La Jolla Recreation Center, 615 Prospect Street

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

Present: Michele Addington, Tom Brady, Devin Burstein, Michael Costello, Dan Courtney, Tony Crisafi, Jim Fitzgerald, Orrin Gabsch, Joe LaCava, David Little, Tim Lucas, Nancy Manno, Phil Merten, Glen Rasmussen, Greg Salmon, Rob Whittemore.

Absent: Laura Ducharme Conboy, Ray Weiss.

1. Welcome and Call To Order: **Joe LaCava**, President @ 6:10 PM.

#### **2. Adopt the Agenda**

**Approved Motion: To adopt the Agenda, (Gabsch/Fitzgerald 14/0/1).**

In favor: Addington, Brady, Burstein, Costello, Crisafi, Fitzgerald, Gabsch, Little, Lucas, Manno, Merten, Rasmussen, Salmon, Whittemore.

Abstain: LaCava

#### **3. Elections**

**A. Certify Election Results: President LaCava** stated there were no protests.

**Approved Motion: To certify the results of the March 2010 Election, (Fitzgerald/Gabsch 10/0/5).**

In favor: Addington, Brady, Crisafi, Fitzgerald, Gabsch, Little, Manno, Merten, Rasmussen, Salmon.

Abstain: Burstein, Costello, LaCava, Lucas, Whittemore.

#### **B. Swear in Newly Elected Trustees**

**President LaCava** invited the newly elected Trustees to come forward and administered the LJCPA Trustees oath to Rob Whittemore, Michael Costello, Devin Burstein, Tim Lucas. Newly elected Trustees Laura Ducharme Conboy and Ray Weiss were absent and will be sworn in at the May 2010 LJCPA meeting.

#### **4. Election of Officers**

Trustee Gabsch nominated Joe LaCava for President of the LJCPA:

**Approved Motion: To elect Joe LaCava President of the La Jolla Community Planning Association, (Gabsch/Addington 14/0/1)**

In favor: Addington, Brady, Burstein, Crisafi, Costello, Fitzgerald, Gabsch, Little, Lucas, Manno, Merten, Rasmussen, Salmon, Whittemore.

Abstain: LaCava.

Trustee Whittemore nominated Tony Crisafi for Vice President of the LJCPA:

**Approved Motion: To elect Tony Crisafi Vice President of the La Jolla Community Planning Association, (Whittemore/Gabsch 15/0/1).**

In favor: Addington, Brady, Burstein, Crisafi, Costello, Courtney, Fitzgerald, Gabsch, Little, Lucas, Manno, Merten, Rasmussen, Salmon, Whittemore.

Abstain: LaCava.

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Trustee Whittemore nominated Jim Fitzgerald for Treasurer of the LJCPA:

**Approved Motion: To elect Jim Fitzgerald Treasurer of the La Jolla Community Planning Association, (Whittemore/Gabsch 15/0/1).**

In favor: Addington, Brady, Burstein, Crisafi, Costello, Courtney, Fitzgerald, Gabsch, Little, Lucas, Manno, Merten, Rasmussen, Salmon, Whittemore.

Abstain: LaCava.

Trustee Costello nominated Nancy Manno as Secretary of the LJCPA:

**Approved Motion: To elect Nancy Manno Secretary of the La Jolla Community Planning Association, (Costello/Gabsch 15/0/1)**

In favor: Addington, Brady, Burstein, Crisafi, Costello, Courtney, Fitzgerald, Gabsch, Little, Lucas, Manno, Merten, Rasmussen, Salmon, Whittemore.

Abstain: LaCava.

#### **5. Meeting Minutes Review and Approval: 04 March 2010**

**Approved Motion: To approve the Minutes of 04 March 2010, with correction made by Trustee Costello: Trustee Michele Addington was present, not absent, (Merten/Costello 14/0/2).**

In favor: Addington, Brady, Burstein, Crisafi, Costello, Courtney, Fitzgerald, Gabsch, Little, Lucas, Manno, Merten, Rasmussen, Salmon.

Abstain: LaCava, Whittemore

#### **6. Elected Official Reports – Information Only**

##### **A. Council District 2 – Councilmember Kevin Faulconer**

Rep: **Thyme Curtis**, 619.236.6622, [tcurtis@saniego.gov](mailto:tcurtis@saniego.gov)

Ms. Curtis was not present

##### **B. Council District 1 – Councilmember Sherri Lightner**

Rep: **Erin Demorest**, 619.236.7762, [edemorest@saniego.gov](mailto:edemorest@saniego.gov)

Present: Made report: Children's Pool update: described Councilmember Lightner's proposal. Additional information on this proposal and other subjects of community interest can be accessed on Councilmember Lightner's website.

#### **7. 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](mailto:adelouri@ucsd.edu), <http://commplan.ucsd.edu/>

Ms. Delouri was not present.

Member **Esther Viti**, Chair of the Nell Carpenter Beautification/Streetscape Committee of the La Jolla Town Council, invited the Community to participate, to volunteer, to "Clean-up La Jolla. Ms. Viti thanked the many volunteers who have participated in previous "Clean-up's," and noted they have made a significant difference.

Member **Mary Coakley** presented an update on "JJ," and "JJ's" trip to the Foundry and noted additional information on the progress of "JJ" can be accessed on the La Jolla Shores website.

**President LaCava** acknowledged, and asked the Trustees and Members to acknowledge, the accomplishments of **Esther Viti** and **Mary Coakley** and their extraordinary service to the La Jolla community.

#### **8. President's Report – Action Items Where Indicated**

##### **A. Community Planners Committee –** <http://www.sandiego.gov/planning/community/cpc/index.shtml>

This committee is continuing its work, now in its third year, on the Administrative Guidelines, an interpretation of San Diego City Council Policy 600-24, with anticipated completion mid 2010.

##### **B. Children's Pool Management Plan – City Council NR&C Subcommittee, April 5**

**President LaCava** noted: The San Diego City staff report on the Children's Pool can be accessed on-line.

**C. Medical Marijuana Dispensaries – City Council LU&H Subcommittee, March 24**

**President LaCava** reported: A draft proposal, incorporating refinements proposed by District One Councilmember Lightner, is expected to be submitted to the San Diego City Council in the near future. **President LaCava**, in regard to his expressed opinion on the subject of Medical Marijuana, noted he had been misquoted in the La Jolla Village News newspaper. **Trustee Addington** noted there are now multiple dispensaries in close proximity. **President LaCava** noted a similar problem in the Bird Rock area.

**D. Committee Appointments – Send your interest in serving to [info@lajollacpa.org](mailto:info@lajollacpa.org)**

**President LaCava** noted an immediate need for a Membership Committee Chair.

**9. Officer's Reports**

**A. Treasurer - Jim Fitzgerald**

Beginning Balance: \$469.88 + Income \$176.67 – (Expenses \$113.92) = Ending Balance: \$532.63.

Expenses: Printing, telephone, filing fee: \$20.00, California Statement of Information.

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

**Trustee Little** questioned the reasoning behind the need for the LJCPA to remain a Corporation. **President LaCava** and **Trustee Whittemore**, in response stated the several specific benefits a corporate structure afforded the LJCPA and the reasoning behind the decision to retain the corporate structure of the LJCPA.

**B. Secretary – Nancy Manno**

Presented 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 the LJCPA must have recorded attendance for one meeting and must submit an application, which is available at the membership table and on-line.

**Agenda Item #12 is Time Certain @ 6:30 PM: is heard out of sequence.**

**12. Water Main Replacement Project (Group Job 790)**

Information Only (10 minutes)

Nautilus Street between West Muirlands Drive and Scarlatti Place - Slated to begin late spring/early summer 2010 and should be completed in 11 to 12 months.

Project presented: **Jennifer Dill**, Katz & Associates, Inc. Described project in detail. Project is slated to begin in late May 2010, after anticipated official approval to proceed in early May 2010. **Ms. Dill** noted they are working closely with La Jolla High School and Muirlands Middle School to minimize the impact regarding School pick-up/drop off times, and at the suggestion of **President LaCava**, **Ms. Dill** agreed to try to minimize detours to West Muirlands Drive. **Trustees Addington, Lucas, Rasmussen** and member **Bob Collins** commented/questioned: **Ms. Dill, Sarah Rosetto**, (Katz & Associates Inc.), **Chris R. Gascon, P.E.**, City of San Diego & **Ron Susi**, Orion Construction responded.

**10. 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 Ione Stiegler, 2<sup>nd</sup> Mon, 4pm

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

PRC – LJ Shores Permit Review Committee, Chair Helen Boyden, 4<sup>th</sup> Tues, 4pm

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

DPR – No Recommendations

PRC – No Recommendations

**A. Spencer & Company Interiors**

PDO ACTION: 7-0-0 to approve the project 1006-1010 Torrey Pines Road – New awning and signage.

### **B. Pet Parade Street Closure**

T&T ACTION: To Approve Proposal, 6-0-0.

Herschel south of Silverado – Closure for Pet Parade and Festival similar to last year's event. Sunday, May 23, 2010, 8:00 am to 3:00 pm.

### **C. San Diego Triathlon: Pulled: President LaCava**

T&T ACTION: To Approve Proposal, 6-1-0.

La Jolla – Street closures for cycling leg of triathlon centered in Mission Bay. Route goes up Soledad Avenue, left on Soledad Mesa, left on La Jolla Scenic South, right on Nautilus, right on Fay, right on Pearl, left on Girard, right on Torrey Pines Road continuing on to La Jolla Village Drive. Sunday, March 20, 2011, 7:45 am to 10:30 am. See minutes for additional details.

**Approved Motion: Motion to accept the recommendation of the PDO Committee, (A) 1006-1010 Torrey Pines Road – Spencer & Co. Interiors: new awning and signage, and forward the recommendation to the City. To accept the recommendation of the T & T Committee (B) Herschel south of Silverado – Closure for Pet Parade and Festival similar to last year's event. Sunday, May 23, 2010, 8:00 am to 3:00 pm., and forward the recommendation to the City, (Gabsch/Salmon 15/0/1).**

In favor: Addington, Brady, Burstein, Crisafi, Costello, Courtney, Fitzgerald, Gabsch, Little, Lucas, Manno, Merten, Rasmussen, Salmon, Whittemore.

Abstain: LaCava.

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

*Information only unless otherwise noted*

### **A. LA JOLLA COMMUNITY PARKING DISTRICT ADVISORY BOARD – Inactive**

This committee is currently inactive

### **B. COASTAL ACCESS AND PARKING BOARD – Meets 1<sup>st</sup> Tues, 4pm, Rec Center**

This committee, although active, will not meet in April.

### **13. V-Calm Sign on Lower Cardeno Drive**

T&T – Recommend approval of new V-Calm Sign, 6-0-0.

*Pulled from March 4 Consent Agenda*

Proposed Location: Just north of Kaimalino Lane for Southbound Traffic

**President LaCava** presented: **Trustee Courtney** commented in opposition: stated Torrey Pines Road V Calm signs deserved priority. **Trustees Gabsch, Manno, Merten, Rasmussen** commented. **Member Bob Collins** commented. Councilmember Lightner's representative **Erin Demorest** commented. **President LaCava** explained the current City process regarding V-Calm signs on Torrey Pines Road.

**Failed Motion: Motion to support V-Calm sign on Cardeno, with the understanding that prioritizing for the funding for the sign would rank behind the funding for V-Calm signs for Torrey Pines Road, (Courtney/No second). Motion failed: lack of second to Motion. At the discretion of the Chair, President LaCava, no vote was taken.**

**Approved Motion: Motion to support the action of the T & T Committee: Approval of V-Calm Sign on Lower Cardeno Drive, (Fitzgerald/Addington 15/0/1).**

In favor: Addington, Brady, Burstein, Crisafi, Costello, Courtney, Fitzgerald, Gabsch, Little, Lucas, Manno, Merten, Rasmussen, Salmon, Whittemore.

Abstain: LaCava.

### **14. Aroma and Barfly Sidewalk Café**

PDO – Voted 7-0-0 to table the project to give the applicant the opportunity to revise the project and return to the PDO Committee, objected to sidewalk "clear path"

*Moved to CPA Agenda to resolve for timely response.*

909 Prospect - (PROCESS 2) Neighborhood Use Permit for a sidewalk café encroachment into public right of way at 909 Prospect Street in Zone 1 of La Jolla Planned District within the La Jolla Community Plan, Parking Impact, Transit Area, Coastal Overlay (non-appealable), and Coastal Height Limit Overlay zones

**President LaCava** noted: The Planned District Ordinance sub-committee voted 7/0/0 to table this project to give the Applicant the opportunity to revise the project design and return to the PDO. The Applicant indicated they preferred not to change the design and requested the project be brought to the LJCPA for full consideration of the project.

Project presented: **Mark Bausback, Architect: Mr. Bausback**, for Applicant **Mr. Oved Haskell**, (present), described the Project, with a focus on the Sidewalk Café encroachment into Public Right of Way. **Trustee Fitzgerald** discussed the reasons behind the PDO decision, indicated the PDO Committee considered the Project attractive, however the Project as currently proposed does not conform to the LJPDO, therefore the Project cannot be approved. **Trustees Crisafi, Little, Lucas, Salmon** commented. **Trustee Merten** commented/quoted from the Municipal Code: the LJPDO absolutely does prevail. **Members Bob Collins, Don Schmidt, Esther Viti** commented. **President LaCava** referred to/discussed the Municipal Code/the PDO relating to Sidewalk Cafes. There was general discussion, primarily relating to variances, among **Trustees Crisafi, Courtney, Fitzgerald, Merten, Rasmussen, Whittemore, and President LaCava**. **Trustee Gabsch**, who serves on the PDO Committee stated: the PDO Committee has never approved less than an eight foot clearance/has always maintained an eight foot clearance for a Sidewalk Café.

**Failed Motion: Motion to support the Aroma and Barfly Sidewalk Café as proposed because it is consistent with San Diego Municipal Code, Section 141.0621, (Rasmussen/Salmon 4/11/1)**

In favor: Brady, Burstein, Rasmussen, Salmon.

Opposed: Addington, Crisafi, Costello, Courtney, Fitzgerald, Gabsch, Little, Lucas, Manno, Merten, Whittemore.

Abstain: LaCava.

During discussion of the Motion and prior to the vote on the Failed Motion: **Trustees Fitzgerald, Costello, Crisafi, Whittemore** spoke to a Trustee obligation to preserve the integrity of the La Jolla PDO.

**Approved Motion: Motion to deny the Aroma Café and Barfly Sidewalk Café on the basis of non-conformity to the eight foot clearance requirement, (Public Right of Way encroachment), of the La Jolla Planned District Ordinance, which supersedes San Diego Municipal Code, Section 141.0621, (Fitzgerald/Little 12/3/1)**

In favor: Addington, Brady, Crisafi, Costello, Courtney, Fitzgerald, Gabsch, Little, Lucas, Manno, Merten, Whittemore.

Opposed: Burstein, Rasmussen, Salmon.

Abstain: LaCava.

#### **15. Whitney Mixed Use – Mitigated Negative Declaration**

CPA – Vote 14-1-1 to recommend denial of the project (October 2009)

2202 & 2206 Avenida de la Playa – Consideration of submitting a response on the Mitigated Negative Declaration (Deadline of March 28 delayed to April 2 for CPA).

**President LaCava** presented a draft letter in response to the MND. **Trustee Fitzgerald** thanked **President LaCava** and **Trustee Merten** for their preparation of the letter. **Trustee Merten**, during discussion of the Motion, offered and read an addition to the letter. The maker of the Motion accepted the addition.

**Approved Motion: Motion to approve the La Jolla Community Planning Association Draft Letter in response to the Whitney Mixed Use – Draft Mitigated Negative Declaration, with an addition by Trustee Merten and corrections by Trustee Gabsch: (Burstein/Fitzgerald 13/2/1).**

In favor: Addington, Burstein, Crisafi, Costello, Courtney, Fitzgerald, Gabsch, Little, Lucas, Manno, Merten, Rasmussen, Whittemore.

Opposed: Brady, Salmon.

Abstain: LaCava.

**16. ADJOURNED:** 8:00 PM to Next Regular Meeting on May 6, 2010, 6:00 pm



**La Jolla Coastal Development Permit Review Committee  
Committee Report – April 2010  
Page 2**

Project Name: **BISHOP SCHOOL LIBRARY & LEARNING CENTER**  
7607 La Jolla Blvd. Permits: Amendmt to PDP, CDP, SUP, SDP  
Project #: JO#00-0000/197212 DPM: Glenn Gargas 619- 446-5142  
[ggargas@sanidiego.gov](mailto:ggargas@sanidiego.gov)  
Zone: Zone 5 & 6 of LJPDO Applicant: Christopher Neils 619.338.6530  
[cneils@sheppardmullin.com](mailto:cneils@sheppardmullin.com)

Scope of Work:

(Process 3) Amendment to previously approved PDP, CDP, SUP, SDP (Project #6162) to increase the maximum building height of the previously approved library structure by 4ft. in the LJPDO Zone 5 & 6 within the La Jolla Community Plan, Coastal Overlay (non appealable), Coastal Height Limit, Residential Tandem Parking, & Transit Area.

**Presented by Christopher Neils**

**Committee members that attended the site visit at 3:45pm today: Addington, Ashley, Costello, DuCharme Conboy. There were no members of the public.**

**Approved motion: Motion to deny the request for a deviation for the following reasons: Findings #3, #4, and #5 cannot be made. In addition the committee registers its concern about the precedent set by approval of a deviation for height. (Costello/Addington 7-0-0)**

**In favor: Addington, Ashley, Costello, DuCharme Conboy, Gaenzle, Merten, Thorsen.**

Project Name: **5633 TAFT RESIDENCE**  
5633 Taft Ave. Permits: CDP  
Project #: JO#43-2896/196725 DPM: Sandra Teasley 619-446-5271  
[steasley@sanidiego.gov](mailto:steasley@sanidiego.gov)  
Zone: RS-1-7 Applicant: Eric Lindeman 310-829-9932  
[eric@studioea.com](mailto:eric@studioea.com)

Scope of Work:

(Process 2) Coastal Development Permit to demolish an existing residence and construct a 2,866 sf single family residence on a 0.11 acre site in the RS-1-7 Zone of the La Jolla Community Plan, Coastal Overlay (non appealable), Coastal Height Limit. (LJ DPR Preliminary Review was Dec. 2009)

**Presented by David Hertz (with Bill Malloy and Eric Lindeman)**

**Letters of support presented: Cory Brown, Mr. & Mrs. Linnik**

**Approved motion: Motion to deny the project for the following reason: the FAR exceeds the maximum allowed based on the committee interpretation of code section 113.0234(b)3 as relates to the carport area (see Diagram 113-028). (Merten/Gaenzle 6/1/0)**

**In favor: Ashley, Costello, DuCharme Conboy, Gaenzle, Merten, Thorsen**

**In opposition: Addington (reason not stated)**

**The committee received a copy of an email by planner Peter Chou addressing committee concerns about GFA and the roof deck.**

**As pertains to the motion: The main focus of discussion was around the situation that the carport floor is sitting on a flat surface above living space and as such does not qualify for the 25% at-grade exemption at the perimeters that the code identifies in order to have the FAR exempted in that the floor is no longer at-grade.**

**La Jolla Coastal Development Permit Review Committee  
Committee Report – April 2010  
Page 3**

Project Name: **LINDA ROSA RESIDENCE**  
5644 Linda Rosa Ave.  
Project #: JO#43-2729/193947  
Zone: RS-1-7

Permits: CDP  
DPM: Patrick Hooper 619-557-7992  
[phooper@saniego.gov](mailto:phooper@saniego.gov)  
Applicant: Eric Lindeman 310-829-9932  
[eric@studioea.com](mailto:eric@studioea.com)

Scope of Work:

(Process 2) Coastal Development Permit to demolish an existing residence and construct a 2560 sf single family residence on a 0.09 acre site in the RS-1-7 Zone of the La Jolla Community Plan, Coastal Overlay (non appealable), Coastal Height Limit. (LJ DPR Preliminary Review was Dec. 2009)

**Presented by David Hertz (with Bill Malloy and Eric Lindeman)**

**Letters of support presented: Linda Dowley, Craig Lorenza, Lake Price, Carey Wall (in opposition at 4/13/10 meeting), Roger Zucchet (in opposition at 4/13/10 meeting)**

**Letter of opposition presented: David Ish**

**Approved motion: Motion to approve the project, the findings can be made for a CDP.  
(Addington/DuCharme Conboy 6-1-0)**

**In favor: Addington, Ashley, Costello, DuCharme Conboy, Merten, Thorsen**

**In opposition: Gaenzle (front stairway & deck impact)**

**The committee reviewed the changes made by the applicant to the streetside facade of the building with reduction of the mass of the parapet above the garage and combination wood/glass garage door. In addition, a rendering of the street side gate was reviewed with confirmation that the required distance to park vehicles is maintained on the driveway.**

# La Jolla Traffic & Transportation Board

## DRAFT MINUTES

**Chairman: Todd Lesser      Vice Chairman: Joe LaCava      Secretary: Vacant**

**MEETING – 22 April 2010**

**PRESENT:** Michele Addington (CPA), John Beaver (LJTC), Joe Dicks (LJSA), Earl Van Inwegan (LJTC), Keith Kelman (PLJ), Joe LaCava (BRCC), Todd Lesser (LJSA), Deborah Marengo (PLJ), George Sutton (LJSA)

Meeting called to order by Todd Lesser Chair at about 4:05pm.

*(Note: Agenda Items were heard 2, 1, 3, 5, 4, 7, 6)*

### NON-AGENDA PUBLIC COMMENT:

Dan Allen - Advocate for increase public transit in La Jolla. Notes that trolley extension expects little rider ship from La Jolla because no connecting buses. A few years ago CPA, LJTC, and PLJ all wrote in support of greater transit but to no avail. Hopes community will organize to fight for better transit service.

Clair Thelin – Concerned about the elimination of the yellow loading zone in front of his shop (La Jolla Cove Gifts) as part of the Rainbow Curb program. FedEx and UPS are now parking illegally. Area needs the loading zone. Has talked to merchants and landlords and they all want the zone back.

Elias – Manages garage at 1020 Prospect echoed Clair’s points and notes that FedEx and UPS block the driveway entrance to the garage complaining they now have no where to park.

Alexa Greenley – With Junior League that is putting on the Island Devine event May 1 2010 at Scripps Park. Contacted Todd too late to be on the agenda but will be at Parks & Beaches. This is 4<sup>th</sup> year and will be essentially the same as past 3 years. No reported problems. Will be closing on-street parking on Coast Boulevard to provide cater loading as well as provide valet parking. Valet will be taking cars to garages on Ivanhoe and Fay. Concerned expressed about the loss of parking at park as early as 10am on the Friday before. Marengo noted that forcing commercial vehicles to double park will make situation even worse. Concern about the number of parking taken up and the generous early start on Friday morning. Addington urged them to reduce the take of on-street parking. All asked them to rethink the start time on Friday to minimize the impact to park goers.

### COMMENTS FROM THE CHAIR:

Torrey Pines Road Corridor – The city completed their speed survey and found traffic volumes are now 52,000 daily. The 85 percentile is now 46 mph eastbound and 45 mph westbound. Average speed is about 39 mph.

### AGENDA ITEMS.

#### 1. 3<sup>rd</sup> Annual Coastwise Mile & 5K (October 2 2010) –

Presented by Brennar Lindner. Same configuration as last year with about at 10% increase in capacity (500 to 550 +/-). No complaints from SDPD, no towed cars, no complaints from residents along route. No speakers in opposition.

**MOTION: To approve proposal (Marengo/Beaver), 9-0-0**

## 2. San Diego Triathlon

T&T previously approved this proposal for March 20, 2011. The applicant relayed that date conflicted with the Los Angeles Marathon and needs to move the event to March 13, 2011.

**MOTION: To Approve Proposal (Addington/Sutton), 8-0-0.**

## 3. Change Fire Lane (no name) in the 2100 block of Avenida de la Playa (between Camino del Sol and El Paseo Grande) to One Way.

La Jolla Shores Association approved change to one way eastbound. Brandon Price appeared and supports the one way but wants westbound in order to make all off-street parking accessible. Presented petition supporting the change.

**MOTION: To Approve the Change to One-Way Westbound (Addington/Marengo), 9-0-0.**

## 4. Palazzo Project (2402 Torrey Pines Road)

Presented by Paul Lamme (Intergulf). Steve Jones (architect) and Bill Darnell (traffic engineer) were also present. The property is zoned for 52 residential units or 104 hotel units, formerly the site of the Andria Villa Hotel. Project was originally approved in 2005 for 29 units but never built. The new proposal is for 50 units in 3 3-story buildings and 1 2-story buildings. Parking is an underground garage. Required to provide 104 spaces but are providing 104 plus 17 guest plus 1 spot for postal delivery. Traffic submitted to City showing 312 ADT. The driveway is aligned with the existing signalized intersection of Torrey Pines Road and Ardath Road and will become the 4<sup>th</sup> leg. The signals will be redone to incorporate the driveway and allow for full turning movements (right in/out, left in/out). Does not meet significance criteria of City and apparently does not require mitigation or study of other intersections. The city has generally approved the study except for question about right turn out on red due to sight distance issue along southbound Torrey Pines Road. Trash collection will be by large truck parking at loading zone on TPR with smaller truck going in to garage to retrieve dumpsters.

Dan Allen – Will bicycle lane be affected?

Darnell – Bicycle lane and on-street parking ends about 130 feet to the north. Curb will remain in current alignment but additional right of way dedication will allow a wider public sidewalk (offset from curb).

Kelman – Concern about traffic exiting right and running into queue at TPR/LJ Parkway and not being able to get into left lane.

Darnell – Agreed this was issue but noted very little traffic expected at afternoon peak, will also be addressed by signal timing.

Dicks – Can't support right turn out on red because of high speed on TPR.

Kelman – Allow left turn into project?

Darnell – Left turn pocket and signal already in place.

Van – Thinks this will be mostly 2<sup>nd</sup> home and thus impacts will be reduced.

Gabsch – Concern about real impacts during afternoon peaks and concern whether City can get traffic signal synchronizing correct.

Lamme – Agreed that no right turn on red was part of their proposal.

**MOTION: Approve project as presented which includes no right turn on red (Sutton/Dicks), 7-0-1.**  
(Marengo recused)

## 5. Remove 2-hour Parking on 7400-7500 Blocks of Olivetas Avenue

Presented by Scott Noya. These two blocks have historically had 2-hour parking but it was removed for about 1 to 2 years during the expansion of White Sands. Residents in the area noted that parking seemed to work better with no

time limits. Time limits were reinstated in Spring 2009. Residents noted that area became more congested especially the unregulated residential streets to the north and east. Apparently employees from White Sands refuse to use the underground parking and the employees from Chateau La Jolla have no dedicated parking so they search for on-street parking. White Sands doesn't care about this because their garage is available to their employees but they can't force them to use it. Social Service League feels strongly (big turnout of 25+) because they think it will make parking easier for their venue. Addington was concerned that it may have the opposite effect of not providing parking to events at Darlington House or for visitors to White Sands. Discussion that employers can't force employees where to park. Concerns that unregulated spaces may attract beach goers or RVs.

**MOTION: To approve removal of 2-hour parking (Kelman/Marengo), 7-1-1.**

**6. Via Casa Alta – Change No Parking from 2a-6a to 10p-7a**

Presented by Clark Straw, President of the La Jolla Summit HOA. HOA agreed to support the homeowners potentially affected by this change. The HOA board voted to support this proposal. Clark also brought petition signed by the 6 homeowners in the area supporting the change. The signage is along the frontage of one vacant lot that offers a spectacular view of the ocean. It has become a de factor view point attracting tourists by day and partiers by night. Residents are cleaning up trash and graffiti. The feeling is that the greater restriction will discourage partying. They don't think this will push parking to adjoining areas. One resident, Candace Carroll, wrote in strong opposition stating the problems were overstated and opposed further restrictions. Dicks concerned that the property owner was not consulted about this change and was not being held responsible for the "attractive nuisance." Others agreed. LaCava opined that the parked cars provided screening for partiers and they would likely not congregate if they were exposed to passing cars; further, we don't want to encourage the property owner to put a fence to keep trespassers out and block the view.

**MOTION: To deny the request to change the no parking restriction (Dicks/Addington), 4-3-1.**

**7. El Paseo Grande at Ave de la Playa – Remove green curb in 90-min time zone**

City discovered that as part of the reconfiguration of time limited parking in the Shores merchant area that one old green curb was not scrubbed clean when the time limit was changed to 90 min.

**MOTION: To remove the green curb (Kelman/Addington), 8-0-0.**

Meeting adjourned about 6:00 pm.

Respectfully submitted  
Joe LaCava

# La Jolla Shores Permit Review Committee Minutes

4:00 p.m. – Tuesday April 27, 2010

La Jolla Recreation Center, 615 Prospect Street, La Jolla, CA

The meeting started 45 minutes late due to quorum issues.

Committee members in attendance: Boyden, Furtek, Lucas, Morton, Schenck

1. Non-Agenda Public Comment - none

2. Chair Comments – Next month the tentative agenda will include: Ninkovic residence, Cliffridge T-Mobile and Hooshmand residence. There is another wireless application for Verizon in process but the NOA has not been issued. The Ninkovic residence has been modified by altering roofline and stepping back the second story on the north side. Plans are available at eh LJ Library and the Chair has a copy. It is not known yet whether or not the Hooshmand plans are being altered.

Whitney Project: Was given “No recommendation 4-0-0 by the LJSPDO AB which must have four votes to pass a recommendation. The LJCPA sent a response to the Whitney Project MND criticizing it for not evaluating bulk and scale issues resulting from an incorrect response to the Initial Study Checklist. An early version of this response can be found on pages 23-26 of the April 1, 2010 LJCPA agenda e-blast.

It has been learned that the City is now not requiring NOA packages from wireless applicants until after the initial reviews.

3. Project Review (see A to C below)

## A . PALAZZO – Possible Action Review

- PROJECT NUMBER: 195026
- TYPE OF STRUCTURE: 3- STORY WOOD FRAME
- LOCATION: 2402 Torrey Pines Road
- PLANNER: Tim Daly: Ph: 619-446-5356 Email: tdaly@sandiego.gov
- OWNERS REP: Paul Lamme: Ph: 858-875-5986; plamme@intergulfusa.com

**PROJECT DESCRIPTION:** 50 residential condos (previously approved for 30 units) on a vacant 1.21 acre site at 2402 Torrey Pines Rd in the V Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit [City] Other changes below:

- SEEKING: (PROCESS 4) Coastal Development Permit (CDP), Site Development Permit (SDP) and Vesting Tentative Map to amend CDP 46240 and SDP 46241 [City]
- NEIGHBORHOOD DESCRIPTION: Visitor Zone

## Prior Action – Information Review on February 23, 2010

See February 23<sup>rd</sup> LJSPRC minutes for community and committee comments, Presentation:

The project representatives addressed concerns the board previously raised. Revised plans were distributed to committee members via e-mail attachments prior to this meeting

The number of units has been reduced from 52 to 50;100 bedrooms total. This has contributed to an increase in visitor parking to 17 spaces + 1 space for mail delivery for a total of 118 spaces The greenscape is now 38% not including planter boxes. Setbacks on west near Del Charro are 10’ with 8’ popouts. On the North, bordering the single-family residential neighborhood, the building setback has been increased to 13’ at closest point. The applicant stated there is no provision for conformance to the single family setback conformance required in the PDO. Loading & unloading for the building: the city looked at expanding the loading zone in front of the Sandpiper complex to the East, but expansion does not look feasible due to issues with the visibility, narrowing street and the bike lane. The bike lane ends at the Sandpiper property line just before the Palazzo property. The Palazzo proposes to use the same waste management company as the Sandpiper and will schedule trash pickup for the same days to minimize the impacts. The upper floor on some units has been eliminated and the heating and air conditioning units have been located in the sunken area on the roof so the units will not be visible to the neighbors. Two elevators have been relocated so that they are more central to each building. The underground parking will have gated access. The gate is located well after the entrance so that cars

will not be blocking Torrey Pines Road waiting for the gate to open. Interior to the garage there will be a separate area for the two-story town house block, to the northeast. Access to those units from the garage will be by stairs to each unit.

Public comment:

Roy Schiepe: Concerns about using the Sandpiper loading zone. It is already used a lot, is short, and there are visibility issues with oncoming traffic when the loading zone is in use. Question about the grading and level of the lot as it rises in the back. *Response was that the lot will be graded but will still rise toward the back (north). The buildings will be sunken in to the lot as the grade rises, so the building heights and rooflines will be level.*

Susan Stillings: Does not understand how the Traffic and Transportation would accept a study that says that there will be no effects on traffic congestion after adding 50 units and 100 bedrooms. She thinks that 50 units are too many-- nearly twice as many as the Sandpiper has.

Nick Sauer: New resident in Del Charro. Q: how did they come in at 50 units from 53? *Response: reductions were made for landscaping reasons and building height max limits. The square footage was reduced and the number of units needed to be reduced accordingly.* Q: what are the setbacks along Torrey Pines road, with regards to visibility issues. *A: The setback is 15 feet, basically 13' behind the current construction fencing.* Comment from Nick Sauer: The Palazzo project has 50 units on 1.2 acres, while the Del Charro has 50 units on 4.3 acres. He thinks that the density is way too much for the lot size. He thinks that the visitor parking is still not sufficient.

**Motion: Ed Furtek Second: Schenck**

**The builders have made efforts to conform to the PDO and zoning regulations. Approve as presented. The findings can be made.**

**Passed 3-0-2; Approve: Furtek, Lucas, Schenck; Oppose: None; Abstain: Boyden, Morton**

## **B. GALICOT RESIDENCE SUBSTANTIAL CONFORMANCE REVIEW – ACTION ITEM- MUST CLEAR TODAY**

PROJECT NUMBER: 206334

Type of Structure: SFR

Location: 8320 Calle del Cielo

Planner: Jeannette Temple; 619-557-7908; [jtemple@sandiego.gov](mailto:jtemple@sandiego.gov)

Applicants Rep. Janay Kruger

SEEKING: (PROCESS TWO) Substantial Conformance for CDP 212253 and SDP 216293 to modify the design of the approved residence. The revisions do not change the square footage above [but] with a reduction below grade; SF zone of LJS Planned District, Coast Overlay (non-appealable) and Coastal Height Limitation Overlay zones within the LJCP area. [City]Process Two with 20-day extension expiring before next PRC meeting. [City/Chair]

Notes: Original permit has a fully vested CDP with building permits pulled. Original permit dated October 16, 2006 called for demolition; construction of a new 2-story 8250 sq ft SF residence over a 3663 sq ft basement with maid's quarters; landscaping; 750 sq ft garage for 3 off-street parking spaces, detached pool cabana, swimming pool and spa; walls and fencing; and unspecified accessory improvements. [Chair]

Applied for permit reduces basement by 490 sq ft and specifies new architecture and design features with Brazilian Walnut Wood veneer planks and Santa Barbara stucco finish –applicant letter.

The chair stated she had a longstanding acquaintance with Mr. Elden's business partner. He identified himself as the builder.

Presented by: Janay Kruger applicant

Correction to information provided to committee: the greenscape is actually 38% not 58%

Lot coverage: approx 25%

The basement changed from 3700 to 3173 sq ft (not in FAR calculations).

A presentation was made to show that even though the front and rear designs were changed, the proposed changes are in substantial conformance with the previously project. The layout is basically the same.

**Motion: Morton, Second: Lucas**

**The plans presented today April 27 (dated Feb 10, 2010) are in substantial conformance with the previously approved Coastal Development Permit, including not putting air/heat units in the front, side or rear setbacks. Approved: 4-0-1; Approve: Lucas, Morton, Schenck, Furtek; Oppose: None; Abstain: Boyden**

The owners' representative also said that recently neighbors across the street had commented that the proposed new second floor layout interfered with their view. The applicant presented a possible solution: That the proposed second floor bedroom on the northeast corner be moved to the rear northwest corner to open up a view corridor. There are no drawings yet for this proposed change, and it will still need to be evaluated for feasibility. The representative asked the committee to give a general non-binding opinion of this proposal and to see if the committee thought that it would affect the substantial conformance.

John Schenck of the committee felt that we should only vote on changes that were in the plans that were to be submitted to the city.

Tim Lucas felt that the presenter was merely trying to see if the committee would have future issues with conformance. If there were, the applicant would not pursue any further changes or enhancements regardless of neighbor requests.

**Motion: Lucas Second: Morton**

**Motion to give an opinion that the accommodation of moving the front northeast bedroom on the second floor to the rear northwest corner to improve the view corridor for neighbors seems reasonable. Approved 2-1-2. Approve: Lucas, Morton; Oppose: Schenck; Abstain: Furtek, Boyden**

### **C. 8490 Whale Watch – Second Review**

- PROJECT NUMBER: 164545
- TYPE OF STRUCTURE: Existing Single family residential
- LOCATION: 8490 Whale Watch
- PLANNER: Conan Murphy; Ph: 619-446-5319; [cmurphy@san Diego.gov](mailto:cmurphy@san Diego.gov)
- PROJECT MANAGER: William Zounes; [wzounes@san Diego.gov](mailto:wzounes@san Diego.gov)
- OWNERS REP: Steve Hoard, Public; 619-682-4083; [sh@public-digital.com](mailto:sh@public-digital.com)

**PROJECT DESCRIPTION:** Demolish the existing single family residence and construct a new 4 bedroom, 6 bathroom residence with an indoor pool. The new house will integrate solar panels on the roof along with many other "green" building technologies. (Applicant)

Note: the NOA dated October 13, 2008, called for a CDP (Process 3) for constructing a 7559 square-foot single family residence in the SF Zone of the La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit.

The project was altered to the below specifications and is now called out by the Project Manager as requiring a CDP and an SDP for a 9856 sq. ft residence in the above zones. Dimensions have not been changed and new information provided since first hearing.

**Previous Action:**

**Motion:** Morton Second: Merten

Continue item to future meeting. Bring setbacks & FAR tabulation for homes within 300 ft. Suggest bringing all drawings and a topographic survey, the design superimposed onto aerial photo for next time. Suggest exhibits that show how this could conform to the LJS PDO. The board strongly suggests design changes that could better conform.

**Motion approved: 5-1-1;** Approve: Lucas, Merten, Morrison, Morton, Schenck; Oppose: Naegle; Abstain: Boyden (chair)

**Previous Board Comments: See March 23 LJSPRC minutes for Committee comments**

Presenter: Jim Brown

The project has been reduced in size and setbacks increased. The total square footage is now 11,909 (reduced from 13251). 5405 + 6504 (formerly 6754 + 6497). There is no longer any void space and the garage has been moved back. Presented the setback information that the committee requested previously.

The average side setback for the neighborhood is 14.5'. The proposed building is 11.2 at closest, 14 ft elsewhere. The front setback is 28.5' vs. avg 27.5'. The rear setback is: 12' at closest to 19.3. The neighborhood average is 54', but that is mainly due to two houses that have uncharacteristically large yards. If these two houses are removed from the calculations the neighborhood average drops to 28'.

The building design is mostly the same. Absolute building height has not changed, but relative height has changed due to lot not being graded.

Applicant stated that the project would be an architectural asset to La Jolla

**Concerns from the committee:**

The setbacks are below the neighborhood averages.

The roofline is different from any other house in the neighborhood. as are the side elevations

The proposed structure is too different from other houses in the neighborhood.

Lucas has concerns with how it will affect the neighbors to the east. They will be looking into a two story unbroken concrete mass that extends along most of the property line.

Morton suggested that the applicant search for other homes a little further away that might be similar, particularly the Straus residence located "below."

Boyden raised the issue of the City's request to demonstrate how the project conformed to LJS PDO section 1510.0301(b) Design Principle. In part: "Conversely, no structure will be approved that is so different in quality, form, materials, color, and relationship as to disrupt the architectural unity of the area." She reminded the group of Mr. Naegle's comments on March 23<sup>rd</sup>.

Applicant responded that this statement included the word "and" not "or" and so he thought the project qualified.

No other sections of the LJSPDO were addressed specifically in the discussion.

**Motion: Furtek Second: Schenck**

**Project does not conform to LJS PDO section 1510.0301(b): Specifically: "Conversely, no structure will be approved that is so different in quality, form, materials, color, and relationship as to disrupt the architectural unity of the area."**

**Approved: 3-1-1; Approve: Furtek, Lucas, Schenck; Oppose: Morton; Abstain: Boyden**

**D R A F T - 6 May 2010**  
**La Jolla Community Planning Association**  
**Joint Committees and Boards**  
**2010 - 2011 Appointees**

**Development Permit Review**

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Mike Costello  
Tony Crisafi  
Laura Ducharme-Conboy  
Lynne Hayes  
Phil Merten

**La Jolla Shores Permit Review Committee**

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Michael Morton  
John Schenk  
Phil Merten

**La Jolla Planned District Ordinance Committee**

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Orrin Gabsch  
David Little  
Glen Rasmussen

**Traffic & Transportation Board**

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Michele Addington  
Dan Courtney

**Coastal Access & Parking Board**

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Tom Brady  
Orrin Gabsch  
Joe LaCava

**Community Planners Committee**

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Representative – Joe LaCava  
Alternate – Tony Crisafi