



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 June 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 (Weiss)
3. Adopt the Agenda
4. Meeting Minutes Review and Approval: 6 May 2010
5. **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
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, <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. Neptune Apartments – Planning Commission this morning
 - C. Aroma Bakery Sidewalk Café – Planning Commission scheduled for June 17th
 - D. Sorokin Duplex – CPA denied on consent, City approved, Appeal?
 - E. Joint Committee Appointments – Ratify appointments by LJTC, PLJ, and LJSA
8. Officer's Reports
 - A. **Treasurer**
 - B. **Secretary**

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, 2nd Mon, 4pm

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

PRC – LJ Shores Permit Review Committee, Chair Helen Boyden, 4th Tues, 4pm

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

Note: Approving Benson Glass House on Consent will require a waiver of the CPA policy prohibiting Conditional Approvals.

PDO – No Action Items

A. Beyster Residence

DPR ACTION: The findings can be made for CDP, 7-0-0

9321 La Jolla Farms Road - Coastal Development Permit for a 330 square foot addition to an existing single family residence on a 0.46 acre site in the RS-1-2 Zone

B. Benson Glass House

DPR ACTION: The findings can be made for a CDP requested to include in addition to Development Services Department prescribed side yard view corridor condition: side yard be modified to "maintain a 5' high x 10' wide view corridor from the front property (sidewalk) line to the ocean.", 6-0-0.

5960 – 5970 Camino de la Costa - Coastal Development Permit to demolish existing residences on properties and construct a 9,931 sq. ft. single-family residence w/basement on a 1.45 acre site in the RS-1-5 Zone.

C. Bird Rock Sprint/Clearwire

DPR ACTION: The findings can be made for NUP, 6-0-0. (See minutes for full motion.)

5639 La Jolla Boulevard - Neighborhood Use Permit for a Wireless Communication Facility consisting of an existing Sprint/Nextel facility with the addition of Clearwire antennas.

D. Hooshmand Residence

PRC ACTION: Motion to deny, 7-0-1. (See minutes for full motion.)

2480 Rue Denise - Coastal Development Permit and Site Development Permit for a 4,463 sq. ft. addition to an existing single family residence on a 0.29 acre site. Subsequent redesign reduced addition to a total square footage of 4073 sq ft.

E. Ninkovic Residence

PRC ACTION: Findings can be made for an SDP, 7-0-1. (See minutes for full motion.)

8902 Nottingham Place - A 1,494 square feet second story addition and remodel to an existing 1,853 single family residence on a 0.18 acre site.

F. T-Mobile La Jolla Shores/Cliffridge Park

PRC ACTION: Findings can be made, 7-0-1. (See minutes for full motion.)

8311 Cliffridge Avenue - Wireless Communication Facility (WCF) consisting of a 20.5' high pole supporting three antennas and associated equipment in the OP-1-1 zone. Dedicated parkland. Same location as previously approved Sprint/Clearwire wireless installation.

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

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

H. Sewer and Water Construction in the Village

T&T ACTION: To approve extension to end of June, 6-0-1 (See minutes for full motion).

Whether to extend construction through June or halt for the Summer Moratorium and finish in September.

I. 16th Annual San Diego Triathlon Challenge (Oct 24 2010)

T&T ACTION: To approve as presented, 7-0-0.

Proposed closure of Coast Boulevard and on-street parking.

10. REPORTS FROM OTHER ADVISORY COMMITTEES - Information only

- A. LA JOLLA COMMUNITY PARKING DISTRICT ADVISORY BOARD – *Inactive*
- B. COASTAL ACCESS AND PARKING BOARD – Meets 1st Tues, 4pm, Rec Center

620 PM
TIME
CERTAIN

11. Sewer Rehabilitation Phase L-1 – Information Only

Muirlands/Nautilus Neighborhood – Brief presentation by City Staff on upcoming sewer work. This includes work in the same area as Water Group 790 presented in April.

630 PM
TIME
CERTAIN

12. 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.
Pulled from May 6 Consent Agenda

13. 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.
Pulled from May 6 Consent Agenda

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.

14. FY2011 Capital Improvements Program Budget

City staff seeks community input on the FY2011 budget as assembled by the Mayor for conformance with the La Jolla Community Plan as well as other action we may choose to take. Possible Action Item. (See attachment).

15. Adjourn to Next Regular Meeting on July 1, 2010, 6:00 pm



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La Jolla Community Planning Association

Regular Meetings: 1st Thursday of the Month

Thursday, 06 May 2010

La Jolla Recreation Center, 615 Prospect Street

D R A F T MINUTES

Present: Michele Addington, Tom Brady, Devin Burstein, Michael Costello, Dan Courtney, Tony Crisafi, Laura Ducharme Conboy, Jim Fitzgerald, Orrin Gabsch, Joe LaCava, Tim Lucas, Phil Merten, Glen Rasmussen, Greg Salmon, Rob Whittemore, Ray Weiss.

Absent: David Little, Nancy Manno

1. Welcome and Call To Order: **Joe LaCava**, President @ 6:06 PM

2. **Swear in newly elected trustee**, (Ms. DuCharme Conboy).

President LaCava invited the newly elected Trustee to come forward and administered the LJCPA Trustees oath to **Laura DuCharme Conboy**.

3. **Adopt the Agenda.**

Approved Motion: To adopt the Agenda, (Merten/ Rasmussen 13/0/1).

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

Abstain: LaCava

4. **Meeting Minutes Review and Approval: 01 April 2010.**

Approved Motion: To approve the Minutes of 01 April 2010, with one correction: Agenda Item 10-C: change "Soledad Mesa" to read "Soledad Mountain": (Gabsch/Addington 13/0/1).

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

Abstain: LaCava

5. **Elected Official's Reports** – Information Only.

A. Council District 2 – Councilmember Kevin Faulconer

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

Present: Made report. Additional information on items addressed by Ms. Curtis can be accessed on-line.

B. Council District 1 – Councilmember Sherri Lightner

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

Ms. Demorest was present: **Councilmember Lightner** reported for Ms. Demorest: (1) Mid-Coast Trolley extension: SANDAG is currently accepting public comment on alternative routes. (2) Requested public input on San Diego City budget proposals. (3) Street repairs: complete list available on-line.

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, <http://commplan.ucsd.edu/>

Ms. Delouri: present, made report. Ms. Delouri made an extensive report on the "University House," (Chancellor's residence). Additional information on this subject and other subjects addressed by Ms. Delouri is available on-line.

Adriane Tillman, La Jolla Village News reporter, is leaving La Jolla: introduced her replacement: **Ms. Jenna Frazier**. **President LaCava** complimented **Ms. Tillman** on her journalistic skills and wished her well in her new endeavors.

Ms. Katt Eaton spoke in support of "Smoke-free outdoor dining."

Trustee Fitzgerald spoke with sadness, of the recent death of Ms. Sheila Hardin, Centre City Development Corporation representative. Ms. Hardin was an always-welcome guest at LJCPA meetings. **President LaCava** acknowledged our loss and San Diego's loss of Ms. Hardin's vibrant presence.

8. Officer's Reports.

A. Treasurer - Jim Fitzgerald

Beginning Balance: \$532.63 + Income \$129.34 – (Expenses \$95.63) = Ending Balance: \$566.34

Expenses: include printing, telephone.

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.

B. Secretary – Nancy Manno

Presented by **President LaCava**, for secretary Nancy Manno, (not present): 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.

11. CHILDREN'S POOL MANAGEMENT OPTIONS – ACTION ITEM -Time Certain @ 6:30 PM: Heard out of sequence:

(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 San Diego City Council on May 17, 2010:

- * Seek a Local Coastal Program amendment to close the beach during pupping season from Dec 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 on nearby residents, parking, traffic, community, etc

President LaCava asked District One **Councilmember Lightner** to make opening remarks. **Councilmember Lightner** summarized the California State Law, the Superior Court rulings, and the current San Diego City Joint Use Policy for the Children's Pool, with particular emphasis on a Coastal Commission, "Coastal Development Permit," obtained by San Diego City, allowing a guideline rope to be established from December 15 through May 15. Councilmember Lightner, after reviewing current Children's Pool information and policies/rulings, now in place, emphasized: "There is no urgent need to make any changes at the Children's Pool at this time."

Councilmember Lightner, continuing her remarks, explained why the City Council, at a special meeting to be held in La Jolla, Monday, May 17, 2010, will now consider (4) actions, proposed by the Natural Resources & Cultural Committee regarding the Children's Pool: (1) Close the beach to the public from December 15 to May 15, and, (2) Request an emergency Coastal Development Permit to keep a guideline rope barrier in place year-round. And two actions proposed by **Councilmember Lightner**: (1) Prohibit dogs on the beach year-round, (action supported by the Natural Resources & Cultural Committee), and (2), Employ, through private funding, a City Park Ranger to patrol the beach and establish a City sanctioned volunteer Docent program.

Councilmember Lightner will not support any changes to the La Jolla Children's Pool current Joint-Use policy that would be funded by Taxpayers, and will support the Park Ranger proposal, with private funding, and will support the proposal prohibiting dogs on the beach, which would require only signage, at minimal cost.

Councilmember Lightner urged community input concerning the many additional issues related to the La Jolla Children's Pool: traffic and parking impacts, noise, smell, water quality and a clear path of travel on sidewalks and access to the stairs.

President LaCava invited La Jolla community members to voice their opinions on the La Jolla Children's Pool:

Public Speakers: Debbie Beacham, Roger Wiggans, William Robbins, Don Perry, Bill Busch, Pattie Buchanan, Richard Merino, David Pierce, Phyllis Minick, John Steel, Melinda Merryweather, Mitch Thrower, John Beaver, John Leek, David Johnson, Marjane Aalam, Ellen Shively, Deborah Saracini, Rebecca Morales.

Filling out Speaker Slips but opting not to speak: Sally Miller, Roberta Wolff, Cindy Thorsen, Ellen Cohen, Kent Trego, Robert Scott, Frank Lienhaupel, S. Lienhaupel, Egon Kafka.

Regarding the (4) Children's Pool Management Options: La Jolla Community Speaker Slip vote tally:

Seek a Local Coastal Program amendment to close the beach during pupping season from Dec 15 to May 15.
In Favor: 7, Oppose: 19

Seek an emergency Coastal Development Permit to keep the rope barrier up year round.
In Favor: 5, Oppose: 21

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:
In Favor: 22, Oppose: 6

Prohibit dogs on the beach, 24 hours a day, year round:
In Favor, 14, Oppose: 13

Other ideas proposed by the La Jolla Community: hand-written on Speaker Slips:

1. Clean beach, hire ranger
2. We love people, pets, and wildlife. The seals are an attraction. Marine biologists often stay at the hotel. Quite a few of them point out that the pinniped population is un-naturally large. There are no natural predators (except for sharks which we don't want). Historically there were indigenous hunters. Perhaps the herd should be controlled by a limited hunt, just as with deer and other wild populations. PS Can't we open the channels in the sea wall to enable tidal flushing?
3. Shared use with seal population limited and only at children's pool.
4. Rid the sidewalk of activist tables.
5. Long-term management including predation by seals.
6. We need an EIR prior to making any decisions about the Children's Pool.
7. Do not allow APRL or other activists to conduct their business at or near Coast Blvd.
8. Clean-up the beach

9. Add an item as did Parks & Beaches to give the city the management plans given NR&C on March 17th (Uphold the trust, take control of Children's Pool, Protect other beaches)
10. Manage the park such that the seals will be limited to double digit numbers thus limiting the destruction of the local fish and draw fewer sharks.
11. Close the beach at night for seal and human safety.
12. Close the beach at night as public safety measure.
13. I would like a child-friendly/stroller-friendly ramp and platform down to the beach.
14. Get rid of megaphones and their users; get rid of all sales of any kind of merchandise.
15. I do not want to have the city fund any lifeguard station to watch the seals.
16. Restore the pool; restore water & air quality.
17. Clean/remove the seal feces from the beach; restore the beach and it 's use to the pre-seal condition.
18. Rope to allow shared use during the pupping seasons. No rope May 15 to Dec 15.
19. City run tables for sales of seal info and donations for upkeep; clean the beach

President LaCava invited **Trustees** to voice their opinions and to discuss the Children's Pool proposals and management options and, by Motion, to formalize the LJCPA recommendations regarding the Children's Pool:

Voting record #3

Approved Motion: Motion to approve proposed N.R & C.C. Action 4: Under the current Joint-Use Policy: to hire a Park Ranger to patrol the Children's Pool and supervise a City sanctioned Volunteer Docent program, as referenced in the La Jolla Children's Pool Management Options, (Salmon/Courtney 14/0/1).

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

Abstain: LaCava

Voting record #4

Approved Motion: Motion to deny proposal of N.R. & C.C. Action 1: Seek a local Coastal Program amendment to close the beach during pupping season from December 15 to May 15, as referenced in the La Jolla Children's Pool Management Options, (Salmon/Addington 13/1/1)

In favor: Addington, Brady, Burstein, Costello, Courtney, Crisafi, DuCharme Conboy, Gabsch, Lucas, Merten, Rasmussen, Salmon, Whittemore.

Oppose: Fitzgerald

Abstain: LaCava

Voting record #5

Approved Motion: Motion to deny proposal of N.R. & C.C. Action 2: Seek an emergency Coastal Development Permit to keep the rope barrier up year round, as referenced in the La Jolla Children's Pool Management Options, (Salmon/Addington 13/1/1).

In favor: Addington, Brady, Burstein, Costello, Courtney, Crisafi, DuCharme Conboy, Gabsch, Lucas, Merten, Rasmussen, Salmon, Whittemore.

Oppose: Fitzgerald

Abstain: LaCava

Voting record #6

Approved Motion: Motion to deny proposal of N.R. & C.C. Action 3: To prohibit dogs on the beach, 24 hours per day, year round, as referenced in the La Jolla Children's Pool Management Options, Salmon/Courtney 9/5/1).

In favor: Addington, Brady, Burstein, Costello, Courtney, DuCharme Conboy, Lucas, Salmon, Whittemore.

Oppose: Crisafi, Fitzgerald, Gabsch, Merten, Rasmussen.

Abstain: LaCava

Voting record #7

Approved Motion: Motion to support the "Future Management Plan for the Children's Pool" presented by the San Diego Council of Divers, except to delete a reference to: 2/a, souvenir sales, (Salmon/Burstein 13/1/1), See Exhibit A

In favor: Addington, Brady, Burstein, Costello, Courtney, Crisafi, DuCharme Conboy, Gabsch, Lucas, Merten, Rasmussen, Salmon, Whittemore.

Oppose: Fitzgerald: (Trustee Fitzgerald, for the record, opposed only Item 1/e).

Abstain: LaCava

Exhibit A

1. Avoid any risk of litigation – uphold the trust:

- a. Take input from an advisory panel of scientists and members of regulatory bodies.
- b. Get the permits and permissions and rulings in place first.
- c. Do not attempt to duplicate any federal laws.
- d. Accept no guidelines or verbal quotes from other agencies, only rulings.
- e. Preserve the City policy of Joint Use.
- f. Mitigate any restrictions of public access with guaranteed access other times.
- g. Clean the beach during times of public access.
- h. Ensure the rights of the people who go lawfully on that public beach.

2. Take control of Children's Pool:

- a. Establish a City donations and information stand on the sidewalk to pay for maintenance.
- b. Use the proceeds to pay for uniformed City docents trained in City protocol. They must be the only people to interact with the public there.
- c. Use the proceeds for a park ranger, on the sand, to educate the public about seals and answer questions during shared use times.
- d. Move all non-city signs to a free speech area away from the stairs.
- e. Persons wishing to accost other persons shall stay in the free speech area.

3. Establish safeguards to protect other beaches:

- a. Establish a clear policy that more beaches will not be lost to the public.
- b. Create a corps of volunteer citizens to legally deter stray pinnipeds, as is done in Pacific Grove, CA.
- c. Enforce legal protections for persons going on any beach if accosted or impeded.

Voting record #8

Approved Motion: Motion to request San Diego City: to open one or all of the Children's Pool sluiceways in the sea wall periodically, as appropriate, (Courtney/Whittemore 14/0/1).

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

Abstain: LaCava

Voting record #9

Approved Motion: Motion to request San Diego City to periodically perform thorough cleaning of the Children's Pool beach, (Courtney/Addington 14/0/1).

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

Abstain: LaCava

Voting record #10

Approved Motion: Motion to request San Diego City Council to establish an Ad Hoc committee, consisting of experts/scientists, (perhaps from SIO), to study effects/considerations of safety, predation and ecological effects of the San Diego City Council's decision to allow joint-use of the Children's Pool beach, (Whittemore/Rasmussen 14/0/1).

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

Abstain: LaCava

Voting record #11

Approved Motion: Motion to request San Diego City seek funds from Sea World and NOAA to pay for all costs associated with the artificial Seal colony, (Lucas/Salmon 9/5/1).

In favor: Addington, Brady, Burstein, Courtney, Fitzgerald, Gabsch, Lucas, Merten, Salmon,

Opposed: Costello, Crisafi, DuCharme Conboy, Rasmussen, Whittemore.

Abstain: LaCava

Note: This vote was announced: 9/4/1 – the written Voting Record is 9/5/1

Voting record #12

Failed Motion: Motion that no new, rehabilitated seals be released within a 25 mile radius of the La Jolla Children's Pool, (Salmon/Burstein 5/8/2).

In favor: Addington, Burstein, Costello, Courtney, Salmon.

Opposed: Brady, Crisafi, DuCharme Conboy, Fitzgerald, Gabsch, Merten, Rasmussen, Whittemore.

Abstain: LaCava, Lucas

Voting record #13

Approved Motion: Motion to establish a San Diego City Council policy to protect, exclusively for public use, all beaches in the community of La Jolla, with the exception of the Children's Pool beach. (Fitzgerald/Whittemore 14/0/1).

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

Abstain: LaCava

7. President's Report – Action Items Where Indicated:

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

President LaCava reported: the CPC has approved new administrative guidelines, has approved a Storm Drain water maintenance program.

B. Mitigated Negative Declarations – Available on-line if you are interested.

President LaCava noted he does not bring MND to Trustees, however there is a link on the LJCPA Website, to all current MND, and Trustees are welcome to comment.

Additional remarks by **President LaCava**: Re Torrey Pines Road: per SD City engineers: they acknowledged problems; there is no reasonable fix available.

Continuation of President's Report: Action Items:

Voting record #14

C. Neptune Apartments – Hearing Officer Decision Appealed (ratify appeal).

Approved Motion: Motion to ratify the appeal, (Costello/Burstein 13/0/2).

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

Abstain: LaCava, Whittemore

Note: This vote was announced 12/1/2 – the written voting record is 13/0/2

Voting record # 15

D. Aroma Bakery Sidewalk Café – City approved, appeal?

Approved Motion: Motion to appeal decision of San Diego City Staff re: Aroma Bakery & Barfly Café (Fitzgerald/Whittemore 12/3/1)

In favor: Addington, Brady, Costello, Courtney, Crisafi, DuCharme Conboy, Fitzgerald, Gabsch, Lucas, Merten, Whittemore, Weiss.

Opposed: Burstein, Rasmussen, Salmon.

Abstain: LaCava

Voting record #16

Approved Motion: Motion to reconsider the previous Motion: Motion to appeal decision of San Diego City Staff re: Aroma Bakery & Barfly Café, (By affirmation 10/5/1)

In favor: Addington, Costello, Courtney, Crisafi, Fitzgerald, Gabsch, Lucas, Merten, Weiss, Whittemore.

Opposed: Brady, Burstein, DuCharme Conboy, Rasmussen, Salmon.

Abstain: LaCava.

Voting record #17

E. Committee Appointments – For ratification by trustees (see attached list):

Approved Motion: Motion to Approve committee appointments:

Development Permit Review

Mike Costello

Tony Crisafi

Laura Ducharme-Conboy

Lynne Hayes

Phil Merten

La Jolla Shores Permit Review Committee

Michael Morton

John Schenk

Phil Merten

La Jolla Planned District Ordinance Committee

Orrin Gabsch

David Little

Glen Rasmussen

Traffic & Transportation Board

Michele Addington

Dan Courtney

Coastal Access & Parking Board

Tom Brady
Orrin Gabsch
Joe LaCava

Community Planners Committee

Representative – Joe LaCava
Alternate – Tony Crisafi

(Fitzgerald/Salmon 15/0/1)

In favor: Addington, Brady, Burstein, Costello, Courtney, Crisafi, DuCharme Conboy, Fitzgerald, Gabsch, Lucas, Merten, Rasmussen, Salmon, Weiss, Whittemore.

Abstain: LaCava

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, 2nd Mon, 4pm
DPR – Development Permit Review Committee, Chair Tony Crisafi, 2nd & 3rd Tues, 4pm
PRC – LJ Shores Permit Review Committee, Chair Helen Boyden, 4th Tues, 4pm
T&T – Traffic & Transportation Board, Chair Todd Lesser, 4th Thurs, 4pm

PDO – No Action Items

A. Alta La Jolla Restoration: Trustee Merten recused.

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: Pulled by applicant.

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. 3rd 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: Pulled: Trustee Gabsch

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: Pulled by Applicants

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: Pulled: Community member Mr. Nick Sauer

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.

Voting record #18

Approved Motion: Motion to accept the recommendation of the DPR Committee, (B) Payne Residence: 1235 Virginia Way – Variance for 6-foot wall within required setback, and forward the recommendation to the City. To accept the recommendation of the DPR Committee, (E) Linda Rosa Residence: 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, and forward the recommendation to the City.

Voting record #18: cont.

To accept the recommendation of the T & T Committee, (F) 3rd Annual Coastwise Mile & 5K (Oct 2, 2010): Closure of Jenner, Prospect, Cuvier and Coast Blvd, 7am to 11am, and forward the recommendation to the City. (G) Change Fire Lane north of 2100 Block of Avenida de la Playa to One-Way Westbound: To approve change to one-way westbound, and forward the recommendation to the City. (J) El Paseo Grande – Remove green curb in 90-minute time zone, and forward the recommendation to the City. (K) San Diego Triathlon: 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, and forward the recommendation to the City.

To accept the recommendation of the PRC Committee, (M) Galicot Residence – Substantial Conformance Review: 8320 Calle del Cielo – SCR for CDP 212243 and SDP 216293 to modify the design of the approved residence. Shores Planned District, and forward the recommendation to the City, (Gabsch/Addington 15/0/1).

In favor: Addington, Brady, Burstein, Costello, Courtney, Crisafi, DuCharme Conboy, Fitzgerald, Gabsch, Lucas, Merten, Rasmussen, Salmon, Weiss, Whittemore.

Abstain: LaCava

Voting record #19

Approved Motion: Motion to accept the recommendation of the DPR Committee (A) Alta La Jolla Restoration: 2105 Alta La Jolla Drive – Reconsideration of previously approved CDP based on updated engineering design, and forward the recommendation to the City, (Gabsch/Salmon 14/0/1),

In favor: Addington, Brady, Burstein, Costello, Courtney, Crisafi, DuCharme Conboy, Fitzgerald, Gabsch, Lucas, Rasmussen, Salmon, Whittemore, Weiss.

Abstain: LaCava

Trustee Merten recused.

Voting record # 20

Approved Motion: Motion to accept the recommendation of the DPR Committee, to deny the Project, (C) Taft Residence: 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, and forward the recommendation to the City.

To accept the recommendation of the PRC Committee, to deny the Project, (N) 8490 Whale Watch Way: 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, and forward the recommendation to the City. (Addington/Burstein 15/0/1)

In favor: Addington, Brady, Burstein, Costello, Courtney, Crisafi, DuCharme Conboy, Fitzgerald, Gabsch, Lucas, Merten, Rasmussen, Salmon, Whittemore, Weiss.

Abstain: LaCava

10. REPORTS FROM OTHER ADVISORY COMMITTEES - Information only

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

B. COASTAL ACCESS AND PARKING BOARD – Meets 1st Tues, 4pm, Rec Center

President LaCava reported that the Parking District Board met last week and is taking action to protect Coastal Commission funds.

12. ADJOURN @ 9:15 PM: to Next Regular Meeting: June 3, 2010 @ 6:00 PM.

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

**COMMITTEE REPORT
FOR
MAY 2010**

**5/11/10 Present: Ashley, Crisafi (Chair), Collins, Costello, DuCharme Conboy,
Merten, Thorsen**

5/18/10 Present: Ashley, Crisafi (Chair), Collins, Hayes, Merten, Thorsen

FINAL REVIEWS

Project Name: **BEYSTER RESIDENCE**
9321 La Jolla Farms Rd. Permits: CDP
Project #: JO#00-0000/204305 DPM: Glenn Gargas 619-446-5242
ggargas@sandiego.gov
Zone: RS-1-2 Applicant: Alfredo Quintanar 619-459-8604
a.quintanar@cox.net

Scope of Work:

(PROCESS 3) Coastal Development Permit for a 330 square foot addition to an existing single family residence on a 0.46 acre site in the RS-1-2 Zone within the La Jolla Community Plan, Coastal Overlay (appealable), Coastal Height Limit, First Public Roadway, Parking Impact, Residential tandem Parking. Council District 1.

Subcommittee Motion:

**(Ashley/Costello) Motion to combine preliminary and final reviews.
(Ashley/Thorsen 7-0-0) The findings can be made for CDP.**

Project Name: **BENSON GLASS HOUSE**
5960 -5970 Camino de la Costa Permits: CDP SDP
Project #: JO#00-0000/203908 DPM: Sandra Teasley 619-446-5271
steasley@sandiego.gov
Zone: RS-1-5 Applicant: Don Vanderpool 619-557-0575
donvanderpool@houseanddodge.com

Scope of Work:

(Process 3) Coastal Development Permit to demolish existing residences on properties and construct a 9,931 sq.ft. single family residence w/basement on a 1.45 acre site in the RS-1-5 Zone of the La Jolla Community Plan, Coastal Overlay (appealable), Coastal Height Limit, First Public Roadway, Parking Impact, Residential Tandem Parking, Transit Area. Council District 1.

Subcommittee Motion:

(Collins/Hayes) The findings can be made for a CDP.

Crisafi – requested to include in addition to Development Services Department prescribed side yard view corridor condition:

-side yard be modified to “maintain a 5’ high x 10’ wide view corridor from the front property (sidewalk) line to the ocean.”

(Collins/Hayes 6-0-0) Motion to accept the request by Crisafi.

**La Jolla Coastal Development Permit Review Committee
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Project Name: **BIRDROCK SPRINT / CLEARWIRE**
5639 La Jolla Blvd. Permits: NUP
Project #: JO#00-0000/2204682 DPM: Alex Hampton 619-446-5349
ahampton@sandiego.gov
Zone: PDO-Zone 4 Applicant: Debra DePratti Gardner 619-726-8110
ddgardner@cox.net

Scope of Work:

(Process 2) Neighborhood Use Permit for a Wireless Communication Facility consisting of an existing Sprint/Nextel facility with the addition of Clearwire antennas. Council District 1. This project is undergoing environmental review.

Subcommittee Motion:

(Hayes/Merten) Motion to combine preliminary and final reviews and add conditions.

(Hayes/Merten 6-0-0) The findings can be made for NUP with the following condition:

- 1. Request that residential neighbors be notified of June 3rd Community Planning Association public meeting.**

PRELIMINARY REVIEWS

Project Name: **FRIEDMAN RESIDENCE**
6318 Muirlands Dr. Permits: CDP
Project #: JO#00-0000/179867 DPM: Michelle Sokolowski 619-446-5278
MSokolowski@sandiego.gov
Zone: RS-1-2 Applicant: Brad Golba 949-645-5854
email@customarchitecture.com

Scope of Work:

(Process 2) Coastal Development Permit to demolish an existing residence and construct a 6,904 square foot single family residence on a 0.35-acre site in the RS-1-2 Zone of the La Jolla Community Plan, Coastal Overlay Zone (non-appealable), the Coastal Height Limit Overlay Zone. Council District 1. This project is undergoing environmental review.

Please provide the following for final review:

- 1.) Front fence to be 75% open at 3' to 6' above grade. Glass or opaque glass not open and too reflective not in character with neighborhood**
- 2.) Update survey per CDP filing requirements**
- 3.) Disclose historical review determination**
- 4.) Verify proper storm water control – City Engineering sign off or approval**
- 5.) Per page 56 & 57, sections (c) (i) & (j) under visual resources of the La Jolla Community Plan – show compliance with photos, documents or simulations:**
 - a.) view from street thru to canyon at side yards – concern of placement of and too many trees.**
 - b.) visual impact of façade and large expanses of glass adjacent to & reflecting into canyon.**
 - c.) provide street image in context – simulation or abstract (elevations)**

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

Project Name:	FINKELSTEIN RESIDENCE	Permits:	CDP
Project #:	5862 Box Canyon Road JO#00-0000/207039	DPM:	Glenn Gargas 619-446-5242 ggargas@sandiego.gov
Zone:	RS-1-4	Applicant:	Steven Bradley 619-295-4102 steve@srbradley.com

Scope of Work:

(PROCESS 2) Coastal Development Permit for an approximate 3,548 sq. ft. addition to an existing single family residence on a 0.51-acre property. The project site is located at in the RS-1-4 Zone within the La Jolla Community Plan, Coastal Overlay (non-appealable) Zone, Coastal Height Limit Overlay Zone, Council District 1.

Please provide the following for final review:

- 1.) Show zoning and Prop “D” height limits and compliance with City Code.**

La Jolla Shores Permit Review Committee

Minutes – Tuesday May 25, 2010

Board members in attendance: Boyden (chair), Furtek, Lucas, Merten, Morrison, Morton, Naegle, Schenck.

1. Non-Agenda Public Comment - None
2. Chair Comments

1. Helen Boyden will be out of town for the June meeting. Michael Morton will conduct the meeting. However, at present there are no new applications in the pipeline. We will have a deadline of June 8 for an NOA for any project to be heard in June, assuming that there will be a cycle review forthcoming by June 18. However, there still might be an SCR or project return. Deadline for that will be June 16.

2. Helen Boyden attended the May 18 meeting of the LJSPDO Advisory Board. She determined that the AB was now abiding by the following per City Liaison Ms. Henegar:

For projects labeled “Process 1” the AB is to recommend whether the project meets the requirements of the PDO, whether the project is major or minor, and give reasons why. The committee is only to consider what is written in the ordinance, not categorically impose conditions, such as considering addition of a second story as an automatic rollover to Process Three. To alleviate concerns about setting a precedent, the AB could describe the special circumstances that led it to say the project was minor. Ms. Henegar stressed that this is a community review. This is an advisory committee of community members appointed by the mayor to review projects for compliance with the PDO.

3. Project Review (see A to C below)

A. Hooshmand Residence – Second Review

- PROJECT NUMBER: 198459
- TYPE OF STRUCTURE: Existing Single family residential
- LOCATION: 2480 Rue Denise
- PLANNER: Glenn Gargas: Ph: 619-446-5142; ggargas@sandiego.gov
- OWNERS REP: Scott Spencer; 858-8898; scottspencerarchitect@yahoo.com

PROJECT DESCRIPTION: An addition and remodel to an existing residence (Applicant)

Note: The NOA dated December 28, 2009 cites a (PROCESS 3) Coastal Development Permit and Site Development Permit for a 4,463 sq. ft. addition to an existing single family residence on a 0.29 acre site at 2480 Rue Denise in the SF Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone. However, at the first hearing the applicant presented a revised plan reducing the additional square footage by 1500 sq. ft and including additional changes which were planned to be submitted to the City . This submission as made. Additional changes dated and submitted to the City on May 25 were reviewed by the PRC at this May meeting. These included angling off the rear portion of the building on both sides with the first story addition now being 1953 sq ft plus 52 sq ft for the garage; the lower level now only comprising the stairway at 105.1 sq ft. The total square footage is now 4545 including the garage and 4073 without. Lot coverage is 37.2%; FAR is .48 (due to inclusion of some previously developed underground areas -see discussion for increasing this figure) and green softscape at 54.6%. Side setbacks hold at 5’6” and 10’0” (though smaller than existing).

- SEEKING: Site Development Permit (SDP) and Coastal Development Permit (CDP)

Previous action March 22. See March 22 PRC minutes for more information

Motion: Schenck; Second Morton

To continue this item to a future meeting. The applicant should consider design issues raised by the Luetzow letter. We recommend meeting with neighbors and putting up story poles.

The applicant should bring next time:

- Neighborhood FAR and setback calculations for properties within 300 ft.
- Percentage of property on a 25% or greater slope and a percentage of coverage over that area.
- Elevations of the front of the house.

The motion is approved: 6-1-1. Approve: Lucas, Morrison, Merten, Morton, Schenck, Naegle; Oppose: Furtek; Abstain: Boyden (chair)

Presented by: Scott Spencer

Gross: 1600 sq ft additional based on new FAR calculations. Project total 6,123 includes some “underground” areas. The livable sq footage is less.

50 ft pit dug and soil samples taken. Their consultant says that there are no issues with instability or landslides in the subsoil.

Drainage is going down slope presently and will remain the same. No new drainage can go down the slope. There is now a drainage basin to catch additional water runoff from the structure which will be pumped back onto the street. FAR is calculated at 48% as the lower porch area is open on the sides by 70% and is not subject to FAR calculations. *However several architects on committee and in attendance said that with lower porch included (similar to that agreed to with DSD in a previous project evaluated by DPR), the FAR would rise to approximately 65%.*

They can not make lower level livable without being reclassified as a 2-story house prohibited by CC&Rs. On west side facing canyon there is a 16 foot sheer wall with windows that is most likely unpermitted lower space. This has been eliminated and articulation has been added.

They met with the Luetzows and their architect, Ione Stiegler, and tried to identify the impacts of the proposed structure. Poles marking the building sides were put up, and they could see the impact on the view from their property. As a result the corner of the south-west side of the addition has been cut creating a wall angled 45° to open up the views.

They met with Joyce Cutler and Gerome Shaw and have worked with their architect James Alcorn to assess the impact of the design. The melaleuca trees and other plantings in front will be removed or trimmed to bring the project into conformance with ordinance with respect to public view over private property. They have lowered the proposed roofline on the east side by several feet. The front façade has been adjusted and articulation added to improve the views of neighbors.

They met with east side neighbor Carol Van Horst and addressed privacy concerns on that side. The balcony off the dining room has been eliminated. That side now has a less massive appearance from the Van Horst property.

Addressed board concerns from previous meeting:

Not classified as steep hillside as it is disturbed land, but 68% of the lot is steeper than 25%. Setbacks comparisons were given with immediate neighbors properties. An overlay of the existing front elevation on the proposed elevation was shown.

The question remains: Have they made enough changes to meet the PDO guidelines?

Board questions and responses:

Morton: This property is on a cul-de-sac, but it appears you are in conformance with general setbacks in the neighborhood. Response: *The front setback is reduced from 8’ to 7’. SW side setbacks 10’ at the point of the new addition; the existing structure is as close as 4.5’ (not next to the new addition. (the CCR’s say 10’ is the standard). NE side setback has been reduced to 10’ from current 12’. The rear setback is 23’ while the neighborhood average is 18’.*

Boyden: What is the extent of the view corridor on Rue Denise? *It is only the NE side of the property for a view over the end of the cul-de-sac.*

Naegle: Has concerns about the lower open area getting glassed in later and re-defining house as second story.

Chair: That is a CC&R issue and not our committee’s.

Merten: The DPR addressed a similar issue with a structure on top of an open area. Phil thinks that the regulations for balconies and porches don’t apply here and thinks that another section of the Municipal Code applies. If so, the FAR would increase (2,000 sq. ft. would be added) to approx 65%. As soon as slope area is improved, the 5% exemption doesn’t apply. NE side setback is 10’, but the adjoining neighbor’s setback is 13’ and has pop-ins and pop-outs for articulation.

Furtek: Has issues with the size of the build-out on the downhill side. He thinks it will stand out similar to homes on Via Casa Alta. Believes it will change the character of the neighborhood.

Boyden: Letter from Carol Van Horst presented.(adjacent neighbor to the NE) She is concerned about the looming nature of the project, privacy issues, and placement of windows. Also concerned about the geology and stability of the hillside. Response: *A series of geology reports has been provided to the city., the latest dated this month. Viewed by interested parties at the meeting.*

Public Comment:

Carrie & Bill Luetzow, adjacent neighbors to the south: They appreciate the meeting with the architect and the fact that markers for the side of the building adjacent to their property were put up. The LJ Shores PDO is concerned with bulk and scale. A 6500 sq ft house, such as this proposed project, is still out of character with the neighborhood. They appreciate efforts to modify the structure and understand that private views aren't protected. The modification of angling the corner of the building does return some of the view being lost but the view from the master bedroom is still significantly impacted. Half of the northern view up the coast will be lost. The house juts out too much still. Currently there are several 2-story houses (houses with basements) within the area covered by CC&Rs, so the argument saying that the downstairs porch area could not be enclosed is incorrect.

Shaw: (Overlooks property, corner house on Rue de Roark). Appreciates the changes that have been made to the project so far. The pole marking the proposed structure was obscured by the overgrown landscaping in front. This project is out of context with the scale of houses in the neighborhood.

Ione Stiegler, architect for Luetzows. Her client has a 19% FAR. This structure has 48% FAR but has the feel of a 65% FAR due to its massive appearance. She is hoping for more dialogue with the Hooshmands and hopes the project can be improved further to better fit the neighborhood.

Kasha Bernake: She is a neighbor and is also representing another neighbor (next houses beyond the Luetzows). She feels that this project is completely out of bulk and scale with the neighborhood. Thinks it will set a bad precedent. Each property is dependent on the property in front of them for preserving the character of the neighborhood and views. She would like to continue the cooperation in the neighborhood that other residents have demonstrated. The Luetzows added a deck a few years ago that had similar issues with blocking views, and they modified the design to not block views of the neighbors. She (Bernake) also changed their remodel to not impact the views or privacy of their neighbors. Applicant response: *They modified the roofline to be lower in some areas, but they honored the uphill neighbors' wishes to keep the roofline slightly peaked and low but not flat.*

James Alcorn – representing the Shaws: Thinks the design can be improved. The setback on the NE should be expanded to mimic the 13' setback of the adjacent property. Open area below is livable and should be included in FAR according to regulations. This design is 10 lbs of sugar in a 5 lb bag. Thinks that this configuration can't work. This is a two-story house on a one-story lot.

Dr. Hooshmand's response: Presented letters from other neighbors, including the immediate neighbor adjacent below. They cut the corners off the buildings to improve the views. The NE adjacent neighboring lot is significantly lower. The chimney will be lowered some more. The tree in front was trimmed and is 3' lower. One neighbor did not want flat roof. The hip roof came down 9 feet. The front wall was changed in response to neighbor concerns. He thinks that they have made tremendous changes in response to the neighbors.

Boyden: The plans shown today have been submitted to the city (5/24/10). The applicant was asked and was not interested in making further changes at this time for the PRC. The applicant would like to get a decision from the PRC today. They will be presenting to other committees, so the design might still evolve/change.

Motion: Furtek Second: Lucas – amendment by Merten accepted.

Motion to deny. 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.”

It also does not abide by the three principles on Page 4, three on Page 5, and the first principle on Page 6 of LJ Shores Design Manual. The perceived bulk and relationship of the northward (rear) expansion and extension of the house in relationship to the development on adjacent properties disrupts the architectural unity of the area.

Discussion on the motion:

Morton: Appreciates the accommodations that have been made, but feels that the project is still not there.

Merten: Feels the northern expansion of the house extends too much, and the side setback should be similar to the setback on the adjoining property.

Motion carries: 7-0-1

Approve: Furtek, Morton, Merten, Morrison, Naegle, Lucas, Schenck

Oppose: None

Abstain: Boyden (chair)

B. NINKOVIC Residence - Third Hearing

- PROJECT NUMBER: 195466
- TYPE OF STRUCTURE: Existing Single family residential
- LOCATION: 8902 Nottingham Place
- PLANNER: Tim Daly Ph: 619-446-5356 Email: tdaly@sandiego.gov
& Polonia Majas: 619-446-5394; pmajas@sandiego.gov
- OWNERS REP: Bart M. Smith AIA LEEDap 760-753-2464; b.smith@dznpartners.com

PROJECT DESCRIPTION: A 1,494 square feet second story addition and remodel to an existing single family residence on a 0.18 acre site at 8902 Nottingham Place in the SF Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Campus Parking Impact (City)

Plans have been changed from previous hearings and are now dated April 21, 2010. First story addition is now 206 sq. ft.; 2nd story addition is now 1251 sq. ft. for a total of 3333 sq. ft.; 32.50% lot coverage; 41.2% FAR; Height 28'0"; modified roof design and north side second story stepped back 4' and 5'.

•
SEEKING: Site Development Permit (SDP)

NEIGHBORHOOD DESCRIPTION: One and two-story single family residences LJSPDO area
ISSUES WITH RESPECT TO THE PDO – Considered a major project by the La Jolla Shores Advisory Board, thus the Site Development Permit

NEIGHBORHOOD REVIEW: Reviewed and approved by La Jolla Shores Advisory Board at the same meeting where the need for a SDP was decided.

Previous Action: February 17; see February 17 minutes for additional notes

Motion: Morton, Second: Merten

Item to be continued: Additional information is requested. Show outline and appropriate dimensions of adjacent houses on the site plan. Show the heights of the adjacent homes on the elevations, in relationship to height of the proposed project. Consider altering the north elevation of the home.

Motion approved: 5-0-1: Approve: Lucas, Merten, Morton, Morrison, Schenck; Oppose: none; Abstain: Boyden

Previous Action March 22: see March 22 minutes for additional notes

Motion: Merten; Second: Naegle

Move to recommend denial because the north exterior wall and its proximity to the side yard is not in accordance with the La Jolla community character recommendation in the LJ Community Plan and not in accordance with the building and structure setbacks as required by the LJSPDO (1510.034 section B4, Single family zone development regulations). The roof forms are not consistent with the design guidelines of the LJ Shores Design Manual.

Motion approved: 6-0-1

Approve: Furtek, Lucas, Merten, Morrison, Naegle, Schenck; Oppose: None; Abstain: Boyden

Presented by Bart Smith: The concerns with the design presented previously were with the north elevations and privacy with the adjoining neighbor to the north. In response, the second floor has been set back 10' at the bathroom and 9 ft. at the bedroom from the lot line (Five feet and 4' from the first floor). The second floor windows on the

north side have been raised to 4.5' to respect the neighbors' privacy. Sixty-six sq. ft. has been added to the first floor to offset the 80 sq. ft. lost on the second floor due to the changes. The second floor is now single level. The roofline has been changed. It is now gabled to match the neighborhood. The parapet roof element is still there, but its profile has been trimmed. There are now offsetting planes. They think that this design fits in with the community which has many houses of similar size.

Motion: Merten; Second: Morton

Findings can be made for an SDP as depicted by the plans presented dated 4/21/10 and with the letter presented May 25, 2010. (letter attached to minutes)

Motion carries: 7-0-1

Approve: Furtek, Morton, Merten, Morrison, Naegle, Lucas, Schenck

Oppose: None

Abstain: Boyden (chair)

C. T-Mobile La Jolla Shores - First Review, Possible Action Item

- PROJECT NUMBER: 203372
- TYPE OF STRUCTURE: Wireless installation
- LOCATION: 8311 Cliffridge Avenue, Northwest corner of ball field
- PLANNER: Alex Hempton, 619-446-5349 ahempton@sandiego.gov
- OWNER'S REP: Debra D. Gardner; 619-726-8110; ddgardner@cox.net

Project Description. Wireless Communication Facility (WCF) consisting of a 20.5' high pole supporting three antennas and associated equipment in the OP-1-1 zone. Dedicated parkland. [City] Same location as previously approved Sprint/Clearwire wireless installation.

Applicant states there are no changes from a previous CUP/NUP

SEEKING: Conditional Use Permit (CUP) and Neighborhood Use Permit (NUP) Process Four.

Presented by Debra Gardner: The current T-Mobile installation has a green pole antenna in the trees. They share the same equipment location with Sprint/Clearwire. This is a 10-year renewal of the CUP/NUP with no changes to the current installation. The city has requested the color of the pole be changed to blend in with existing trees.

Board questions:

Morton: Is equipment installation changing? A 4 ft expansion on the canyon side of the equipment enclosure was previously approved by PRC/LJCPA for Sprint/Clearwire. There will be no expansion beyond this.

Motion: Morton; Second: Schenck

The findings can be made for the project as proposed with the city conditions of changing the pole color and with changes on the plan presented at the meeting, indicating renovating the slats in the equipment enclosure, including changing the color to a shade of green that better blends with the surroundings instead of the current black.

Motion carries: 7-0-1

Approve: Furtek, Morton, Merten, Morrison, Naegle, Lucas, Schenck

Oppose: None

Abstain: Boyden (chair)



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APPROVAL AS PRESENTED

May 25, 2010

Subject: Ninkovic Residence
8902 Nottingham Place
La Jolla, CA 92037

Project Nbr: 180959

Dear La Jolla Shores Permit Review Committee,

The design presented in the plans dated April 21, 2010 contain a number of changes in response to the comments we received in the first two Permit Review Committee Meetings.

The final residence size has been reduced by 14 sf from 3,347 sf to 3,333 sf. This is accomplished by not removing any existing residence area (23 sf) on the first floor and by adding some additional first floor area (163+43 sf) to reach a total first floor area of 2,082 sf. Also, the second floor area was reduced by 80 sf from 1,331 sf to 1,251 sf. The residence did not have any new spaces created by the addition or subtraction of square footage. Because of the reduction of residence size both the Lot Coverage and Floor Area Ratio (FAR) were reduced.

The shortest front setback was reduced from 16'-4" to 15'-4". The existing first floor sideyard setbacks were maintained. The South second floor setback was maintained as well, but the North sideyard setback was increased to 10' at the front of the residence and 9' towards the rear of the residence. The height of the residence was reduced by 2" to 28'-0".

The sloped roof was simplified and utilizes less shed roof elements and more gable end elements in keeping with the original residence design. The parapet-roofed area was made smaller so its strength as a design feature was reduced. The den was designed to not be a bedroom to maintain the residence as a four-bedroom residence. Changes to the second floor addition predicated many of the modifications to the residence design. The area where the Mastersuite is located was offset from the North side of the residence to allow for a greater second floor setback. This led to many alterations in the residence to maintain a unified and integrated design.

The applicant agrees to the changes and the subcommittee action should be qualified as "Approval as presented."

Sincerely,

A handwritten signature in black ink that reads 'Bart M. Smith'.

Bart M. Smith
Principal Architect, DZN Partners

DRAFT MINUTES FOR LA JOLLA TRAFFIC & TRANSPORTATION BOARD

REGULAR MEETING, MAY 27, 2010

Roll Call : 4:05 PM

Present: Courtney (CPA), Addington (CPA), La Cava (BRCC), Sutton (BRCC), Beaver (LJTC), Kelman (PLJ), Lesser (chair – LISA)

Public Comment:

Tony Newlin, resident of Marine Street, wants to know what to do to slow traffic on Marine Street. Discussion and suggestions from Board included speed cushions, speed bumps, 4 way stops, etc. Lesser suggested circulating petitions to get a consensus with neighbors Beaver suggested going through neighborhood association (Barber Tract

Orrin Gabsch, resident of La Jolla Scenic South, suggested raising the speed limit on La Jolla Scenic South, from 25mph to 35mph. Problem: SDPD running “speed traps”. Lesser read excerpts from the traffic study performed 3/24/06

Elias Alemeselassie wants the yellow loading zone restored at 1020 Prospect St. Delivery trucks are parking in the red zone and blocking the driveway into the parking garage he operates. Claire Thelin, of La Jolla Cove Gifts, 8008 Girard Ave #120, distributed copies of an email explaining the problem. Previously the location was a yellow curb area which was recently restored to general parking.

James Beard, trying to determine the correct process for installing bike racks in the Village, feels he’s getting the run-around. Members of the Board suggested he have this item placed on the agenda for the Streetscape Committee, so a vote can be taken.

Agenda Item: 16th Annual San Diego Triathlon Challenge

A presentation was made and general comments regarding the past success and limited impact of the event.

Motion: Beaver/Addington: To approve the event as presented.

Passed: 6-0-1(Lesser)

Agenda Item: Sewer and Water Construction in the Village

Rick Armor, of My Own Style (MOS) on Girard: Contractor parking equipment in crosswalks, dust everywhere, very messy project. Prefers work completed in September due to lower volume of business.

Bob Collins: Better to continue and finish the work ASAP. Night work OK, possibly add hours.

Tom Brady: Suggested penalties for contractor for late completion.

Mike Hagstrom, Merchant: Cars being towed without adequate warnings or signage. Tow truck drivers hooking up large numbers of vehicles for impound and high-fiving each other in public. Not the type of image La Jolla wants.

Suggested better signage, higher and more visible. Cited Orange County signage.

Sheldon Joyner, GM, Inn By The Sea: Feels contractor should continue and finish the job ASAP.

MOTION: (LaCava/Addington):

Extend construction until June 30, 2010 to finish all streets under contract utilizing additional night hours including Fridays if necessary. Contractor not to store materials and equipment on any streets in Village. Contractor to sweep streets and sidewalks after resurfacing is completed. Penalty clause per diem if work is not completed by June 30, 2010.

Motion passes 6-0-1(Lesser)

MOTION: (Addington/Beaver):

Current Tow-Away signage is worn, not clearly worded and is not visible for all vehicles. Contractor to install replacement signage which will address these issues.

Motion passes 6-0-1(Lessor)

MOTION: (Beaver/Addington):

Parking Time limits in the Village - Information Only

LaCava asked for this issue to be reopened for discussion as it relates to extending the 1-hour time limit on-street parking in the Village. Three blocks of Girard Avenue are among the top five top ticketed blocks in the city. Everyone seems to agree that this is because the 1-hour limit is not sufficient for shoppers and diners. There was an active effort last year to see whether merchants were prefer extending the limit to 90 minutes or 2 hours. The goal was to make the limit long enough for shoppers and diners but not so long to encourage employees to park on the street. LaCava recalls that at last count the feeling was running 50-50 between the two options with no extreme feelings either way. Now is the time to reopen the discussion and make this change.

Meeting adjourned.

Motion passes 7-0-0

Minutes prepared by Dan Courtney, LJ CPA 5/27/10

2010-2011 Committee Appointments La Jolla Town Council



Development Permit Review Committee

1. Beth Gaenzle
2. Angeles Leira
3. Cindy Thorsen
4. John A. Frangos, Ph.D.
5. Diane Kane, Ph.D.

Planned District Ordinance Committee

1. Pancho Dewhurst
2. Jim Fitzgerald, CPA
3. Cristull Hasson

Traffic & Transportation

1. Rob Hildt
2. "Van" Van Inwegen

**2010-2011 Committee Appointees
La Jolla Shores Association**

La Jolla Shores Permit Review Committee:

Helen Boyden
Ed Furtek
Tim Lucas
Betty Morrison
Dale Naegle

La Jolla Traffic & Transportation Board:

Todd Lesser
Joe Dicks

...EXCERPT...**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)**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.

**Community of La Jolla
Fiscal Year 2011 Capital Improvement Program Budget Summary**

	Name/Description	Schedule
1.	La Jolla Parking Structure	It is anticipated that this project will be closed in Fiscal Year 2012.
2.	Beach Area Low Flow Storm Drain Diversion	Phase I, completed construction. Phase II, design completed in Fiscal Year 2004 and construction was completed in early Fiscal Year 2008. Phase III, design and construction were completed in Fiscal Year 2010.
3.	La Jolla Mesa Drive Sidewalk	Design began in Fiscal Year 2009 and will be completed in Fiscal Year 2011. Construction is scheduled to begin and be completed in Fiscal Year 2011.
4.	Soledad Mountain Road Emergency Repair Project	The construction of Soledad Mountain Road was partially completed and re-opened for traffic on October 16, 2008. The landslide affecting Desert View Alley (a subset of this project) is not complete.
5.	Torrey Pines Improvements Phase 1	Preliminary design was completed in Fiscal Year 2010. Phase 1 design is scheduled to be complete in Fiscal Year 2011. Construction of Phase 1 improvements will be scheduled upon identification of funding.
6.	Bird Rock Coastal Traffic Improvements Phase I	Design began in Fiscal Year 2004 and was completed in Fiscal Year 2007. Construction will be scheduled in two phases. Phase I construction was completed in Fiscal
7.	Coast Blvd Bluff Stabilization	This project was completed in Fiscal Year 2010.
8.	Torrey Pines Road Slope Restoration	Recapitalization Bond funding in the amount of \$950,000 was appropriated to this project in Fiscal Year 2010 per City Council Resolution R-305177, dated 7/28/2009. This project is now fully funded.
9.	Mar Ave/Soledad Avenue Intersection Improvements	Design began in Fiscal Year 2010 and is expected to be completed in Fiscal Year 2011. Construction is scheduled to begin in Fiscal Year 2011.

**Community of La Jolla
Fiscal Year 2011 Capital Improvement Program Budget Summary**

	Name/Description	Schedule
10.	Prospect Street/Silverado Street Roundabout	Design and environmental documentation began in Fiscal Year 2009 and was completed in Fiscal Year 2010. Construction is scheduled for Fiscal Year 2011.
11.	Via Capri Traffic Calming Project	This project was completed in Fiscal Year 2010.
12.	Fire Station No. 13 - La Jolla - ADA Improvements	Design began in Fiscal Year 2009 and construction is scheduled to be completed in Fiscal Year 2011.
13.	Children's Pool Lifeguard Station	Conceptual design and bridging documents currently in progress. A design-build contract is scheduled to be issued in Fiscal Year 2011.
14.	La Jolla Cove Lifeguard Station	Design is currently in progress and scheduled for completion by Fall 2011. Construction is scheduled to begin in Fiscal Year 2012.
15.	La Jolla Shores Lifeguard Station	Final design is completed. Construction is scheduled to begin in Fiscal Year 2011.
16.	La Jolla/Riford Branch Library	Schematic design began in Fiscal Year 1999. Design was completed in Fiscal Year 2002. Construction began in Fiscal Year 2003 and was completed in Fiscal Year 2004.
17.	Cliffridge Park Comfort Station ADA	Construction began in Fiscal Year 2010 and should be completed in Fiscal Year 2011.
18.	Torrey Pines N & S Course Restroom Replacement	Design was completed in Fiscal Year 2003. Construction began in Fiscal Year 2003 and was completed in Fiscal Year 2004.
19.	Torrey Pines City Park General Development Plan	Design began in Fiscal Year 2009 and will be completed in Fiscal Year 2011.
20.	Windansea Erosion Control Plan	Phase I construction was completed in Fiscal Year 2004. Design for Phase II began in Fiscal Year 2008 and construction began in Fiscal Year 2009. Construction will be completed as funding is identified.
21.	Kellogg Park Play Area Improvements	Design and construction of this project were complete in Fiscal Year 2010.
22.	Bird Rock Median Lighting	Design and construction are scheduled for Fiscal Year 2011.
23.	La Jolla/PB Trunk Sewer-Chelsea Street Relocation	This project is complete and awaiting capitalization.

**Community of La Jolla
Fiscal Year 2011 Capital Improvement Program Budget Summary**

	Name/Description	Schedule
24.	Beach Area Low Flow Storm Diversion	Construction was scheduled to begin in Fiscal Year 1999. This project has been completed and it's scheduled to be closed by the end of Fiscal Year 2010.
25.	Water Group Job 790	Planning phase began in Fiscal Year 2008. Construction started in Fiscal Year 2010 and will be completed in Fiscal Year 2011.
26.	Torrey Pines Road/La Jolla Blvd Main Replacement	This project was scheduled with multiple phases. Construction of the Fay Avenue Realignment segment was completed in Fiscal Year 2002. Construction of Phase I was completed in Fiscal Year 2006. The Pacific Beach Water Main Accelerated Replacement construction was completed in Fiscal Year 2006. Phase II construction was completed in Fiscal Year 2007. Design of the La Jolla Shores Drive 16" ; Water Main Replacement (Phase III) was put on hold in Fiscal Year 2006 at 90% completion due to funding issues. In Fiscal Year 2009 the project restarted, however due to revised project requirements, the design needs to be redone and it is scheduled to be completed in Fiscal Year 2010-2011. Construction is scheduled to begin in Fiscal Year 2011 and completed in Fiscal Year 2013.
27.	Mission Bay Sewer Interceptor System	Construction began in Fiscal Year 2010 and will continue through Fiscal Year 2011.
28.	La Jolla Ecological Reserve Area of SBS	Design began in Fiscal Year 2008. Construction is scheduled for Fiscal Year 2011.
29.	Alta La Jolla Drive Drainage Repair Phase II	Design began and was completed in Fiscal Year 2010. Construction is scheduled to begin and to be completed in Fiscal Year 2011.