



PO Box 889, La Jolla, CA 92038
<http://www.LaJollaCPA.org>
Voicemail: 858.456.7900
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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, 7 October 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. Adopt the Agenda
3. Meeting Minutes Review and Approval: 2 September 2010
4. **Elected Official Reports** – Information Only
 - A. Council District 2 – Councilmember Kevin Faulconer
Rep: **Thyme Curtis**, 619.236.6622, tcurtis@san Diego.gov
 - B. Council District 1 – Councilmember Sherri Lightner
Rep: **Erin Demorest**, 619.236.7762, edemorest@san Diego.gov
5. **Non-Agenda Public Comment**
Issues not on the agenda and *within CPA jurisdiction*, two (2) minutes or less.
 - A. UCSD - Planner: **Anu Delouri**, adelouri@ucsd.edu, <http://commplan.ucsd.edu/>
6. **President's Report** – Action Items Where Indicated
 - A. Community Planners Committee –
<http://www.sandiego.gov/planning/community/cpc/index.shtml>
 - B. Whitney Mixed Use – Planning Commission, Sept 9
 - C. Children's Pool Rope – Appeal filed on Hearing Officer decision – Ratify
 - D. Business District – Town Hall Meeting, Tues, Oct 21, 4-6pm, Rec Center
7. Officer's Reports
 - A. **Secretary**
 - B. **Treasurer**

If a Sign Language Interpreter, aids for the visually impaired, or Assisted Listening Devices (ALDs) are required, please contact the City's Disability Services Coordinator at 619-321-3208 at least (5) five work days prior to the meeting date to insure availability.

8. CONSENT AGENDA – Ratify or Reconsider Committee Action

Consent Agenda allows the Trustees to ratify actions of our joint committees and boards in a single vote with no presentation or debate. The public may comment on consent items. Anyone may request that a consent item be pulled for full discussion.

Items pulled from this Consent Agenda are trailed to the next CPA meeting.

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

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

PRC – 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 at September meeting.

PRC – Did not meet in September.

A. 6604 Muirlands Residence

DPR RECOMMENDATION: To deny the project, 6-0-0. (See attached minutes for reasons)

6604 Muirlands - A Coastal Development Permit, Vesting Tentative Parcel Map and Variance to demolish one existing single family residence, subdivide one parcel to create two lots and construct a new single family residence on each new lot with reduced front yard setback. The project site on a 20,456 sf site located in the RS-1-4 Zone.

B. Nyugen Residence

DPR RECOMMENDATION: Findings can be made to approve the application to add a basement to the previously approved project. 5-0-0.

8007 Ocean Street - The project proposes a 390 square foot addition (2nd floor and 3rd floor roof top penthouse) to an existing 506 square foot single story condominium. The project is a Process 3 Hearing Officer decision for a Variance to reduce the required setbacks for the proposed addition. Project returns for consideration as the scope was modified to add a 365 sf basement.

Prior Action: CPA recommended approval of original proposal, 10-3-0, Sept 2009.

C. Prospect Street Valet Parking

T&T RECOMMENDATION: Until there is a unified Valet Parking Plan for Prospect & Girard Street submitted to T&T, we will not approve any new valet parking. 6-0-1.

Request for 3 valet parking spaces at easterly end of Prospect Street.

D. No 25-foot Axle Length Trucks on Hillside and Hidden Valley Roads

T&T RECOMMENDATION: Work with City of San Diego to place proper signage on Hillside & Hidden Valley Road covering 25ft long axle trucks. 7-0-0.

E. 1250 Prospect Signage Confusion

T&T RECOMMENDATION: To reinstall the missing pole and sign between the 8 daytime valet spaces and the 4 nighttime valet spaces, stating 8am-5pm 2-hour parking and 5pm to 2am Valet Parking. 6-0-0.

Clarification requested by City Parking Enforcement.

F. Mary Star of the Sea Church

T&T RECOMMENDATION: Add 1 diagonal spot on Girard and add 1 parallel loading zone on Girard closest to Kline 9:30AM to 3:30pm, Monday to Sunday.

Prior Action: T&T recommendation pulled from September Consent Agenda, sent to T&T for reconsideration.

9. 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

Agenda
Items 10-15
will be
heard
starting at
6:30pm

- 10. Water Purification Demonstration Project** – Information Only
As part of the City of San Diego's efforts to pursue locally controlled, sustainable water supply options, the Public Utilities Department has launched a Water Purification Demonstration Project. This project examines advanced water purification technology on recycled wastewater. Tonight's presentation is a component of the project's public outreach and opinion gathering efforts.
Presenter – Jennifer Farrow, City of San Diego
- 11. San Diego Gas & Electric Smart Meters** – Information Only
A presentation on the new Smart Meters that are now being installed in our community as well as answer questions or concerns. Further information available at <http://www.sdge.com/smartmeter/faq.shtml>
Presenter - Risa Baron, Manager of SDG&E Smart Meter Community Outreach
- 12. Sewer and Water Group 820** – Information Only
Group Job 820 is primarily in the Village residential area and roughly bounded by Torrey Pines Rd, Coast Blvd, Ivanhoe Str and Prospect Pl. Also Coast Blvd from Children's Pool north to Prospect Street. Project will affect portions of the following streets: Prospect Pl, Cave St, Ivanhoe Av, Park Row, Silverado St, Exchange Pl, and Coast Blvd. Construction est. to begin in April 2012 and will take approx 10 months.
Presenter - Ana Maria Rojas, City of San Diego
- 13. La Jolla Shores Drive Water Main Replacement Project** – Info Only
Replacing 3,700 feet of 16-inch pipe on La Jolla Shores Drive from Avenida de la Playa to just north of Ruelle Monte Carlo. Est start by Sept 2011, completion by June 2012.
Presenter - Gerry Barca and/or Parita Avlani, City of San Diego
- 14. La Jolla Cove Lifeguard Station – ADA Access Ramp**
Proposed modification to Cove lifeguard station concept by addition of an accessible ramp from the street level to the mid-level deck to comply with ADA requirements. Note this is conceptual only, the city has not yet applied for discretionary permits.
Presenter – Jihad Sleiman, Project Engineer, City of San Diego
Previous Action: CPA conceptually approved lifeguard station, April 2003.
Previous Action: Parks & Beaches Committee supported Option 2, Sept 2010.
- 15. 1255 Pearl Substantial Conformance Review**
Substantial Conformance Review (SCR) to Coastal Development/Conditional Use Permit No. 99-1169 to add eighty (80) square feet to a 3663 square foot constructed residence with guest quarters. The site is located in the RS-1-7 zone.
Presenter – Laura Ducharme Conboy, architect
Previous Action: None, application brought straight to CPA.
Previous Action: CPA approved original CDP for residence o/a 2000.
- 16. Adjourn** to Next Regular Meeting on November 4, 2010, 6:00 pm



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La Jolla Community Planning Association

Regular Meetings: 1st Thursday of the Month

Thursday, 2 September 2010

La Jolla Recreation Center, 615 Prospect Street

D R A F T M I N U T E S – R E G U L A R M E E T I N G

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

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

Voting Record #1

2. Adopt the Agenda.

Failed Motion: Motion to amend the Agenda, Agenda Item #11: to continue/not hear tonight/return to DPR Committee/ return to PDO Committee, (Costello/Conboy 5/6/2).

In favor: Addington, Brady, Conboy, Costello, Fitzgerald.

Oppose: Courtney, Crisafi, Gabsch, Little, Manno, Whittemore.

Abstain: LaCava, Weiss.

Voting Record #2

Approved Motion: Motion to adopt the Agenda, (Fitzgerald/Courtney 9/3/1).

In favor: Brady, Conboy, Courtney, Crisafi, Fitzgerald, Gabsch, Manno, Weiss, Whittemore.

Oppose: Addington, Costello, Little.

Abstain: LaCava.

Voting Record # 3

3. Meeting Minutes Review and Approval: 05 August 2010

Approved Motion: Motion to approve the Minutes of 05 August 2010, (Fitzgerald/Courtney 11/0/3)

In favor: Addington, Brady, Conboy, Costello, Courtney, Crisafi, Fitzgerald, Lucas, Manno, Weiss, Whittemore.

Abstain: Gabsch, LaCava, Little.

4. Elected Official Reports – Information Only

A. Council District 2 – Councilmember Kevin Faulconer

Rep: **Thyme Curtis**, 619.236.6622, tcurtis@san Diego.gov

Ms. Curtis was not present.

B. Council District 1 – Councilmember Sherri Lightner

Rep: **Erin Demorest**, 619.236.7762, edemorest@san Diego.gov

Ms. Demorest was present/deferred to **Councilmember Lightner's** subsequent report: Agenda Item 10.

5. Non-Agenda Public Comment

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

A. UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://commplan.ucsd.edu/>
including brief report re the proposed MESOM Lab Building on La Jolla Shores Drive.

Ms. Delouri: updated/reported on the MESOM Project and other ongoing UCSD projects, referred Trustees and Community Members to the UCSD Website for additional information.

Mr. Jerry Hall: Pacific Beach resident, asked the LJCPA to consider addressing the issue of Alcohol Licenses/Alcohol Licensee-applicant applications in process in La Jolla. Mr. Hall advocates requiring CUP's, with specific operating conditions, for businesses serving alcohol.

Ms. Sherry Ahern and Ms. Darci Manzo: Invited the community to participate in the La Jolla Art & Wine Festival, scheduled for Saturday, October 9 and Sunday, October 10, 2010.

LJCPA Member, **Ms. Esther Viti** reported on the "Nell Carpenter Beautification/Streetscape Committee of the LJ Town Council," and invited community participation in the monthly La Jolla "Clean-Up."

President LaCava noted the L. J. Historical Society will celebrate the 75th Anniversary of the La Jolla Post Office.

Agenda Item #10: Time Certain: Heard out of sequence:

10. PROPOSITION C (November 2010 Ballot)

Shall Proposition M be amended, allowing completion of parks, library, trails, recreation and transportation facilities for Pacific Highlands Ranch by removing a development timing restriction based on completion of the SR-56/1-5 Interchange, only after City Council approves a program of phased development ensuring facilities are constructed before or concurrent with new development, paid for by developers at no cost to taxpayers?

Presenters: **Councilmember Sherri Lightner** and **Scott Tilson, Carmel Valley Planning Board.**

Councilmember Lightner presented the reasoning behind Proposition C, why she supports Proposition C, and emphasized that the original Proposition M is a stark reminder of "unintended consequences," especially when related to Land Use Planning. **Councilmember Lightner** noted: There is no opposition to Proposition C. There will be no cost to Taxpayers.

Trustees **Addington, Costello, Gabsch, Lucas, Weiss, Whittemore** and **President LaCava** asked questions/commented: **Councilmember Lightner** and **Mr. Tilson** responded.

Voting Record #4

Approved Motion: Motion to support Proposition C, City of San Diego Ballot Measure, November 02, 2010 election, (Costello/Whittemore 9/1/4).

In favor: Addington, Brady, Conboy, Costello, Courtney, Crisafi, Fitzgerald, Manno, Whittemore.

Oppose: Weiss.

Abstain: Gabsch, LaCava, Little, Lucas.

President LaCava suggested this would be an appropriate moment to express appreciation for the efforts of **Councilmember Lightner** on behalf of the La Jolla Community: Trustees and members of the community enthusiastically agreed.

Agenda Item #11: Heard out of sequence to accommodate the Trustees and the Applicant:

11. BISHOP SCHOOL LIBRARY & LEARNING CENTER

Pulled from August Consent Agenda

DPR ACTION: Motion that the variance findings can be made for variance of zoning height per Land Development Code Section 113.0270(a)(1) and 113.0270(a)(2) of a maximum of 2.1 ft. or less for no more than an area which is equal to or less than 39% of proposed ground floor area. 7-0-0.

7607 La Jolla Blvd. – Amend existing PDP, CDP, SUP, SDP to increase the maximum building height of the previously approved library structure by 4 feet (as measured by the PDO, project conforms to Prop D) in PDO Zones 5 & 6.

Agenda Item #11 was pulled from the August 11, 2010 Consent Agenda by **Trustee Little.**

Mr. Chris Neils, presented on behalf of the Applicant: Commented on the unusual topography of the Project and, thereof the requirements for a variance. **Mr. Neils** noted the Project was presented to the DPR Committee on three separate occasions, and the Applicant accepted, without reservation, the DPR Committee's recommendations. **Mr. Neils** discussed the significant differences between Proposition D requirements and the requirements of the San Diego City Municipal Zoning Code, in relation to this specific Project.

Trustee Crisafi presented the reasoning behind the DPR Committee's recommendations and subsequent unanimous action. **Trustee Crisafi** elaborated on **Mr. Neils** remarks relative to Proposition D definitions and requirements and Municipal Zoning Code and Land Development Code definitions and requirements.

LJCPA Member **Louis Beacham** spoke in support of the Project.

LJCPA Member **Don Schmidt** asked that the Trustees remember: The Bishops School is a private institution.

Trustee Little presented in opposition to the DPR Committee action: **Trustee Little's** primary concern was his perceived judgment that Proposition D, the thirty foot height limit, would be compromised.

President LaCava provided an analysis/clarification of the relevant regulations in regard to Proposition D. **Trustees Addington, Brady, Conboy, Costello, Courtney, Fitzgerald** spoke in opposition to the Project. **Trustees Gabsch, Lucas, Whittemore** spoke in support of the Project. **Michael Wilks**, Project Architect, responded to Trustees questions. **Trustee Crisafi**, in support of the Project, asked the Trustees to clearly understand that the DPR Committee did not, under any definition, approve any variance of Proposition D.

Voting Record #5

Approved Motion: Motion to recommend denial of the Project because the findings for a PDP and/or a variance cannot be made, (Costello/Little 8/5/1).

In favor: Addington, Brady, Conboy, Costello, Courtney, Fitzgerald, Little, Weiss.

Opposed: Crisafi, Gabsch, Lucas, Manno, Whittemore.

Abstain: LaCava

6. President's Report – Action Items Where Indicated

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

There was no meeting.

B. Whitney Mixed Use Appeal – Planning Commission, Sept 9

President LaCava reported that the Staff Report for the Whitney Project is available for review.

C. Denounce recent "Clean News" Advertorial (Light, Aug 26, pg A7) - Ratify

After expressions of support from several Trustees, **President LaCava** withdrew his request.

7. Officer's Reports

A. 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.

B. Treasurer – Jim Fitzgerald

Beginning Balance: \$428.54 + Income \$127.02 – (Expenses \$378.74) = Ending Balance: \$176.82.

Expenses: include printing, telephone, and August – December 2010 Rec. Center rent expense.

Trustee Fitzgerald: Reported that the contract for the remainder of the year has been signed, and payment has been made for our meeting space in the La Jolla Rec. Center, and he requested a continuing financial commitment from the La Jolla community. **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.

8. CONSENT AGENDA – Ratify or Reconsider Committee Action *Note: Voting Record #8: Consent Agenda was heard out of sequence: Heard and voted on at close of meeting.*

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

A. James Beard Bike Racks: Pulled, President LaCava

PDO ACTION: Approve installation of rack of 3 units in front of the La Jolla Yoga Center in the 7700 block of Fay Ave. The rack is to provide an 8' clear pedestrian path as well as to be 2 foot from the curb. LJ Yoga Center is to provide the maintenance in perpetuity. 6-0-0.

B. Cave Street Parking Lot and Relocation of Historic Structures: Pulled by Applicant

DPR ACTION: Findings can not be made, 5-1-1 (see minutes for detailed motion)

1261/1263 Cave Street - Coastal Development Permit & Site Development Permit to relocate 2 historical structures from a 7,700 sf lot at 1261/1263 Cave St. to a 16,460.65 SF lot at 2503 Ardath Road (in the La Jolla Shores Planned District). A Conditional Use Permit to add a parking lot to the Cave Street site in the RM-1-1 Zone.

C. Cave Street Parking Lot and Relocation of Historic Structures: Pulled by Applicant

PRC ACTION: Deny the project as presented. Recommend increasing both side yard setbacks to 10'. Recommend substituting hammerhead driveway. 4-1-0.

2503 Ardath Road - Demolition of existing building on Ardath Road. Relocation of two (2) existing historically designated residences from Cave Street to Ardath Road. New three (3)-garage. Addition of 209 sq. ft. to guesthouse and 376 sq. ft. to main house. Total of 2865 sq. ft. for both relocated houses and 734 sq. ft. for the garage.

D. Altair Sustainable

DPR ACTION: Findings can be made for CDP, SDP, ESL & Map Waiver, 7-0-0.

6722 Vista Del Mar Avenue - Coastal Development Permit, Site Development Permit for Environmentally Sensitive Lands and Map Waiver application to waive the requirements of a Tentative Map to demolish existing buildings and construct 7 residential condominiums on a 0.17 acre site in the RM-3-7 Zone.

E. Diarq-Westway Substantial Conformance Review: Pulled by Applicant

PRC ACTION: The project is not in substantial conformance with the previously approved project. 5-0-1.

8436 Westway Drive - Project Description: Demolition of existing 2-story 3,297 sf house. Construction of new 2-story 6,796 sf single-family residence and hardscape, retaining walls, terraces, cantilevered pool and spa and relocation of driveway. Site has active coastal permit for new 2-story 8,503 sf Single Family Residence issued in August 2007.

F. Verizon Wireless "Ardath"

PRC ACTION: Approve project as shown on the plans presented. 4-0-1.

7990 Via Capri - Replacing (3) existing antennas mounted to steel pipes with (3) updated antennas and the installation of (1) additional antenna for a total of (4). The project also includes installation of (1) new equipment cabinet on a 3'x5' concrete pad within Verizon's equipment area. Additionally, the existing Telco cabinet will be replaced with an updated Telco cabinet. Located on slopes above La Jolla Parkway.

G. La Jolla Christmas Parade and Holiday Festival

T&T ACTION: Approved as presented, 8-0-0.

Girard Avenue, Prospect Avenue and other streets in the Village – Street closure for annual event, Sunday, December 5, 2010.

H. 1049 Coast Boulevard – Red Curb

T&T ACTION: Approved as presented, 8-0-0.

Three feet of red curb on either side of private driveway.

I. St. James by the Sea Church, 743 Prospect Street

T&T ACTION: Approved as presented, 8-0-1.

Silverado Frontage – Eliminate two existing passenger-loading zones, retain one.

J. Mary Star of the Sea Church: Pulled, Trustee Gabsch

T&T ACTION: To approve two parallel parking spaces on Girard Avenue (white curb, signed "Passenger Loading Zone m 9:30AM – 3:30PM Monday to Saturday") starting at corner of Kline/Girard and diagonal parking (1 hour) for the remaining area currently red curbed for the old bus stop. 9-0-0.

Voting Record #8

Approved Motion: Motion:

To accept the recommendation of the Development Permit Review Committee: (D) Findings can be made for CDP, SDP, ESL & Map Waiver: 6722 Vista Del Mar Avenue - Coastal Development Permit, Site Development Permit for Environmentally Sensitive Lands and Map Waiver application to waive the requirements of a Tentative Map to demolish existing buildings and construct (7) residential condominiums on a 0.17 acre site in the RM-3-7 Zone, and forward the recommendation to the City of San Diego.

To accept the recommendation of the Permit Review Committee: (F) Approve project as shown on the plans presented: 7990 Via Capri - Replacing (3) existing antennas mounted to steel pipes with (3) updated antennas and the installation of (1) additional antenna for a total of (4). The project also includes installation of (1) new equipment cabinet on a 3'x5' concrete pad within Verizon's equipment area. Additionally, the existing Telco cabinet will be replaced with an updated Telco cabinet. Located on slopes above La Jolla Parkway, and forward the recommendation to the City of San Diego.

To accept the recommendation of the Traffic & Transportation Committee:

(G) La Jolla Christmas Parade & Holiday Festival: Approved as presented, Girard Avenue, Prospect Avenue and other streets in the Village: Street closure for annual event, Sunday, December 5, 2010, and forward the recommendation to the City of San Diego.

(H) 1049 Coast Boulevard: Red Curb, Approved as presented: Three feet of red curb on either side of private driveway, and forward the recommendation to the City of San Diego.

(I) St. James By The Sea Church, 743 Prospect Street: Approved as presented, Silverado Frontage: Eliminate two existing passenger loading zones, retain one, and forward the recommendation to the City of San Diego.

(Crisafi/Gabsch 12/0/1)

In favor: Addington, Brady, Conboy, Costello, Crisafi, Fitzgerald, Gabsch, Little, Lucas, Manno, Weiss, Whittemore.

Abstain: LaCava.

9. REPORTS FROM OTHER ADVISORY COMMITTEES - Information only

A. LA JOLLA COMMUNITY PARKING DISTRICT ADVISORY BOARD – *Inactive*: No Meeting.

B. COASTAL ACCESS AND PARKING BOARD – Meets 1st Tues, 4pm, Rec Center: No Meeting.

Agenda Item #10 heard out of sequence see above.

10. PROPOSITION C (November 2010 Ballot)

Shall Proposition M be amended, allowing completion of parks, library, trails, recreation and transportation facilities for Pacific Highlands Ranch by removing a development timing restriction based on completion of the SR-56/I-5 Interchange, only after City Council approves a program of phased development ensuring facilities are constructed before or concurrent with new development, paid for by developers at no cost to taxpayers
Presenters – Councilmember Sherri Lightner and Scott Tilson

Agenda Item #11: Heard out of sequence, see above.

11. BISHOP SCHOOL LIBRARY & LEARNING CENTER

Pulled from August Consent Agenda

DPR ACTION: Motion that the variance findings can be made for variance of zoning height per Land Development Code Section 113.0270(a)(1) and 113.0270(a)(2) of a maximum of 2.1 ft. or less for no more than an area which is equal to or less than 39% of proposed ground floor area. 7-0-0.

7607 La Jolla Blvd. – Amend existing PDP, CDP, SUP, SDP to increase the maximum building height of the previously approved library structure by 4 feet (as measured by the PDO, project conforms to Prop D) in PDO Zones 5 & 6.

12. CHILDREN'S POOL ROPE

Public testimony will be limited to 2 minutes or less per person depending on turnout and no organized presentations.

Proposal by the City to amend the current Coastal Development Permit, which allows for a "rope" during the pupping season to allow the "rope" to remain in place year round.

Presenter – Dan Daneri, City Park & Rec

Presented: **Mr. Dan Daneri**, City of San Diego District Manager, Park & Recreation Department, presented a history of The Children's Pool. San Diego Park & Recreation has been directed to apply for an amended Coastal Development Permit to permit a year-round "Rope Barrier." Mr. Daneri advocated for a permanent "Rope Barrier."

President LaCava invited Community Members to register their opinions in reference to the advisability of establishing a permanent "Rope Barrier" on The Children's Pool beach. Community Members spoke eloquently and civilly, in opposition to the establishment of a permanent "Rope Barrier." There was unanimous praise for the recently established Park Ranger Program, and consensus in support of the "Joint Use Policy."

Speaking in opposition to the Permanent Rope Barrier: **Mark S. Brown, Doug Burley, Dan Byrnes, Elaine Greco, Richard Guarascic, Ken Hunrichs, Marie Hunrichs, Don Perry, Kay Stafford, Steve Thometz, Mitch Throwel, Portia Wadsworth**, and on behalf of the San Diego Council of Divers: **John Leek**, and on behalf of The Friends of the Children's Pool: **Melinda Merryweather, John Steel, M.D.** Community Members registering their opposition, declining to speak: **Robert F. Clarke, Phyllis Minick, Janie A. Noon, William Robbins, Cindy Thorsen**, and on behalf of the La Jolla Town Council: **Rick Wildman. Anthony Ramirez** registered his opposition by e-mail sent to the LJCPA.

Community Member **Ms. Linda Pearce** registered her position in support of the "Rope Barrier," and declined to speak.

Trustees Addington, Brady, Conboy, Costello, Gabsch, Little, Lucas, and **President LaCava** spoke in opposition to establishing a permanent "Rope Barrier" and spoke in opposition to requesting an amendment to the current Coastal Development Permit. **Trustee Weiss** commented. **Trustee Fitzgerald** spoke in support of establishing a permanent "Rope Barrier."

Voting Record #6

Approved Motion: Motion to deny a "Rope Barrier" to remain in place year round on the Children's Pool Beach because the "Rope Barrier" creates more problems than it resolves and findings cannot be made for a Coastal Development Permit, (Lucas/Addington10/1/2).

In favor: Addington, Brady, Conboy, Costello, Crisafi, Gabsch, Little, Lucas, Manno, Whittemore.

Oppose: Fitzgerald.

Abstain: LaCava, Weiss.

Voting Record #7

Approved Motion: Motion to reject the City of San Diego's determination that The Children's Pool Beach "Rope Barrier" Project is categorically exempt from CEQA Guidelines, (Costello/Brady 11/0/2).

In favor: Addington, Brady, Conboy, Costello, Crisafi, Gabsch, Little, Lucas, Manno, Weiss, Whittemore.

Abstain: Fitzgerald, LaCava.

13. Adjourn to Next Regular Meeting on October 7, 2010, 6:00 pm

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

COMMITTEE REPORT
FOR
SEPTEMBER 2010

9/14/10 Present: Costello, DuCharme Conboy, Hayes (Chair), Kane, Leira,

1. Meeting was called to order at 5:01 PM.

**2. Since LJ DPR Chairman Crisafi was absent, as per Bylaws, Chair Pro Tem was elected.
Subcommittee Motion: Lynne Hayes nominated Chair Pro Tem
(Costello/DuCharme Conboy 5-0-0)**

Yes: Costello, DuCharme Conboy, Hayes, Kane, Leira

No: 0

Abstain: 0

9/21/10 Present: Costello, DuCharme Conboy, Gaenzle, Hayes (Chair), Leira, Thorsen

1. Meeting was called to order at 5:04 PM.

**2. Since LJ DPR Chairman Crisafi was absent, as per Bylaws, Chair Pro Tem was elected.
Subcommittee Motion: Lynne Hayes nominated Chair Pro Tem
(DuCharme Conboy/Costello 6-0-0)**

Yes: Costello, DuCharme Conboy, Gaenzle, Hayes, Leira, Thorsen

No: 0

Abstain: 0

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

FINAL REVIEWS

Project Name: **6604 MUIRLANDS - previously reviewed July 2010**

| | | |
|------------------------------|------------|---|
| 6604 Muirlands Dr. | Permits: | CDP, Tentative Map, Variance |
| Project #: JO#00-0000/199877 | DPM: | Diane Murbach 619-446-5042 dmurbach@sandiego.gov |
| Zone: RS-1-4 | Applicant: | Tim Golba 619-231-9905 tgolba@golba.com |

Scope of Work:

(PROCESS 3) A Coastal Development Permit, Vesting Tentative Parcel Map and Variance to demolish one existing single family residence, subdivide one parcel to create two lots and construct a new single family residence on each new lot with reduced front yard setback. The project site on a 20,456 sf site located 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.

Subcommittee Motion:

(Thorsen//Ducharme Conboy 6-0-0)

To deny Project:

- 1. Findings cannot be made for a Variance. The decision to subdivide the property, in turn request a Variance, to accommodate two homes is a situation of the property owner's own making, and not a hardship unique to the property.**
- 2. The Project's Bulk and Scale of these two homes would not promote good design with respect to visual harmony in the transition from new to existing structures.**
- 3. Findings cannot be made for a Coastal Development Permit and Tentative Parcel Map and Variance to request a 10 ft rather than a 20 ft setback as this would adversely effect the criterion for safety of the traffic conditions of the hairpin curve.**

Committee Comments in support of the Motion:

A. Large lots are common on Muirlands because of the neighborhood's hilly nature. More space is needed for the structures to be located in a way that is sensitive to the terrain and the difficult, narrow, curving roadway. The special circumstances of this site dictate that the lot remain as one. Therefore, findings cannot be made for a Coastal Development Permit and Tentative Parcel Map for a lot split.

B. This Project's Massing is not in compliance with the Scale and Character of the neighborhood. At the driveway on the North lot, the wall measures 28 ft from paving (ground) to the eaves (before it slopes up), thus is not in compliance with Bulk and Scale of neighborhood (nor Community Plan). In the Muirlands, it makes sense to have the scale of buildings smaller around curves, because of the hairpin curve, the North house needs to step down more, but instead the North house steps up. The North house is not in Scale and Character with neighborhood.

C. Although the Zoning might allow a lot split, the current house sizes in the neighborhood, and today's desire for larger houses mean the lot should not be subdivided. The Variances request is the result of a self inflicted design. The development is out of scale. There is too much interference with views. Pedestrian walkways are a must.

Yes: Costello, DuCharme Conboy, Gaenzle, Hayes, Leira, Thorsen

No: 0 Abstain: 0

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PRELIMINARY REVIEWS

Note: Preliminary Reviews can be rendered a final action if the Committee feels that it is warranted.

| | | | |
|---------------|---|------------|-----------------------------|
| Project Name: | NYUGEN RESIDENCE - PREVIOUSLY REVIEWED July 2009 | Permits: | Variance |
| | 8007 Ocean St. | DPM: | Diane Murbach 619-446-5042 |
| Project #: | PO#178761 | | dmurbach@sandiego.gov |
| Zone: | LJDPO-5 | Applicant: | Sutton Gunning 858-459-0805 |
| | | | Sutton@jamesalcorn.com |

Scope of Work:

(Process 3) Re design to add a proposed basement. The Cottage is one of the four condominiums located at 8007 Ocean Street in La Jolla. The project proposes a 390 square foot addition (2nd floor and 3rd floor roof top penthouse), and a 430 square foot basement addition (+/- 365 sq ft exempt), to an existing 506 square foot single story condominium. The project is a Process 3 Hearing Officer decision for a Variance to reduce the required setbacks for the proposed addition. Staff supported the previous design, and support this redesign.

Subcommittee Motion:

(Hayes/Ducharme Conboy 5-0-0)

To merge the Preliminary Review and Final Review.

Yes: Costello, Ducharme Conboy, Hayes, Kane, Leira

No: 0

Abstain: 0

Subcommittee Motion:

(Hayes/Ducharme Conboy 5-0-0)

Findings can be made to approve the application to add a basement to the previously approved Nyugen Project.

Yes: Costello, Ducharme Conboy, Hayes, Kane, Leira

No: 0

Abstain: 0

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Project Name: **SIMIMI RESIDENCE**
946 Muirlands Vista Way
Project #: JO#00-000/211972
Zone: RS-1-5

Permits: CDP
DPM: Glenn Gargas 619-446-5142
ggargas@san Diego.gov
Applicant: Bejan Arfa 619-293-3118
kaivon9@cox.net

Scope of Work:

(Process 2) Coastal Development Permit to demolish an existing residence and construct an approximate 6,421 gross SF two story single family residence on a 17,408 SF lot the RS-1-5 Zone in the La Jolla Community Plan, Coastal Overlay (non appealable), Coastal Height Limit.

Please provide the following for final review:

- 1. Check CC&R's relative to 2nd story**
- 2. Comment on the Cycles Letters statements about development encroachment down hillside.**
- 3. Photo of current house and simulation of proposed**
- 4. Bring more sections through property and building (through surrounding properties too)**
- 5. Comparison to the neighboring properties**
- 6. Comparison to the opposite side of the street**
- 7. Show how the building fits into the context of the community (ref LJ Com. Plan)**
- 8. How the height relates to the neighbors**
- 9. Materials board with colors, garage door materials**
- 10. Use large presentation boards for photos and drawings**
- 11. Will house block ocean views?**
- 12. What is building height, over 40 ft?**
- 13. Provide complete soils report (can email to Michelle, Island Architects)**

Project Name: **1255 PEARL SCR**
1255 Pearl St.
Project #: PO#217707
Zone: RS-1-7
454-5205

Permits: SCR
DPM: Jeanette Temple 619-557-7908
jtemple@san Diego.gov
Applicant: Laura Ducharme Conboy 858-
laura@ducharmearch.com

Scope of Work

(Process 2) Substantial Conformance Review for CDP / CUP No. 99-1169 to expand the second story master closet area, adding an additional 80 sf to the habitable area. Original CDP / CUP allows for the construction of 3,708 sf two story residence w/guest quarters, subterranean one car garage/basement.

Presenter: Laura Ducharme Conboy

The additional 80 sq ft would still be below allowable sq ft and FAR for the residence's original CDP/CUP. There were no other issues.

Lacking a quorum, the Committee will either review the Project at a later date, or the Project will proceed directly to the LJ CPA.

Chair Lynne Hayes: The Committee would like to make findings for Preliminary Review and Final Reviews, but the Committee lacks a quorum for a formal vote.

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INFORMATION ONLY

Project Name: **EAST CLIFF / GABLES / JACK O’LANTERN TOWNHOMES – *courtesy review only***
Coast Blvd between 1235 Coast Blvd. & 1255 Coast Blvd.
Permits: ---
Project #: Not submitted at this time DPM: N/A
Zone: LJPDO – 1A Applicant: James Alcorn 858-459-0805
james@jamesalcorn.com
Sutton Gunning: Sutton@jamesalcorn.com

Scope of Work:

Construct 3 new townhomes – 1. East Cliff – 5,070 SF, 2. Gables – 5,855 SF, 3. Jack O’Lantern 5,550 SF - on a vacant 39,640 SF lot in the LJPDO -1A Zone. FAR: .99, Building area: 39,521 SF

This presentation is for information only as the project in the early stages and is not submitted to the City for any permits at this time.

Presenter: James Alcorn, AIA

**About 5,000 sq ft each, FAR .99 where FAR of 1.3 allowed
Proposal is to build three townhouses in the Vacant Lot between the Goldfish Café,
1255 Coast, and the Brockton Villa, 1235 Coast Blvd.
First level of each townhome will be a parking garage.
Retaining wall will be removed, hill side excavated.
New retaining walls in excavated hill side.**

Committee Comments:

**Exciting to see something done there.
Is it possible to avoid excavation during the Summer season?**

**La Jolla Traffic & Transportation Board
Meets 4th Thursday Monthly at
615 Prospect Street (Parks & Recreation Building)
Chair: Todd Lesser**

Minutes of the September 23, 2010 meeting

Called to order: 4:04 PM

Attendees: Todd Lesser; Michele Addington; Joe Dicks; Rob Hildt; George Sutton; Patrick Ryan; Daisy Fitzgerald; Keith Kelman

Absent: Van Inwegen; Dan Courtney

PUBLIC COMMENTS

1. **Joe Dick** requested La Jolla Parkway be placed on October's Calendar – seeking closure of certain streets for cleaning monthly.

AGENDA

1. **PROSPECT STREET VALET PARKING:** Crabcatcher request 3 valet parking spaces for the hours of 6pm-2am. Gary Pence Traffic City Engineer, City of San Diego stated "in general the City will support Valet Parking" and was seeking T&T support for those 3 spaces. Members' questions: where is your lot? Where does Sunset park their cars? How many spaces Georges at the Cove occupies? (12 stalls + 1 motorcycle stall). How many spaces is a good number? (It depends on the staffing to get cars in and out). There are 5 valet spaces at the Valencia and 5 at the Colonial.

Motion: Until there is a unified Valet Parking Plan for Prospect & Girard Street submitted to T&T, we will not approve any new valet parking. Mr. Joe Dicks Second Ms. Addington Passed 6-0-1

2. **VALET PARKING AROMA CAFÉ/BAR FLY:**
"Todd explained that the Valet Permit was issued by the city without consulting T&T. The city has confirmed that was a mistake and they intend to route valet permit requests through the La Jolla community organizations as they have in the past. Several board members noted that the valet has expanded into the street as expensive cars are left parked and the valet exchange is done in the traveled lane. The area is coned and appears very confusing to drivers. City engineer Gary Pence explained that is an enforcement issue and SDPD should be contacted."

3. **NO 25 FOOT LONG AXEL LENGTH HILLSIDE/HIDDEN VALLEY:** Install signs on Hidden Valley Rd & Hillside warning trucks over 25ft long not to proceed.
Members Comments: Current sign sending traffic to private property.

Motion: Work with City of San Diego to place proper signage on Hillside & Hidden Valley Road covering 25ft long axles. Mr. Sutton Second Mr. Hildt Passed 7-0-0

4. **RECONSIDER PARKING PROPOSAL Mary Star of the Sea Girard Av & Kline St:**
Project previously approved by Traffic and Transportation at its July & August meetings. Mr. Sutton, Mr. Ryan, Mrs. Fitzgerald, Mr. Hildt, Mr. Lesser, Ms. Addington and Mr. Kelman discussed the 3 solutions presented by Mark Duncan, Mary Star of the Sea architect, requesting in addition that Sunday be added.
Option 1. Girard new regular parking places & Kline loading zone
Option 2. Loading Zone on Girard Monday-Sunday
Option 3. Loading Zone on Kline closer to Alley to accommodate ADA & Limos and Diagonal spaces on Girard

Motion: Approve "two parallel parking spaces on Girard Avenue (white curb, signed "Passenger Loading Zone 9:30AM - 3:30PM Monday to Sunday") starting at corner of Kline/Girard and diagonal parking (1-hour) for the remaining area currently red curbed for the old bus stop.

Mr. Sutton

Second Mr. Hildt

Failed 3-4-1

Motion: Add 1 diagonal spot on Girard and add 1 parallel loading zone on Girard closest to Kline 9:30AM-3:30PM Monday to Sunday.

Mr. Kelman

Second Mrs. Fitzpatrick

Passed 7-1-0

5. SWAPPING THE 1020 PROSPECT LOADING ZONE WITH 8008 GIRARD AVE (discussion only)

A registered letter from Sherri Lightner's office will be sent to all affected parties seeking their concurrence or their disapproval. This item will be placed on the T&T October Agenda.

6. CHANGE IN PARKING TIMES:

(a) Conversion of the two (2) 15 minutes parking spots on Eads/Pearl to 15 minutes parking until 2AM or 24 hours for the local business there: This item will be placed on the T&T October Agenda

(b) Police Department request for re-signing the 1250 Prospect: Suggestion to wait until the Valet Parking Plan was submitted discussed was dismissed due to the urgency of current situation.

Motion: To reinstall the missing pole and sign between the 8 daytime valet spaces and the 4 nighttime valet spaces, stating 8AM-5PM 2 hour parking and 5PM to 2AM Valet Parking.

Mr. Ryan

Second Mr. Kelman

Passed 6-0-0

Adjournment: 5:43 PM

NEXT MEETING OCTOBER 28, 2010 at 4:00PM