



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

Outgoing Officers
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
La Jolla Recreation Center, 615 Prospect Street

Thursday, 7 April 2011

D R A F T AGENDA – REGULAR MEETING

6:00p

1. Welcome and Call To Order: **Joe LaCava**, President
2. Adopt the Agenda
3. **Elections**
 - A. Recognition of Outgoing Trustees – **Councilmember Sherri Lightner**
 - B. Swearing in of newly elected trustees – **Councilmember Sherri Lightner**
4. **Election of Officers**
 - A. President
 - B. Vice President, Secretary, Treasurer
5. **Meeting Minutes Review and Approval:** 3 March 2011
6. **Elected Officials Report** – 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
7. **Non-Agenda Public Comment**

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

 - A. UCSD - Planner: **Anu Delouri**, adelouri@ucsd.edu, <http://commplan.ucsd.edu/>
8. Officer's Reports
 - A. **Secretary**
 - B. **Treasurer**
9. **President's Report** – Action Items Where Indicated
 - A. Community Planners Committee
Reference: <http://www.sandiego.gov/planning/community/cpc/index.shtml>
 - B. Whitney Mixed Use – City Council Hearing deferred to May 3.
 - C. Meeting with City re Allegations
 - D. Committee Appointments in May – Submit your interest, ratified at May CPA meeting.
Reference: <http://www.lajollacpa.org/committees.html>

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.

10. CONSENT AGENDA – Ratify or Reconsider Committee Action

Consent Agenda allows the Trustees to ratify actions of our joint committees and boards in a single vote with no presentation or debate. The public may comment on consent items.

→ **Anyone may request that a consent item be pulled for reconsideration and full discussion.**

→ **Items pulled are automatically trailed to the next LJCPA 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 – La Jolla Shores Permit Review Committee, Chair Helen Boyden, 4th Tues, 4pm

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

No DPR Meeting in March

A. We Olive

PDO ACTION: The use conforms to the PDO as olive and wine tasting, only. The size and color of the awning, signage, color and material of the façade conform to the PDO.

Unanimous

1158 Prospect Street - Use as Olive & Wine Bar, Signage and Facade Material and Colors.

B. Casa Belmonte

PRC ACTION: Findings can be made for SDP and CDP. With plans dated 3/14/2011 and further changes to plans annotated at LJSPRC meeting to include landscape screening on basement garage roof to screen the neighbor to the south, the addition of opaque glass on master bath shower to enhance privacy and that the west facing glass at the front on both floors will be non-reflective. 4-2-1.

8435 Avenida de las Ondas - Demolition of existing 5,000 4,972 sf single family residence plus 3-car garage. Construct new two story 5,803 5,545 sf two-story single family residence with 1,737 sf basement garage.

C. Aron Residence

PRC ACTION: The plans presented March 22, 2011, with the hydrology reports dated 2/28/11 (page 5 dated March 2, 2011) as presented with Finished Floor Elevation (414.46) as shown on Sheet A-2 Site Plan, dated March 15, 2011 are compatible with the LJS PDO and meet the requirements for a SDP. 4-3-0.

8435 La Jolla Scenic Drive North - Demolish existing residence (3,860 sf plus garage) and construct a 2-story 7,532 sf residence plus 966 sf garage on a 0.49 acre site.

D. Hooshmand Residence – Pulled by Applicant for redesign and return to subcommittee

PRC ACTION: Findings for a SDP cannot be made, 4-1-1. (See minutes for full motion)

2480 Rue Denise – 4,463 sq. ft. addition and remodel of an existing 2,015 sf house on a 0.29 acre site.

E. Motorcar Classic (April 2nd and 3rd)

T&T ACTION: Approve Coast Blvd component 5-1-0; Approve Prospect St component, 6-0-0.

Coast Boulevard (Apr 3rd) – Closure and detours pursuant to last year's event.

Prospect Street (Apr 2nd) – Closure of block between Eads and Silverado, 3pm-5:30pm

11. 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

**Time
Certain**
6:30pm

12. City Disaster Preparedness/Emergency Evacuation Plans – Info Only

Lt. John Sandmeyer from the Lifeguards and Community Relations Officer Alan Alvarez from Northern Division will provide a brief presentation on emergency evacuation plans.

13. 1912 Spindrifft Residence – New Hearing

1912 Spindrifft - Demolish existing residence and construct a 4699 3,475 sf, two-story single family residence on a 13,511 sf parcel. La Jolla Shores PDO.

Previous Action: Hearing of Feb '11 set aside, call for rehearing by the President

PRC Action: The findings for a CDP and SDP can be made, 4-3-0.

14. Valet Parking Spaces on Prospect Street

1298 Prospect Street between Cave Street and Herschel – Private proposal to add 4 new passenger loading/valet spaces to serve 3 restaurants (740 seats). Valet stand to be located at south end of complex, off sidewalk, and designed to not block ocean/coastal views. Operator will direct traffic to valet spaces to south if there is a backup of inbound traffic. Valet permit (not subject to LJCPA action) is renewable annually.

Previous T&T Action (Apr '11): Recommend approval of the proposed 4 new passenger loading/valet spaces, 4-1-1.

Previous Action (Mar '11): Continued from March agenda

Previous Action (Feb '11): Pulled from Consent Agenda.

Previous T&T Action (Jan '11): For the interested parties to conduct a study or survey that will indicate the number of businesses and residents for or against the options, 5-1-0.

Previous T&T Action (Sep '11): To not support any new valet spaces until there is a master plan.

15. Public Parking Spaces on the 1500 block of Coast Walk

Consideration of public parking space on/along Coast Walk.

Previous Action (Mar '11): Pulled from Consent Agenda

PRC Action (Feb '11): That the City shall restore the six parking spaces in the area of Coast Walk in question, if feasible, and that the City report to the T&T Board what it intends to do before commencing any work.

16. Formation of Ad Hoc Committee to Review CPA Policies

Whether to form an ad hoc committee to review current policies. Ad Hoc Committee, if formed, would hold meetings open to the public and would report back at the LJCPA's May 5 meeting.

Reference: <http://www.lajollacpa.org/bylaws.html>

17. Adjourn to next Regular Monthly Meeting, May 5, 2011, 6:00 pm

Looking ahead to our May Meeting:

Appointments to Joint Committees and Boards
<http://www.lajollacpa.org/committees.html>



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La Jolla Community Planning Association

Regular Meetings: 1st Thursday of the Month
La Jolla Recreation Center, 615 Prospect Street

Thursday, 3 March 2011

D R A F T MINUTES – ANNUAL MEMBER MEETING

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

1. Welcome and Call To Order: Joe LaCava, President @6:05 PM

2. Verify Quorum (Need 20% of total Membership or 43)
Quorum verified.

3. Adopt the Agenda

Approved Motion: Motion to adopt the Agenda of the Annual Member Meeting, (Darcy Ashley/Helen Boyden/ Unanimous)

4. Officer's Reports

A. Treasurer: Jim Fitzgerald

Beginning Balance: \$86.01 + Income \$286.45 – (Expenses \$164.27)= Ending Balance: \$207.89.

Expenses include: Printing, telephone. Trustee Fitzgerald commented on the special generosity of the Membership and Trustees 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: 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.

5. Bylaw Amendments – See attached

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.

P R O P O S E D BYLAW CHANGES
***** Only includes those sections with changes *****
Strikeout = Text to be deleted; Underline = Text to be added
La Jolla Community Planning Association Corporate Bylaws
Adopted & Effective 3 March 2011 ~~5 March 2009~~

ARTICLE VI LJCPA Trustee Duties; Meetings and Committees

Section 2. B. Committees

(3) COMMUNITY JOINT COMMITTEES AND BOARDS

In order to achieve the diversity and equality of representation of the La Jolla community and to meet the objectives of Council Policy 600-24 regarding broad representation of the various geographic sections of the community and diversified community interests, Community Joint Committees and Boards have been formed and are required. The LJCPA shall appoint its Members to the following Community Joint Committees and Boards as long as each Community Joint Committee and/or Board continues to meet.

a. COMMUNITY JOINT COMMITTEES

(i) ~~DEVELOPMENT PERMIT REVIEW (DPR) COASTAL DEVELOPMENT PERMIT (CDP)~~ COMMITTEE
Trustees of the LJCPA shall appoint five Members of the LJCPA to serve on the DPRCDP Committee. The purpose of the Development Permit Review Coastal Development Permit Committee is to review and make recommendations regarding all discretionary permit applications filed for projects located within the La Jolla Community Plan boundaries, excluding the La Jolla Shores Planned District. This Committee receives public input in a review process that uses the regulations and guidelines established in the San Diego Municipal Code and La Jolla Community Plan in effect at the time of the project submittal to the City of San Diego. The DPRCDP Committee holds regularly scheduled public meetings. The DPRCDP Committee will normally consist of ten members, five appointed by the LJCPA and five members appointed by the La Jolla Town Council.

(ii) LA JOLLA SHORES PERMIT REVIEW COMMITTEE (LJSPRC)

The Trustees of the LJCPA shall appoint onethree Members ~~and one alternate~~ of the LJCPA to serve on the La Jolla Shores Permit Review Committee. The purpose of the La Jolla Shores Permit Review Committee is to review and make written monthly recommendations regarding all applications for permits referred to it within the boundaries of the La Jolla Shores Planned District. This review is intended to insure compliance with the La Jolla Community Plan and Local Coastal Program Land Use Plan, the La Jolla Shores Planned District Ordinance, the La Jolla Shores Planned District Urban Design Manual, and City of San Diego ordinances concerning Sensitive Coastal Resources, Resource Protection, Hillside Review, Zoning Variances, Conditional Use Permits and Special Permits. The LJSPRC holds regularly scheduled public meetings. The LJSPRC will normally consist of eight members, five members appointed by the La Jolla Shores Association and three members appointed by the LJCPA.~~five members, two members and one alternate appointed by the La Jolla Shores Association, two members and one alternate appointed by the Community Planning Committee of the La Jolla Shores and one member and one alternate appointed by the LJCPA.~~

(iii) PLANNED DISTRICT ORDINANCE (PDO) COMMITTEE: The Trustees of the LJCPA shall appoint three Members of the LJCPA to serve on the PDO Committee. The purpose of the PDO Committee is to insure uniform and consistent enforcement of the La Jolla Planned District Ordinance (LJPDO), to assist the City of San Diego City in clarifying the LJPDO, to assist applicants in understanding and interpreting the LJPDO and the permit process, and to develop recommendations for changes to the ordinance. The PDO Committee reviews and makes written monthly recommendations regarding all applications for Coastal Development Permits within the

La Jolla Planned District to the LJCPA, the La Jolla Town Council, and ~~the local manager/advisory board of the Business Improvement District-Promote La Jolla, Inc.~~ This committee forwards its recommendations to the ~~Development Permit Review Coastal-Development Permit~~ Committee ~~when associated with a discretionary permit otherwise direct to the LJCPA-where applicable~~ to enable the ~~respective organizations Coastal-Development Committee~~ to incorporate these recommendations in its review and public comment discussion. The PDO Committee holds regularly scheduled public meetings. The PDO Committee will normally consist of nine members, three appointed by the LJCPA, three appointed by the La Jolla Town Council and three appointed by ~~the local manager/advisory board of the Business Improvement District-Promote La Jolla, Inc.~~

b. COMMUNITY JOINT BOARDS

(i) LA JOLLA COASTAL ACCESS AND PARKING (LJCAP) BOARD

The Trustees of the LJCPA shall appoint three Members of the LJCPA to serve on the LJCAP Board. The purpose of the LJCAP Board is to review and make recommendations concerning all coastal access and parking issues within the La Jolla Community Plan boundaries. The LJCAP Board holds regularly scheduled public meetings. The LJCAP Board normally consists of nine members, three members appointed by the LJCPA, three members appointed by the La Jolla Town Council, and three members appointed by ~~the local manager/advisory board of the Business Improvement District-Promote La Jolla, Inc.~~

(ii) LA JOLLA TRAFFIC AND TRANSPORTATION (T & T) BOARD: The Trustees of the LJCPA shall appoint two Members of the LJCPA to serve on the T & T Board. The purpose of the Traffic and Transportation Board is to serve as the focal point for traffic and transportation matters concerning the community of La Jolla with governmental agencies and with the public, and to investigate, evaluate and propose recommendations to the LJCPA, the La Jolla Town Council, ~~the local manager/advisory board of the Business Improvement District-Promote La Jolla, Inc.~~, the La Jolla Shores Association, and the Bird Rock Community Council. The T & T Board holds regularly scheduled public meetings. The T & T Board will normally consist of ten members, two members appointed by the LJCPA, two members appointed by the La Jolla Town Council, two members appointed by the La Jolla Shores Association, two members appointed by ~~the local manager/advisory board of the Business Improvement District-Promote La Jolla, Inc.~~, and two members appointed by the Bird Rock Community Council.

(iii) LA JOLLA COMMUNITY PARKING DISTRICT (LJCPD) ADVISORY BOARD

The La Jolla Community Parking District Advisory Board was established by resolution of the City of San Diego. Trustees of the LJCPA shall appoint one Member of the LJCPA to serve on the La Jolla Community Parking District Advisory Board. The purpose of the LJCPD is to advise the City of San Diego on the creation of parking policies and practices that are in the best interests of the community of La Jolla. The LJCPD normally consists of nine members, one appointed by the LJCPA, three appointed by ~~the local manager/advisory board of the Business Improvement District-Promote La Jolla, Inc.~~, one appointed by the La Jolla Town Council, one appointed by the La Jolla Shores Association, one appointed by the Bird Rock Community Council and two at large.

C. Rules Regarding All Committees and Boards

The Board of Trustees of the LJCPA shall review recommendations of each Community Joint Committee and Board and take action, as the Board of Trustees deems appropriate. All committee appointees appointed by the LJCPA shall be appointed by the President and ratified by the Trustees. The President, with the ratification of the Board of Trustees, may appoint representatives of the LJCPA to other community joint committees or boards as deemed to be in the best interest of the community of La Jolla.

Members ~~of the LJCPA~~, who are duly appointed to serve on a Community Joint Committee or Board, may be indemnified by the City in accordance with Ordinance No. ~~O-19883~~ ~~O-17086~~ NS,

and any future amendments thereto, provided they satisfy any and all requirements of the [Ordinance Administrative Guidelines](#).

All committee recommendations to the City must be brought forth to the Board of Trustees for formal vote at a noticed public meeting. In no case may a committee or subcommittee recommendation be forwarded directly to the City as the formal recommendation of the LJCPA without a formal vote of the Board of Trustees.

Section 7. Trustee Training

Each LJCPA Trustee is required to attend an orientation training session administered by the City as part of planning group and individual member indemnification pursuant to Ordinance No. [O-19883](#) ~~O-17086~~ NS, and any future amendments thereto. Newly seated Trustees must complete a basic orientation training session within 12 months of being elected or to the Board of Trustees or the Trustee will be ineligible to serve.

ARTICLE VIII LJCPA Policies and Procedures, Community Participation

Section 3. Community Participation

(1) Public Input

During all discussions, the President shall solicit testimony from the public attending each meeting. Votes taken on public issues shall include a tabulation of the votes of those in attendance, recorded as such in the minutes of the meeting.

(2) Community Outreach

Regularly scheduled meetings and annual elections shall be publicized in local neighborhood newspapers as well as on the LJCPA website. Announcements shall be sent via electronic communications to all organizations, including but not limited to the La Jolla Town Council, [the local manager/advisory board of the Business Improvement District-Promote La Jolla, Inc](#), The La Jolla Shores Association, the Bird Rock Community Council, and individuals who have notified the Membership Committee of their interest in receiving any and all electronic notices. Notices shall be posted publicly at the La Jolla Recreation Center.

**** End of Proposed Changes ****

Approved Motion: Motion to adopt the La Jolla Community Planning Association Corporate Bylaws amendments, (Robert Collins/Esther Viti / Unanimous)

6. Adjourn to Regular Meeting @ 6:15 PM

D R A F T AGENDA – REGULAR MEETING

1. Welcome and Call To Order: Joe LaCava, President @ 6:20 PM

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

2. Adopt the Agenda

Trustee Gabsch requested deletion of Agenda Item 12, Valet Parking Spaces on Prospect Street, noting there was insufficient information available for action. **Trustee Courtney** noted the Traffic & Transportation sub committee had not resolved the issue presented and had produced conflicting recommendations. **President LaCava** inquired if there were interested persons present, ready to discuss the issue, and their preference to either discuss the issue immediately, or continue the issue to the LJCPA April 2011 meeting. Four gentlemen were identified and, in agreement, stated they would prefer to have the issue continued to/placed on the 07 April 2011 LJCPA Agenda.

Approved Motion: Motion to adopt the Agenda with Agenda Item 12 deleted and continued to the LJCPA April 07, 2011 meeting, (Gabsch/Merten 10/0/1)

In favor: Brady, Burstein, Conboy, Costello, Courtney, Fitzgerald, Gabsch, Little, Manno, Merten.
Abstain: LaCava.

3. Annual Elections

A. Elections – Today, Thursday, March 3, 3:00 pm to 7:00 pm. Bring your ID.

B. Results – Announced when available.

C. Challenge – Results can be challenged until Thursday, March 10, 5:00 pm. If no challenge the ballots will be destroyed.

4. Meeting Minutes Review and Approval: 03 February 2011

Approved Motion: Motion to approve the Minutes of February 03, 2011, as corrected, (Gabsch/Fitzgerald 10/0/1).

In favor: Brady, Burstein, Conboy, Costello, Courtney, Fitzgerald, Gabsch, Little, Manno, Merten.
Abstain: LaCava.

5. Elected Officials Report – Information Only

A. Council District 2 – Councilmember Kevin Faulconer

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

Ms. Curtis was not present.

B. Council District 1 – Councilmember Sherri Lightner

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

Ms. Demorest was present, reported: Councilmember Lightner has prepared a draft "Comprehensive Policy for a Sustainable Water Supply in San Diego" statement; an initial draft is available online for public comment. Councilmember Lightner would welcome public input.

6. Non-Agenda Public Comment

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

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

Ms. Delouri was present, reported: March 2011 "Update for Community Groups" is available on line and additional information is available on the UCSD Community Planning website. The Winter issue of the UCSD Newsletter is available on line.

Ms. Esther Viti, LJCPA Member: **Ms. Viti**, Chair of the Nell Carpenter Beautification & Streetscape Clean Up Committee, of the La Jolla Town Council, invited the Community to continue to participate in the, now weekly, every Saturday, La Jolla clean up. The committee will focus on the Girard Avenue area. **Ms. Viti** thanked the La Jolla Light newspaper for their support of this valuable community effort.

President LaCava, at the request of Allen D. Johnson, M.D., 6306 Muirlands Drive, La Jolla, distributed to the Trustees, a three page document outlining his, (Dr. Johnson's), concerns regarding the Friedman Project, (6318 Muirlands Drive), along with nine pages of e mail documents relating to the Friedman Project. President LaCava suggested the Trustees read the documents at their convenience.

Ms. Catt Fields White presented information regarding the proposed Bird Rock Farmers Market.

7. Trustee Comment:

Trustee Little: suggested revisiting the newly adopted Appeals Policy.

Trustee Gabsch: reiterated a need to discuss an Appeals Policy. Suggested applicants with substantial changes to a project might more properly return to the DPR Committee, rather than presenting a substantially changed project to the LJCPA.

Trustee Costello: suggested an ad hoc committee to review the Appeals Policy might be appropriate.

Trustee Costello: thanked the LJCPA Trustee candidates for their participation in the election process.

Trustee Courtney: commented on the welcome progress of the Torrey Pines Road Project.

8. Officer's Reports:

A. Secretary

Presented during the Annual Member Meeting.

B. Treasurer

Presented during the Annual Member Meeting.

9. President's Report – Action Items Where Indicated

A. Community Planners Committee – No action in February

B. Ray Weiss – Accepted his resignation.

Trustee Weiss resigned his position as Trustee at the close of the February 03, 2011 LJCPA meeting.

C. Bishops Library – Planning Commission Appeal denied, LJCPA exhausted ministerial remedies.

President LaCava expressed his frustration regarding the City's process. **Trustee Little** questioned process.

President LaCava offered a detailed explanation of the process.

D. 8490 Whale Watch Way – Hearing Officer Hearing continued, date uncertain.

Trustee Merten commented: City Staff has produced a grossly inaccurate FAR calculation for this project:

Trustee Merten asked, in as much as his request for a correction has been ignored; would **President LaCava**, on behalf of the LJCPA, pursue this issue. **President LaCava** agreed to do so, however suggested LJCPA should first work with the Applicant's new consultant.

E. La Jolla Shores Advisory Board – "minor in scope" review process has been sustained.

F. Princess Street/Beach Access – Coastal Commission hearing postponed to June 2011 or later.

Addition to the President's Report:

President LaCava reported he had received a notice of alleged violations regarding the action taken by the LJCPA, in regard to the 1912 Spindrift Drive Project at the LJCPA February 03, 2011 meeting. Trustees were given a copy of a memo prepared by **President LaCava**, addressed to the Trustees, describing the alleged violations;

President LaCava's analysis of the alleged violations; and the proposed remedy: to set aside the vote taken at the February 03, 2011 meeting. **President LaCava** stated a new hearing on the 1912 Spindrift Drive Project will be scheduled and the Applicant has been notified. The hearing will be scheduled either at a Special Meeting or at the regular LJCPA April meeting. **President LaCava** reiterated his belief that although the allegations were without merit, the LJCPA should err on the side of caution.



La Jolla Community Planning Association

TO: Trustees of the La Jolla Community Planning Association
RE: Alleged Violation of Our Bylaws and more particularly Council Policy 600-24
DATE: March 3, 2011

Pursuant to ARTICLE IX Rights and Liabilities of the LJCPA, Sections 3 and 4, I have received a notice of alleged violations regarding last meeting's action on 1912 Spindrift.

I have reviewed the allegation carefully and discussed it with the LJCPA Officers as provided for in the by-laws. The Vice President was not included in the discussion because of his association with the project. Furthermore, I have discussed certain aspects with the City of San Diego for further guidance.

I have concluded that the 2 of the allegations are without merit and that the LJCPA and its trustees operated within full conformance to our bylaws, Policy 600-24, the Administrative Guidelines, and Robert's Rules. Therefore no further action is required.

I do find that one allegation has merit but only so far as to appearance and possible public doubt. I find no evidence of actual improprieties or decisions based on anything other than the merits of the project.

Ultimately, the credibility of the LJCPA rests solely on the confidence of the community, in the broadest sense of the word, and the city in how we conduct our hearings ensuring there is not even an appearance of impropriety or an inability to reach a fair decision.

By the authority vested in the office of the President by IX.4.B.(3) I find that we must act promptly and without hesitation to remedy this situation. In such matters there is only one recourse -- to rehear the project at the earliest convenience of the applicant and the LJCPA.

I do not make this decision lightly and I regret the inconvenience to the applicant.

Sincerely,
La Jolla Community Planning Association

A handwritten signature in cursive script that reads "Joseph LaCava".

Joe LaCava, President

PO Box 889, La Jolla, CA 92038 ♦ 458.456.7900 ♦ <http://www.LaJollaCPA.org> ♦ info@LaJollaCPA.org

President LaCava also distributed to the Trustees two letters alleging violations of the Brown Act, Council Policy 600-24, LJCPA Bylaws regarding the Whitney Mixed Use Project.

10. CONSENT AGENDA – Ratify or Reconsider Committee Action

Consent Agenda allows the Trustees to ratify actions of our joint committees and boards in a single vote with no presentation or debate. The public may comment on consent items.

→ ***Anyone may request that a consent item be pulled for reconsideration and full discussion.***

→ ***Items pulled from this Consent Agenda are automatically 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 in February

A. Styles Residence

DPR ACTION: Findings can be made for an Extension of Time, 6-0-0.

401, 403, 405 Nautilus: Extension of Time for a Coastal Development Permit and Neighborhood Development Permit for partial demo, remodel, and additions to three existing homes for a total 4,737 sf., on a 6,500 sf. lot. RM-1-1 zone.

B. Diarq-Westway Residence

PRC ACTION: Findings can be made for an SDP and a CDP with the annotations on drawing with 3 five-foot retaining walls instead of one sixteen-foot retaining wall.

8436 Westway Drive - Demolition of existing 2-story 3,297 sf house. Construction of new 2-story 7,453 sf (current permit is for 8,503 sf) single-family residence on a 20,094 sf lot, including hardscape, retaining walls, terraces, cantilevered pool and spa and relocation of driveway. Applicant is requesting an amendment to current Site Development Permit and Coastal Development Permit.

C. Island Divine Event

T&T ACTION: Recommend approval as presented, 5-0-1.

Scripps Park – April 30, 2011, 2pm – 7pm. Reserved on-street parking along the Park will be half of what was used last year.

D. La Jolla Half Marathon

T&T ACTION: Recommend approval as presented, 5-0-1.

Torrey Pines Road and into Village – April 17, 2011. Same setup as previous years.

E. Disabled On-street Parking – 325 Prospect Street

T&T ACTION: Recommend approval as presented, 5-0-1.

F. "No Pedestrian Crossing" and "Use Crosswalk" Signage

T&T ACTION: Recommend denial as presented, 5-0-1.

La Jolla Scenic Drive South, between Nautilus and Soledad Mountain Road.

G. Proposed Stop Sign on Kearsarge Road at Soledad Avenue

T&T ACTION: Recommend approval as presented (Kearsarge Road only), 4-1-1.

H. Parking Spaces on 1500 block of Coast Walk: *Pulled: Applicant.*

T&T ACTION: That the City shall restore the six parking spaces in the area of Coast Walk in question, if feasible, and that the City report to the T&T Board what it intends to do before commencing any work. 5-0-2.

Approved Motion: Motion:

To accept the recommendation of the Development Permit Review Committee: (A): Styles Residence: 401, 403, 405 Nautilus: Findings can be made for an Extension of Time for a Coastal Development Permit and Neighborhood Development Permit for partial demo, remodel, additions to three existing homes, and forward the recommendation to the City.

To accept the recommendation of the Permit Review Committee: (B): Diarq-Westway Residence, 8436 Westway Drive - Demolition of existing 2-story 3,297 sf. house, construction of new 2-story 7,453 sf., (current permit is for 8,503 sf.), single-family residence on 20,094 sf. lot, including hardscape, retaining walls, terraces, cantilevered pool, spa, relocation of driveway. Applicant is requesting an amendment to current Site Development Permit and Coastal Development Permit. Findings can be made for an SDP and a CDP with the annotations on drawing with 3 five-foot retaining walls instead of one sixteen-foot retaining wall, and forward the recommendation to the City.

To accept the recommendation of the Traffic & Transportation Committee: (C): Island Divine Event Scripps Park, April 30, 2011, 2pm – 7pm: Reserved on-street parking along the Park: Recommend approval as presented, and forward the recommendation to the City.

To accept the recommendation of the Traffic & Transportation Committee: (D): La Jolla Half Marathon: Torrey Pines Road/into Village – April 17, 2011: Recommend approval as presented, and forward the recommendation to the City.

To accept the recommendation of the Traffic & Transportation Committee: (E): Disabled On-street Parking – 325 Prospect Street: Recommend approval as presented, and forward the recommendation to the City.

To accept the recommendation of the Traffic & Transportation Committee: (F): "No Pedestrian Crossing" and "Use Crosswalk" Signage: La Jolla Scenic Drive South, between Nautilus and Soledad Mountain Road: Recommend denial as presented, and forward the recommendation to the City.

To accept the recommendation of the Traffic & Transportation Committee: (G): Proposed Stop Sign on Kearsarge Road at Soledad Avenue, (Kearsarge Road only): Recommend approval as presented, and forward the recommendation to the City.

(Courtney/Merten 11/0/1)

In favor: Brady, Burstein, Conboy, Costello, Courtney, Fitzgerald, Gabsch, Little, Lucas, Manno, Merten.
Abstain: LaCava.

12. Valet Parking Spaces on Prospect Street: Continued to LJCPA Meeting April 07 2011 with consent of Interested Parties, present at the 03 March 2011 Meeting.

Prospect Street between Cave Street and Herschel – Private proposal to add 3 new valet spaces at the east end of the block. Options debated at Traffic & Transportation (T&T) were (1) add the spaces in addition to the existing valet zone; (2) make no changes to the block; (3) shift the existing zone several spaces to the east; or, (4) relocate 3 of the existing spaces to a separate location a half block east.

Previous Action (Feb '11): Pulled from Consent Agenda.

Previous T&T Action (Jan '11): For the interested parties to conduct a study or survey that will indicate the number of businesses and residents for or against the options, 5-1-0.

Previous T&T Action (Sep '11): To not support any new valet spaces until there is a master plan.

11. 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: This Board has become active; issues regarding settlement have been resolved; no current action reported.

13. Whitney Mixed Use – Whether to Ratify the Appeal to City Council

2202 & 2206 Avenida de la Playa - Coastal Development Permit and Site Development Permit to demolish existing structures, construct 2 residential units and 2,300 square feet of commercial space (3-stories, 9228 SF total) with basement parking on a 0.09 acre (3952 SF) site in the CC Zone of La Jolla Shores Planned District.

Previous Action (Feb '11) – City scheduled hearing at City Council for March 29, 2011.

Previous Action (Jan '11) – President filed appeal of Planning Commission Decision pursuant to LJCPA policy

Previous Action (Jan '11) – Planning Commission rehears projects, approves 5-0

Previous Action (Nov '10) – City Council sets aside approvals and remands back to Planning Commission

Previous Action (Sep '10) – Planning Commission denies appeal, approves project, 4-1

Previous Action (Aug '10) – Appeal Hearing Officer Decision, 12-2-2.

Previous Action (Oct '09) – LJCPA recommends denial, 14-1-1

President LaCava suggested a course of action: That the LJCPA suspend their Appeals Policy Rules: (Filing shall be ratified at the next meeting of the LJCPA; otherwise it is to be withdrawn), specifically and solely for: Agenda Item 13, Noticed and listed on the LJCPA March 03, 2011 Agenda.

Mr. Bob Whitney, Community Member, commented on the Appeal Process.

Ms. Julie Hamilton, Attorney representing La Jolla Shores Tomorrow, commented on the Appeal Process.

Trustees Little, Burstein commented on the Appeal Process.

Approved Motion: Motion to Suspend the Rules regarding the Appeal Policy, (Gabsch/Manno 9/1/1)

In favor: Conboy, Costello, Courtney, Fitzgerald, Gabsch, Little, Lucas, Manno, Merten.

Opposed: Burstein

Abstain: LaCava.

NOTE: Trustee Burstein opposed: Stating it was unnecessary to suspend the rules

Failed Motion: Motion to ratify the Appeal, with conditions: Whitney Mixed Use Project, (Little). Motion failed for lack of a second to the Motion.

Approved Motion: Motion to ratify the appeal, (Whitney Mixed Use Project), for the reasons given on the Appeal Application: 1. The environmental issues raised by the LJCPA in our letter dated April 02, 2010 were not adequately addressed in the MND and were not adequately considered by the Planning Commission in certifying the MND. 2. The environmental issues raised by the City Council on November 16, 2010 in their action and direction to the Planning Commission were not adequately addressed by staff nor considered by the Planning Commission in certifying the MND, (Merten/Fitzgerald 8/1/1)

In favor: Conboy, Costello, Courtney, Fitzgerald, Gabsch, Little, Manno, Merten.

Opposed: Burstein

Abstain: LaCava

NOTE: Trustee Burstein opposed: Stating it was unnecessary to ratify the appeal.

14. Palazzo – Whether to Appeal Project to City Council

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. Note: Subsequent to LJCPA action Applicant modified project to include an on-site loading zone and slightly increased side yard setbacks. Note: Due to an intervening legal holiday appeal period ends Friday, March 4.

Previous Action (Feb '11) – Planning Commission approves project, 5-0

Previous Action (Jun '10) – LJCPA recommends denial 12-2-1.

President LaCava presented a review of the Palazzo Project, and noted that three private appeals had already been filed.

President LaCava invited the Applicants representative & Project Architect, **Steve Jones** to speak. **Mr. Jones** initially declined ... later spoke in support of the Project and changes that had been made to the Project. **Trustee Merten** presented an analysis of the issues regarding the Palazzo Project and changes made to the project.

Community Member **Ms. Denise McGuire**, Del Charro Woods, **Ms. Julie Hamilton**, Attorney, representing Del Charro Woods, Community Members **Mr. Morad Samii**, **Mr. Bob Collins**, **Ms. Helen Boyden**, Chair, PRC, **Trustee Courtney**, **Trustee Fitzgerald** spoke in support of an Appeal. **Trustee Gabsch** expressed his serious concerns regarding traffic issues relating to the Palazzo Project, advocated for an Appeal.

Approved Motion: Motion to Appeal the Palazzo Project, 2402 Torrey Pines Road, (Courtney/Fitzgerald 8/1/1).

In favor: Burstein, Costello, Courtney, Fitzgerald, Gabsch, Little, Manno, Merten.

Opposed: Conboy

Abstain: LaCava.

Election Chair Tim Lucas presented the vote count to President LaCava, who then announced the Election results: Elected to a three year term: Tony Crisafi, Jim Fitzgerald, Orrin Gabsch, Joseph LaCava, David Little, Ray Weiss. Elected to a two-year term: Dan Allen. Elected to a one-year term: Cynthia Bond.

President LaCava thanked Election Chair & Trustee Tim Lucas for, once again, running a flawless election, and thanked all of the Community Members who graciously contributed their time assisting Trustee Lucas. Trustees and Community Members expressed their gratitude.

15. 6604 Muirlands Residence— Whether to Appeal Project to Planning Commission

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. Note: Subsequent to DPR action, applicant redesigned project to eliminate request for Variance as well as made other changes in response to DPR concerns.

Previous Action (Feb '11) – Hearing Officer approves project

Previous Action (Oct '10) – LJCPA ratifies recommendation of denial on consent

Previous Action (Sep '10) – DPR recommends denial, 6-0

At the invitation of **Mr. Golba**, **President LaCava**, speaking for Trustee Crisafi, (absent/personal emergency), summarized Trustee Crisafi's notes from the Hearing Officers Public Meeting, (23 February 2011), regarding concerns/reasons for DPR sub-committee denial of project, noted variance request had been eliminated, expressed appreciation of Applicant's work with neighbors, acknowledged Applicant's satisfactory response re articulated design/30' view corridor, need to step massing down, driveway apron locations, 8' retaining wall in front setback. Expressed concern re Applicant choosing not to return to DPR with project modifications.

Tim Golba, Architect: Presented for the Applicant, Coffman Residence – 6604 Muirlands Drive: **Mr. Golba** presented his summary of the Hearing Officers Public Meeting, (23 February 2011), along with specific responses to Trustee Crisafi's (representing the LJCPA/DPR Sub-Committee), concerns, (documented in Trustee's Project package). **Mr. Golba**, with a Power Point Presentation, then addressed the Project: Setback Compatibility, Sidewalks, Bulk & Scale, Lot Split, Site Lines and the evolution of the Project. **Mr. Golba** responded to Trustees and Community Members questions and comments.

DPR Sub-committee Members **Bob Collins**, **Cindy Thorsen** expressed approval of the Project as modified and presented. Community Member **Darcy Ashley** and **Todd Lessler**, Chair L J Traffic & Transportation Sub-Committee, expressed approval of the Project as modified and presented. Trustees/DPR Sub-Committee Members **Conboy**, **Costello** expressed approval of the Project as modified and presented.

Community Member **Ms. Amy Chelshire** expressed concern re driveway access/egress, asked the LJCPA to appeal the Project, recommend denial of the Project, primarily regarding the Lot Split issue.

Trustee Little expressed concern re a Lot Split and circumvention of the DPR Sub-Committee; will abstain from voting. **Trustee Lucas** expressed concern re historical significance, drainage issues and the precedence of a Lot Split. **Trustee Gabsch** complimented **Mr. Golba** on the Project, however **Trustee Gabsch** stated he would abstain from voting, to emphasize his strong opinion that the Project should properly have returned to the DPR Sub-Committee and to note his concern re precedence of a project circumventing the DPR Sub-Committee.

Approved Motion: Motion: Not to appeal Project, (Coffman Residence, 6604 Muirlands Drive), to the Planning Commission, (Burstein/Conboy 8/1/3)

In favor: Brady, Burstein, Conboy, Costello, Courtney, Fitzgerald, Manno, Merten.

Opposed: Lucas.

Abstain: Gabsch, LaCava, Little.

16. Community Gardens, Citywide – Possible Action

Note: Because of the lengthy agenda there is the possibility that this item will not be heard.

Citywide proposal to amend the Municipal Code to allow Community Gardens by right in all Commercial lots subject to certain operational restrictions; City may also consider allowing on-site sale of produce. City Council is encouraging further amendment to allow Community Gardens by right in Residential Zones as well (sales would not be allowed). The City is gathering input as to what operational, zoning, and location restrictions should be imposed on Community Gardens in residential zones.

President La Cava presented: Requested comments: Trustees **Brady, Burstein, Costello, Courtney, Fitzgerald, Little, Lucas, Merten** expressed concerns regarding indemnification, pesticide use, permitting process, complications re the use of residential property for commercial purposes. **President LaCava** will communicate Trustees questions, concerns, and comments to the Community Planners Committee.

Trustee Comments, Agenda Item 7, resumed:

President LaCava, in response to **Trustee Gabsch's** reference to documents distributed to Trustees by **President LaCava**, regarding allegations of Brown Act violations by the LJCPA and LJCPA Appeals Policies: **President LaCava** is in conversation with the City, believes that the allegations are without merit, will report the results of his discussions with the City to the Trustees.

Trustees Burstein, Conboy, Courtney, Little commented on the Appeals Policies: discussed the advisability of forming a committee to examine the LJCPA Appeals Policies, suggested the formation of a committee be noticed on the April 07, 2011 Agenda for full discussion.

17. Adjourn @ 9:00 PM to next Regular Monthly Meeting, April 7, 2011, 6:00 pm

Looking ahead to our April meeting: Seat Newly Elected Trustees
 Election of Officers

Looking ahead to our May Meeting: Appointments to Joint Committees and Boards
<http://www.lajollacpa.org/committees.html>

**UNAPPROVED MINUTES OF THE LA JOLLA
PLANNED DISTRICT ORDINANCE COMMITTEE
March 14, 2011**

Present: Steigler, Little, Fitzgerald, Marengo, Rasmussen, Wagenseller, Parker, Gabsch, Dershowitz, Clark, Hassan. A quorum was established at 4 pm.

Public Present: David Singer, Don Hodges, Dave Schwab, Mary Coakley, Donald Goertz, Diane Galigher, Reza Ghasemi, Liana Bowdler, Dora Acosta, Patricia King, Tony Haymet, Cathy Swindleburg, Jim Riha, Frank Mercurio, Chris Swain

The February minutes were approved 7-0-4

Projects:

Recommendation to Development Permit Review Committee

Green Dragon:

The applicant (through James Alcorn) returns to discuss coastal views, curb cuts (diagonal parking is not possible due to the need to maintain the fire lane); the zoning issue of requesting no retail on Coast Blvd (the applicant and the DPR Committee agree with the PDO Committee that this should not be required; the applicant believes a variance will not be needed to avoid retail on Coast Blvd). There was a discussion whether a deviation or a variance is appropriate, when the PDO Committee might find (if requested where the proposed project is desirable yet precluded by code) that, for example, the retail requirement does not conform to the PDO, or the driveways would be too close together to allow the plan without either.

It was discussed further that retail on Coast Blvd would be a liability, as more public access parking would be lost to retail than the 4 lost spaces for these driveways. The applicant states there is sufficient onsite parking (for residents) gained to justify the offsite losses. The proposed curb cut configuration of access to underground onsite parking avoids additional excavation that would be necessary if one large garage (with one curb cut) were built to regain the 4 lost street spaces.

At least 40% of 25% of the open space is vegetated, not counting street trees, conforming to the PDO landscape requirements.

Motion: Fitzgerald/Clark Unanimous; Marengo abstains: The Project does not conform to the PDO due to lack of retail space on the ground floors and lack of required distance between curb cuts (resulting in too little on-street parking; the exterior colors and landscape plans are not presented. The project also does not conform to the Historical Designation of the former Green Dragon Colony due to limitations on public access. Accompanying Recommendation to Motion: The PDO Committee states it prefers not to seek retail use on Coast Blvd.

Recommendation to La Jolla Community Planning Association

We Olive

This is an existing, new retail use in a commercial rental property at 1158 Prospect St. Applicant seeks approval of an olive tasting room with prepared food and wine served. The tasting of products on sale is free. The applicant can obtain an ABC beer/wine license. Prepared foods are not cooked, but there may be cooking classes since they have a stove. They have a 3-chamber sink. The issue is whether service of prepared food and wine is an intensification of use requiring off street parking. The interior area is 1600 sf, plus a patio. No off street parking is available to the applicant without renting spaces nearby (across

Prospect, which is expensive). The discussion was about whether it becomes a “restaurant” when food is consumed on the premises and seating is provided.

Further discussion was held on

Motion: Steigler/Fitzgerald **Unanimous: The use conforms to the PDO as olive and wine tasting, only. The size and color of the awning, signage, color and material of the façade conform to the PDO.**
Recommendation: If the applicant determines to serve food, return to the Committee on the issue of parking.

Riford Center (Information Only)

Mary Coakley presented ideas to modify the current plans of the Riford Center’s ADA proposed entrances to the building, the main one made wider on the west elevation and a door on the south elevation at grade, to a ramp and stairs on the west elevation parallel with La Jolla Blvd. She and architect Don Goertz propose a bulb out of the sidewalk and curb on the northeast corner of Bonair St and/or a partial abandonment of the extension of Tyrian St to make the west sidewalk wider to conform to the PDO. Their proposed ramp would remove landscaping and intrude appx 6” into the current nonconforming appx 5’ sidewalk, which could be PDO violations, unless the sidewalk could be made wider. Don and Mary propose a study with the City concerning these offsite improvements. The Riford Center does not have funding for offsite improvements nor time for extensive discretionary action by the City since the project funded by a CDBG grant for the ADA building improvements must be designed and completed by mid 2012.

The meeting was adjourned at 5:45 p.m. The next PDO meeting is scheduled for April 11, 2011 at 4:00 p.m.

Respectfully Submitted

Glen Rasmussen, Secretary

La Jolla Shores Permit Review Committee– Minutes

4:00 p.m. – Tuesday March 22, 2011

1. Non-Agenda Public Comment-

Phil Merten: Presented his views on PRC and LJCPA motions and that committee motions should always take into account the SDMC requirements.

2. Chair Comments –

A. To date we have no information on: 2414 Calle del Oro, Cto. Bello and City Rialto Drain and LJS electric Undergrounding district as to when they want to schedule.

-At LJCPA of March 3, Diarq/Westway passed on consent. Joe LaCava announced that 1912 Spindrift would be reheard at the LJCPA in April, due to unspecified irregularities

-Sewer and Water repair SDP in northern beach area of LJS will likely be heard at the April LJSPRC.

-AT&T wireless at Gilman will be reheard at the April PRC due to change in scope.

-Whitney appeal at the City Council is scheduled for May 3.

-No further word on Whale Watch Hearing.

B. PRC Terms of service are up for renewal during the month of May and for the Chair. PRC members appointed by the LJCPA should contact the new Chair of the CPA after one is elected in April and LJSA Chair for ratification by those boards at their May meetings.

3. Project Review –A-D

Committee members present: Chair: Boyden, Lucas, Merten, Morrison, Morton, Naegle, Schenck. Absent Ed Furtek. Morton needed to leave during Hooshmand discussion.

A. Casa Belmonte – Second Review

- PROJECT NUMBER: 226722
- TYPE OF STRUCTURE: Single Family Residence, two stories with basement
- LOCATION: 8435 Avenida de las Ondas
- PROJECT MANAGER: Glenn Gargas; 619-446-5142; ggargas@sandiego.gov
- OWNER'S REP: David Hawkins, AIA; 619-232-7700; david@H2Asandiego.com

Project Description: Demolition of existing 4972 s.f. single family residence plus 3-car garage. Construct new two story 5545 s.f. two-story single family residence with 1,737 s.f. basement garage. Coastal Overlay (non-appealable); Coastal Height Limit; Campus Parking Impact. [258 sq. ft. less than original plan]

Previous Action February 22. **Motion:** Lucas; Second Naegle

Due to the two previous projects taking longer than anticipated we are out of time. Continue the project for responses to committee concerns.

Motion carries 5-0-1

Approve: Lucas, Merten, Morrison, Naegle, Schenck; Abstain: Boyden

(Furtek and Morton not present for this item due to scheduling issues)

Please see LJSPRC Minutes from February 22 for complete committee comments.

David & Steve Hawkins presenting:

A site plan was presented with the outline of the existing house overlaid over the proposed houses. The proposed second floor outline and also changes to proposal from previous presentation were given. The setbacks on north side have been improved. On the south side there are 2.5 – 6 feet increases in setbacks. The wings of building have been set back on the second floor, and total square footage is now 250' less to 5545 sq ft. Average setback in front is 39.4'. Wood siding and trellis elements have been added to soften the look. Lighter toned stucco and stone will be used for the building materials. Maximum height from basement to highest point is 35'. Grade differential is 10'. The chimney was lowered 2.8'; the parapet reduced 1.0'. The side yards were increased, and the front of the house was pulled back by 6' to reduce the effect of the building height compared to the surrounding houses. The house is oriented at an angle and not parallel to the street.

Morton: Questions about the setbacks: *minimal setback is 7.6 (existing house is 6') and 8.6'. The second story is setback from the first story. Front yard setback 25' at minimum, neighborhood average is around 25'. Basement garage is 39.2' from the street.* Q: Do you have a straight on elevation from the street? *Response: yes, shown* How high are walls in side yard setback? *R: 2', existing walls in front will not be changed (3 – 5' tall).* Q: Parking? *R: 2 + 2 guest spots. In campus zone, but house has fewer bedrooms than 5.*

Merten: Elevation difference with neighboring pads? *Response: north is 10' lower, and south is 3 feet higher.[later estimate of latter increased]*

Naegle: Lower level of house, does it have view over the street? *R: Yes partial.* Q: The rest of the neighborhood has landscaping shielding the first floor. Having shrubbery in front can lessen the effect of the building height. Is there a way to raise the landscaping in front? *R: They will be in putting greenery between 3 – 5' in height at the front. (The current renderings do not reflect this-done this way to show details of front elevation)*

Boyden: What is the height of the plantings? *R: Maximum of 6'.*

Schenck: Roof heights of adjacent roofs? *R: South neighbor: ridge height estimate 11', which puts it at mid point of second floor of this proposed house. The front parapet is 124' above sea level, neighbor is around 118'. On North, the house is 10' lower and has a low roofline.*

Morton: Where do the roofs drain, show us the plan? *Response: Drains to the curb. No storm drain the in the area. Roof drainage presently is collected and sent to the curb.*

Public comment:

Dr. Menna provided a letter with concerns on setback to the south. He is worried about construction dust. This proposed three story structure is massive – does not think it is compatible with neighborhood. Are there drainage issues? *Response: A drainage plan has been prepared.*

Dr. Menna: Width of the two car garage? What is the setback on south property line? *R: Currently 16 feet, with this proposal the closest point will be 11.5'. With this design there are only closets and 2 small windows high up for light on that side to retain privacy for both houses.*

Q: Are there privacy issues looking at back yard pool? *R: only one small window in the bathroom will be 5' closer, the others are farther away. They can install a green roof or potted plants on roof to enhance privacy and shield the neighbors.*

Peggy Davis: How are they addressing the easement in the neighborhood? Will the pines remain? *R: Yes and yes.* Q: Have they addressed the rear property easement of 55' in East. *R: the easement does not affect their project, the building is further away than 55'.*

Q: Ave de las Ondas is over an old river bed. They need to really be wary of drainage issues.

Committee:

Morton: There is a concrete swale on the photo on the east side. *R: that is not part of this property.*

Merten: They have made some fine efforts with trying to blend the house into the neighborhood. The LJ Community Plan has provisions covering the residential areas. In general new development should “maintain and enhance the neighborhood” “preserve bulk and scale with respect to corresponding structures when viewed from the street” The rest of the homes in the neighborhood are single story, this is two stories. One of the findings for issuing a CDP is that this complies with all the requirements. One of the requirements is to follow the LJSPD Design Manual. That manual covers roof structures and shapes and how there should be some consistency in shape and color. The other houses have gabled or sloped roofs. This proposed structure is flat roofed. The roof materials should also be similar enough in materials and color to be compatible with the neighborhood. Is your roof form compatible? *Response: The wood and trellis elements enhance the compatibility of the design with the neighborhood. The roof is not visible from street. There are other houses in the neighborhood that have a flat roof.*

Lucas: Prop D roof height? *R: They are under the maximum height.* Q: Will solar panels fit? *R: Yes they will be flat on the roof and not angled up.* Q: Is there a viewing deck on roof? *Yes - below the parapet height and with railings and cable to not block the view.*

Merten: What type of glass is proposed for the west windows? *R: Tinted, non-reflective*

Motion: Schenck Second: Morton

Findings can be made for SDP and CDP. With plans dated 3/14/2011 and further changes to plans annotated at LJSPRC meeting to include landscape screening on basement garage roof to screen the neighbor to the south, the addition of opaque glass on master bath shower to enhance privacy and that the west facing glass at the front on both floors will be non-reflective.

Motion carries: 4-2-1; approve: Merten, Morrison, Morton, Schenck; oppose: Lucas, Naegle; abstain: Boyden

B. Aron Residence – Fourth Review

- PROJECT NUMBER: 215861
- TYPE OF STRUCTURE: Existing Single family residential
- LOCATION: 8435 La Jolla Scenic Drive North
- Project Manager: Patrick Hooper; 619-557-7992; phooper@sandiego.gov
- OWNERS REP: Colin Hernstad; 619-921-0114; colinhernstad@gmail.com
-

Project description: Demolish existing 3860 sq. ft. residence with 586 sq. ft. garage and construct a 2-story 7532 sq. ft. plus 966 sq. ft total garages, 6 bedroom SF residence on a 21,400 sq. ft lot. Coastal Height Limit, Airport Influence Area, Campus Parking Impact [832 sq. ft. less than NOA]

SEEKING: Site Development Permit (SDP)

Previous Action: November 2010 LJS Permit Review Committee

Motion: Morton Second: Merten

Continue item and return with: Parking spaces noted on site plan.

- Setbacks shown on site plan to second story.
- Finished landscape plan and drainage plan.
- Patio structure modifications and how they comply with city codes.
- Show how drainage from roof and hardscape will be handled.
- Distances of hardscape from property lines.
- Completed geology study.
- Updated landscape plan.
- Calculate setback averages.
- Extend site sections to neighboring structures on both side to show mass and bulk of these structures.

Motion carried: 6-0-1;

Approve: Furtek, Lucas, Morrison, Merten, Morton, Schenck; Oppose: 0; Abstain: Boyden (Chair)

Please see November 2010 LJSPRC Minutes for Committee discussion and community input.

Previous Action: January 25, 2011

Motion: Merten; Second: Schenck

To continue project to future meeting.

Motion carries: 6-0-0

Approve: Lucas, Merten, Morrison, Morton, Naegle, Schenck; Oppose: 0; Abstain: Boyden

Please see January 25, 2011 Minutes for Committee discussion and community input

Motion: Morton Second: Furtek

Based on plans presented and annotated today Feb 22, this plan will be in conformance with the LJS PDO setbacks and the theme “unity with variety.” It is in conformance with other codes. The annotations to the plan include: landscape screening in the front, roof drainage be directed to street, and non-permeable surface runoff, that can be, should be directed to the street. Permeable paving was discussed for the rear and side areas.

Motion fails 2-5-1; approve: Furtek, Morton; oppose: Lucas, Merten, Morrison, Naegle, Schenck; abstain: Boyden (chair)

Motion: Morton, Second: Merten

Return to the committee with plans that incorporate changes on landscape screening, hardscape drainage directed to street. Present a workable drainage plan that has been submitted to the City. Present a fully updated set of plans. The drainage plan should be an improvement on the status quo.

Motion carries 7-0-1

Approve: Furtek, Lucas, Merten, Morrison, Morton, Naegle, Schenck. Abstain: Boyden

Please see February 22, 2011 LJSPRC Minutes for complete community and committee comments.

Presented by Colin Hernstad

Thanked Vicky Powell for opening up her house for a meeting with the neighbors on the Sugarman Drive regarding the drainage. They have tried to improve the drainage with the latest plan. The new drainage plan has less water going eastward (the Sugarman Drive side) than existing house or first plans. The overall drainage to the front will be increased slightly.

They have tried to address concerns on visual impact. They have adding plantings and a stone pine tree to front of house which will help soften the view from the street. On the north and south property lines at front there will be tall plants. In the front courtyard will also be two trees, the stone pine and existing, badly pruned pepper tree. On the north side there will be tall hedges and clumping bamboo to soften the effect and address privacy for the neighbors.

The maximum height of this design is 27.3'.

Boyden: At 7532 sq. ft. the house will be the largest in the area within two blocks. The next largest is 5052 sq. ft. plus garage, the next is 4901 sq. ft plus garage. Nearly half are less than 2500 sq. ft. When normalizing to lot size (for lots greater than 20,000 sq. ft., this house has double the GFA to lot size ratio than the average of the other houses.

Schenck: What effect would raising the house 1 foot be to draining the water to the back? **R: Not sure, they are still working on that.**

Public comment:

Jennifer Phelps 8412 Sugarman: If there is any way to add additional drainage to the front that would be beneficial to the downslope properties.

Mr. Moffette, 8546 Sugarman: He is very appreciative of efforts so far to improve the drainage. If more could be done, that would be nice.

Ms. Casady 8412 Sugarman: The house is big, but raising the pad won't really affect the view from the street. Anything they can do to send more water to the front would be appreciated.

Q: How much of this proposed house will be visible from the Sugarman side? **R:** *The house is set back 97' at the rear, so there will not be much visible.*

Drainage is the biggest issue, the mass of the house is a lesser issue to residents on Sugarman Drive. **R:** *They are making efforts with plantings to soften the effect of the house from the front. The garages in the front soften the view.*

Committee:

Morton: Thinks that they have addressed the mass of the house by concentrating the second floor development at the center of the house. Not in favor of increasing the pad height, as that may make it seem bigger.

Boyden: Concerns with the next houses developed in the neighborhood - they will become even larger on the large lots, so there could be 10,000 ft houses constructed that are even closer to the street. Home adjacent to the north is a very low profile one story ranch house and the house pad appears to be several feet lower.

Schenck: raising the house could be a big improvement in the drainage at the rear.

Motion: Morton Second: Lucas

The plans presented March 22, 2011, with the hydrology reports dated 2/28/11 (page 5 dated March 2, 2011) as presented with Finish Floor Elevation (414.46) as shown on Sheet A-2 Site Plan, dated March 15, 2011 are compatible with the LJS PDO and meet the requirements for a SDP. [Page dates differ: A-1, Feb 2011; A-2, 3-15-11; A-5, Feb 2011; A-6, Feb 2011; A-8, Feb 2011; A-10, 3-15-11; L-1, 1-18-11 and pages A 3,4,7,9 and E-1 all dated Jan 10, 2011]

Motion carries: 4-3-0; Approve: Lucas, Merten, Morton, Naegle; Oppose: Schenck, Morrison, Boyden

C. Hooshmand Residence – Fourth Review

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

PROJECT DESCRIPTION: A CDP and SDP for an addition and remodel to an existing residence. Namely, 2052 sq. ft. plus 52 sq. ft. garage additions to an existing 2015 sq. ft. plus 420 sq. ft garage SF residence on a 12,660 sq. ft. lot at 2480 Rue Denise, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone. Total GFA without underfloor: 4545 sq. ft. Total GFA including underfloor is: 6577 sq. ft. Revised from May 25 submission to City.

Previous action March 23, 2010. See March 23, 2010 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)

Previous Action May 25, 2010 Please see May PRC minutes for community and committee actions.

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)

The current plans being presented by Architect Scott Spencer are dated 3/1/2001 and have been available to the public in the La Jolla/Riford Library.

Before the presentation the Chair Boyden read a letter from Carrie Luetzow. They have reached a written agreement and the plans have been revised. Based on the terms of agreement and the revised plans they are satisfied with the new design. Boyden to Luetzow: Does agreement go with the property? *Response: Yes, as long as he builds it.*

A letter from Joyce Cutler Shaw to Dr. Hooshmand was read.

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Scott Spencer presenting:

Revisions that have been made to the plans: The corner of the deck on west was angled and the deck moved slightly to east to improve view for the Luetzows. There will be no construction in the side area of the lower terrace next to Luetzows as shown on the plans. The roof element on the northeast side is now a hip roof not gable, which improves the Shaw's view corridor. The privet hedge and tree must be trimmed and maintained at 3.5' to improve view corridor due to city mandate.

For comparison (though FARs do not apply in the LJ Shores) the max FAR allowed city wide for similar lot is 0.52, and they have used this as the limit in the present design. They are creating the potential for a 1,000 sq ft lower terrace although there is no access at this point. The plans show that a pantry can be removed and a stairway added in the future should they decide to develop the lower terrace. his potential terrace counts toward the GFA, but is below their target 0.52 FAR. Seventy percent of the lot is steeper than 25%, so there is essentially no back yard.

Boyden: Has compiled a spreadsheet of neighborhood setbacks and GFA based on information from the city. Shows that even without the underfloor, this is greater than any in the neighborhood. There was a discussion on total FAR and what was counted. Q: Is there a final Geology report? Have they satisfied the city concerns with the geology report? *Response: There is a report from July 2 that is newer. The city has not cleared this issue because the full set of plans for this project have not been submitted to the city.*

Merten: This is a nice one story style house that would sit nicely on a flat lot. This is a sloping lot. This house is so different from other houses in the neighborhood. The stilt structure is different from other houses in the neighborhood.

Schenck: Discussion of the possible future development of the terrace and phantom floor areas. Although there are no FAR requirements in the LJ Shores, the City looks at FARs to help resolve bulk and scale issues. What is the neighborhood average? *Response: They have articulated the rear elevation to address bulk and scale issues in the rear.*

Morton: Appreciates the hard work that has gone into the project. Doesn't think that the design meets the requirements in the LJSPDO based on the second floor issues.

Boyden: Looked at houses in neighborhood from the top Pottery Canyon in the 8100 block of La Jolla Scenic Drive. This house is visible from there.

Lucas: Where did the 0.52 FAR come from? *R: City wide for lots that size. One advantage with stilts is that they disturb the underlying hill less. Response: They looked at excavating below, but there are drainage issues. It would also block more of the views. The recommendation from city staff was to not do extensive excavation.*

Schenck: The FAR is greater than in the neighborhood both average and maximum? *R: that is true.*

Naegle: Has watched the plan evolve. Thinks it is good that they have worked with the neighbors. There are potential issues with the design such as earthquakes. By changing this to a two level design with an elevator they could achieve a more compact design and be more compatible with the neighborhood. He thinks that retaining part of the existing house has limited their choice of designs. If this was a new project from the start, this could be a much better design. All the bedrooms could have a spectacular view. The design could have architectural beauty. Once again, they have done a good job working to address neighbors concerns.

Public comment:

Mr. Shaw: The roof should be no higher that presently is. The roof should be sloping and not flat so that it will be less obtrusive when viewed from the neighbors above. The right hand side of house (East) should only extended 10'. The tree in the view corridor should be cut down and the brush trimmed. He thinks that all these items have been resolved by present design.

Motion: Merten Second: Naegle.

The Findings for a SDP cannot be made because the relationship of the proposed development to its site is so different from that of structures on adjacent parcels that the proposed development would disrupt the architectural unity of the area.(LJSPDO 1510.0301 (b) and LJSPD Design Manual p. 2). The Findings for a CDP cannot be made because the bulk and scale of the proposed structure when viewed from the rear (north) of the property is so different from that of older

development on adjacent properties that it does not comply with the community character provisions of the residential element of the LJCP.

Motion carries: 4-1-1; approve: Merten, Morrison, Naegle, Schenck; oppose: Lucas; abstain: Boyden (Morton took part in discussion but had to leave before the vote)

D. Nooren Residence – First review

- PROJECT NUMBER: 226965
- TYPE OF STRUCTURE: Existing Single family residential in Multi Family One (MF1) zone
- LOCATION: 8001 Calle de la Plata
- PLANNER: Jeffrey A. Peterson; 619-446-5237; JAPeterson@sandiego.gov
- OWNERS REP: Michael Rollins; Cell 619-993-6003; Michael@rollinscc.com

Project description: Demolish an existing single family residence and construct a 3,700 square foot, two-story single family residence including a 635 square foot subterranean garage on a 0.10 acre site. The proposed project will conform to the Council Policy 900-14 criteria by generating 50% or more of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic). Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Coastal and Beach Impact Areas of the Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone.

Seeking: Site Development Permit (SDP) and Coastal Development Permit (CDP)

Presented by: Michael Rollins

They are seeking a CDP and SDP. This is a flat lot.

Proposal to construct 3,350 sq. ft. house with a 650 sq ft subterranean garage. The FAR is 0.88. This is the MF1 (multi-family one) zone. With the size of the lot they could put 2 families or 9 dwelling units, but this is to be a single family residence.

The proposed actual green landscape is 20%, but this does not include other landscape elements. The lot coverage is 40%. (50% is allowed in the MF1 zone.) The house is to be gold certified for energy efficiency, rainwater use, water use. There is no air conditioning just large fan system to circulate air. They have not received any concerns of neighbors yet.

The design is a flat roof and contemporary style, which are found elsewhere in neighborhood.

The open courtyard eases the bulk and scale. The setbacks adjacent to other properties mirrors the 4' & 5' that they observe. Due to wall elements in front for open courtyard the setback is 5' although the building itself is pulled back. There are no designated public view corridors. Utility easements are maintained. There are 2 off street parking spaces in the lower garage. There are no guest parking spaces.

Height limits were shown on the elevations. The chimney does extend beyond 30' for lot slope, but complies with 30' coastal zone methodology. They are using steel guardrails and glazing. Test pits have not turned up any archaeological issues.

Boyden: Lot coverage is 40%? *Response: Yes. The actual greenscape (planting) is currently 20%, but there are other open areas and total design complies with the 30% greenscape requirement.*

Q: In the PDO there are very specific design guidelines for orientation and dimensions of the house: *SDMC Section 1510.0306 (b)*

(3) To provide for see-throughs to the ocean, buildings shall be located so that the major axis of the structure will generally be at right angle to the shore line. The secondary or minor axis of the structure shall not exceed 60 percent of the width of the parcel. However, no building facade may be a continuous plane over 50 feet in length.

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This house does not meet those guidelines. *R: Did not know about those requirements. He will need to do further research.* The maximum lot coverage for this height project is 50% in the MF1 zone. *This is only 40%* [but plans do not document, city requested]

Merten: There is an issue with the visibility triangle requirements for a corner lot. View triangles are measured from property line, 25' both sides. There is a pillar in the way.

Boyden: Discussion on houses on other 3 corners and also the historical board review. The SD City Historical Resource Board deadlocked 4-4-0 on whether this cottage should have a historical designation, so it did not receive one.

Public Comment:

Sheila Palmer, owner of house on diagonally opposite corner: The charm of the neighborhood will be lost with this proposal. This is a nice design, but does not fit with the neighborhood. This house takes the light from the adjacent neighbor on the east. It is inappropriate for the site.

R: adjacent property setback is the same as they are proposing.

Myrna Naegle: We are destroying everything of value in the Shores. This original house is so precious. This little house stands out and welcomes you to the neighborhood. This proposed design does not fit and has too much bulk and scale. It is not compatible with the neighborhood.

John Armstrong: His father is the neighbor next door (north) on Calle de la Plata. This 8001 house was built in 1927 by Charles Larkins. The proposed project will take light from his house and doesn't fit the neighborhood.

Sheila Palmer: This house should be built in Palm Springs on a larger lot.

Committee:

Naegle: Concurs with the public comments from the neighbors. Those of us who have lived here a long time would have problems accepting this design which is so different. He recommends reading the design guidelines in the La Jolla Shores Design Manual. He thinks that this will diminish the neighborhood. This is fine architecture in the wrong place. The modern style is just not compatible in this location.

Morrison: Would feel a loss in the neighborhood by removing the Spanish style cottage with the red tile roof, especially given the open space across the street at the Beach Club property.

Merten: Need to look carefully at the community character issues in the LJCP. He would like to see a street elevation for west and south which shows the adjacent structures. The next door neighbors will be next to a tall wall looming over them.

Lucas: This house is so different in from with the adjacent neighbors. There will be many residents objecting to this style.

Motion: Merten Second: Schenck

Continue item to a future meeting. The Applicant is requested to return with:
Side elevations that show the proposed development in relationship to the adjacent neighbors (a massing study)
The structure should be located on the site so that the major axis of the structure will generally be at right angle to the shore line. The secondary or minor axis of the structure shall not exceed 60 percent of the width of the parcel, and no building facade should be a continuous plane over 50 feet in length. [SDMC1510.0306 (b) (3)]

Exterior walls of the existing structures on adjacent properties should be shown on site plan drawing.

Address second floor walls adjacent to neighbors – step back the second story or create off-setting planes to provide visual relief according to the Community Character Plan Recommendations of the Residential Element of the LJCP.

Motion carries: 5-0-1: approve: Lucas, Merten, Morrison, Naegle, Schenck; oppose: none; abstain: Boyden

La Jolla Traffic & Transportation Board
Chair: Todd Lesser Vice Chair: Vacant Secretary: Courtney
4:00 PM La Jolla Recreation Center

Minutes – April 1, 2011 (Special Meeting)

PRESENT: Daisy Fitzgerald (PLJ), Rob Hildt (LJTC), Keith Kelman (PLJ), Todd Lesser (LJSA), Patrick Ryan (BRCC), George Sutton (LJSA), Earl Van Inwegan (LJTC)

ABSENT: Dan Courtney (LJCPA), Joe Dicks (LJSA), Orrin Gabsch (LJCPA),

T&T meeting was called to order at 4:00 pm.

Public comment:

1. SANDAG report on traffic roadmap in San Diego is to be published in two weeks, and will then have a 56 (?) day public comment period.

Item:

1. Bishops School closing Cuvier (April 16): withdrawn

2. **Valet Parking:** Motion: **Approve the proposal for (4) four passenger loading/valet spaces in front of 1298 Prospect Street (between the Crab Catcher and Eddie V's). Passed 4-1-1.** Patrick Ryan abstained due to his employer being associated with Sunset Parking.

3. **La Jolla Motor Car Classic VIP Event:** After much discussion about the late appearance at T&T, and public comment from La Jolla merchants condemning the date choice (during Spring Break) instead of the usual January date the following motions were APPROVED.

a) **Shut down Prospect from Eads to Silverado on Saturday from 3-5:30 for a public viewing of classic cars. 6-0-0.**

b) **Approve the April 3 event at the cove that is to close Coast Blvd. from 4am to 8pm. The event will try to open the street early, and accommodate employees and patrons of merchants on Coast Blvd. 5-1-0.**

4. Bird Rock Farmer's Market: withdrawn

Meeting adjourned
Respectfully submitted,
George Sutton