



PO Box 889, La Jolla, CA 92038

<http://www.LaJollaCPA.org>

Voicemail: 858.456.7900

info@LaJollaCPA.org

President: Tony Crisafi
Vice President: Rob
Whittemore
Treasurer: Jim Fitzgerald
Secretary: Dan Allen

La Jolla Community Planning Association

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

**Thursday, 19 May 2011, 6:00p
at La Jolla Recreation Center**

D R A F T AGENDA – RESCHEDULED REGULAR MEETING

6:00p

1. Welcome and Call To Order: **Tony Crisafi**, President
2. Adopt the Agenda
3. **Meeting Minutes Review and Approval:** 7 April 2011
4. **Elected Officials Report** – Information Only
 - A. Council District 2 – Councilmember Kevin Faulconer
Rep: **Thyme Curtis**, 619.236.6622, tcurtis@sanidiego.gov
 - B. Council District 1 – Councilmember Sherri Lightner
Rep: **Erin Demorest**, 619.236.7762, edemorest@sanidiego.gov
5. **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/>
6. Officer's Reports
 - A. **Secretary**
 - B. **Treasurer**
7. **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 May 3.
 - C. Palazzo - City Council appeal hearing June 28th.
 - D. Princess Street/Beach Access – Coastal Commission hearing in June.
 - E. Committee Appointments— For Ratification (see attached) – action item
 - F. Ad Hoc Committee on Policies – 1st meeting was Wed, May 18th

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 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

A. La Jolla Foundation

PDO ACTION: The committee moved to endorse the applicant requesting the Mayor to approve the La Jolla Foundation’s Art Program as outlined in the letter with the additional criteria of: 1) incorporating the City Municipal Code signage maintenance language; and 2) limiting the acknowledgement plaques to a maximum size of one square foot. 6-0-1

Various Sites in La Jolla - Placement of privately funded art.

B. EAST CLIFF / GABLES / JACK O’LANTERN TOWNHOMES (formerly Green Dragon)

DPR ACTION: Motion to approve a Coastal Development Permit to construct 3 for rent single family residences, and findings can be made for Variance requests (two issues) from: 1) the PDO requirements of 75% minimum of structure’s street frontage length and a 50% minimum of the Gross Ground Floor Area be retail, and 2) the LJ PDO 159.0405(c) and LDC 14 02 05 page 40(8) (A) to allow three driveway curb cuts. 6-0-0

1241, 1245, 1249 Coast Blvd.

C. BENSON 5970 RESIDENCE

DPR ACTION: Motion to approve a Coastal Development Permit and Site Development Permit to demolish existing residence and construct a 7,689 SF single family residence on a .65 acre lot. 6-0-0

5970 Camino de la Costa

D. BENSON 5950 / 5960 RESIDENCE

DPR ACTION: Motion to approve a Coastal Development Permit and Site Development Permit for Environmentally Sensitive Lands to demolish existing residence and construct a 11,717 SF single family residence on a 1.32 acre lot. 5-0-0

5950-5960 Camino de la Costa

E. Sewer and Water Group

PRC ACTION: Findings can be made for an SDP 4-0-2.

Avenida De La Playa; Paseo Del Ocaso; El Paseo Grande; Vallecitos; Calle Frescota; Camino Del Sol Camino Del Oro; Paseo Dorado and Avenida De La Ribera - Public utility project for the replacement and installation of sewer and water mains along some portions of the noted streets.

F. AT&T Gilman Court

PRC ACTION: Findings can be made for a NUP as presented 5-0-1

7660 Gilman Court (adjacent to freeway onramp) - Wireless Communication Facility (WCF) designed to resemble a faux shrub

G. 4th of July Fireworks-

T&T ACTION: Motion to approve 6-0-0

Street closures for the 4th of July fireworks at the cove.

H. Nottingham 2 hour parking

T&T ACTION: Motion to approve 6-0-0

Request is to extend the 2-hour parking

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

**6:30p
Time
Certain**

10. 2010 City Redistricting – Possible Action Item

Commission Chief of Staff Midori Wong will offer a briefing about the redistricting process and how to participate. A proposal for the new Council District 1 will be offered for consideration by the trustees.

**6:45p
Time
Certain**

11. Avenida de la Playa Sewer Project – Information Only Update - CANCELED

The city will provide a brief update on this project in La Jolla Shores.

12. Aron Residence

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.

Previous LJCPA ACTION: Pulled from the March 2011 consent agenda.

Previous 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.

13. Consideration of revision of Item 33 proposed in the 7th update to the LDC- Possible Action Item

14. Adjourn to next Regular Monthly Meeting, June 2, 2011, 6:00 pm



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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 MINUTES – REGULAR MEETING

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

Absent: Cynthia Bond, Rob Whittemore.

1. Welcome and Call To Order: **Joe LaCava**, President @6:09 PM

2. **Adopt the Agenda:** LJCPA Member **Thomas Rushfeldt** formally requested Agenda Item #15: "Public Parking Spaces on the 1500 Block of Coast Walk," be continued to/placed on the May 2010 LJCPA Meeting. **President LaCava**, acknowledging those Community Members who were present for Agenda Item #15 and wished to be heard, suggested the Trustees amend Agenda Item #15 to an "Information Only" item.

Approved Motion: Motion to adopt the Agenda with Agenda Item #15 deleted as an Action Item and replaced as an Information Item, (Costello/Brady 10/1/1).

In favor: Brady, Burstein, Conboy, Costello, Crisafi, Fitzgerald, Little, Lucas, Manno, Merten.

Oppose: Gabsch.

Abstain: LaCava.

3. Elections

President LaCava announced no objections or challenges to the LJCPA Trustee election were filed, therefore the election results announced at the March meeting will stand. **President LaCava** thanked **Election Chair Lucas** for a well-run election.

A. Recognition of Outgoing Trustees – Councilmember Sherri Lightner

District One Councilmember Sherri Lightner recognized the six Trustees that had completed their terms and gave each of them a certificate of commendation. **President LaCava** noted, with regret, that former Trustees Michele Addington and Glen Rasmussen could not be present but had been privately recognized by Councilmember Lightner.

B. Swearing in of newly elected trustees – Councilmember Sherri Lightner

District One Councilmember Sherri Lightner invited re-elected Trustees to come forward: **Tony Crisafi, Jim Fitzgerald, Orrin Gabsch, Joe LaCava, David Little, Ray Weiss** and newly elected Trustee **Dan Allen**. **Councilmember Lightner** offered her congratulations and administered the LJCPA Oath of Office.

4. Election of Officers

A. President

Trustee Costello nominated Tony Crisafi for President of the LJCPA:

Approved Motion: To elect Tony Crisafi President of the La Jolla Community Planning Association, (Costello/Fitzgerald 13/0/2).

In favor: Allen, Brady, Burstein, Conboy, Costello, Fitzgerald, Gabsch, LaCava, Lucas, Manno, Merten, Salmon, Weiss.

Abstain: Crisafi, Little.

Outgoing **President LaCava** invited newly elected **President Crisafi** to assume the duties of President.

President Crisafi proceeded with the Election of Officers: Vice President, Secretary and Treasurer.

B. Vice President, Secretary, Treasurer.

Trustee Manno nominated Rob Whittemore for Vice President of the LJCPA.

Approved Motion: To elect Rob Whittemore Vice President of the La Jolla Community Planning Association, (Manno/Fitzgerald 14/0/1).

In favor: Allen, Brady, Burstein, Conboy, Costello, Fitzgerald, Gabsch, LaCava, Little, Lucas, Manno, Merten, Salmon, Weiss.

Abstain: Crisafi.

Trustee Costello nominated Dan Allen for Secretary of the LJCPA.

Approved Motion: To elect Dan Allen Secretary of the La Jolla Community Planning Association, (Costello/Gabsch 14/0/1).

In favor: Allen, Brady, Burstein, Conboy, Costello, Fitzgerald, Gabsch, LaCava, Little, Lucas, Manno, Merten, Salmon, Weiss.

Abstain: Crisafi.

Trustee Gabsch nominated Jim Fitzgerald for Treasurer of the LJCPA.

Approved Motion: To elect Jim Fitzgerald Treasurer of the La Jolla Community Planning Association, (Gabsch/Manno 14/0/1).

In favor: Allen, Brady, Burstein, Conboy, Costello, Fitzgerald, Gabsch, LaCava, Little, Lucas, Manno, Merten, Salmon, Weiss.

Abstain: Crisafi.

President Crisafi thanked **Joe LaCava** for his extraordinary service as President of the LJCPA for the past three years. Trustees and Community Members expressed their heartfelt agreement and gratitude for **Joe LaCava's** exceptional and devoted community service.

5. Meeting Minutes Review and Approval: 03 March 2011

Approved Motion: Motion to approve the Minutes of March 07, 2011, (Courtney/Salmon 14/0/2).

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

Abstain: Crisafi, Weiss.

6. Elected Officials Report – 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 and reported on Councilmember Lightner's current efforts on behalf of the La Jolla community.

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/>

Ms. Delouri was not present.

Community Member, **Ms. Mary Coakley** invited the La Jolla Community to participate in "J. J. Day" at the Birch Aquarium, Sunday, May 15, 2011, organized by the Friends Of La Jolla Shores.

Non-Agenda Public Comment was temporarily suspended to accommodate Time Certain Agenda

Item #12, heard out of sequence @ 6:30 PM.

12. City Disaster Preparedness/Emergency Evacuation Plans – Information 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.

SD Police Department **Captain Albert Guaderrma**, accompanied by SDPD Community Relations **Officer Alan Alvarez** introduced San Diego Lifeguard **Sergeant John Sandmeyer**: **Sergeant Sandmeyer** presented an informational report on San Diego City preparations, in the event of a Tsunami. **Mr. R. Wayne Bell**, San Diego City Evacuation Plan Coordinator, Office of Homeland Security presented an informational report on San Diego City evacuation plans. **Sergeant Sandmeyer** and **Mr. Bell** addressed Trustee and community member concerns and answered questions.

Non Agenda Public comment was resumed:

Community Member **Mr. John Leek** requested the LJCPA direct the Development Permit Review Sub-committee to review the implementation of Site Development Permit No. 715827/Permit to repair South Casa Beach stairs. **Mr. Leek** presented a document describing his concerns along with an annotated copy of Coastal Development Permit No. 798115/Site Development Permit No. 715827/Beach Access Stairway Project No. 200405. **President Crisafi** indicated he would refer the request to the new DPR Chair.

LJCPA Member **Mr. Egon Kafka** presented information and displayed a “Washington Postlite Luminaire” style low sodium 85 watt Street Lamp. Sixteen of these lamps are to be installed on Girard Avenue. **Mr. Kafka** thanked District One Councilmember Lightner for supporting the project.

Trustee Lucas graciously thanked his Election Committee: Trustee Tom Brady, Mr. Egon Kafka, Ms. Leslie Lucas, Mr. Wayne Robbins and Michelle Fulks. **President Crisafi** thanked the committee and **Trustee Lucas** for their assistance and for conducting a flawless election.

8. Officer's Reports

A. Secretary: Nancy Manno

Presented by **President Crisafi**, 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

Beginning Balance: \$207.89 + Income \$148.03 – (Expenses \$126.92)= Ending Balance: \$229.00.

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. **Trustee Fitzgerald**, in response to a request from **Past President LaCava** for a 2010 Full –Year Financial Summary, presented the following report:

Memo: 2010 Full-Year Summary

(Jan-Dec)

Beginning Bank Balance: 1/1/2010	\$ 326,63
Income:	\$1,707.93
Expenses:	
• Printing	\$ 818.17
• Telephone	409.84
• Recreation Center Rent	577.00
• CPA Website (Domain name, maint.)	115.52
• CPA PO Box Rental	70.00
• California Corporation filing	<u>20.00</u>
Total Expenses	<u>\$2010.53</u>
Net Change	\$(302.60)
Ending Bank Balance: 12/31/2010	<u>\$ 24.03</u>

9. President's Report – Action Items Where Indicated

President Crisafi invited Trustee LaCava to address Items A & C.

A. Community Planners Committee

Reference: <http://www.sandiego.gov/planning/community/cpc/index.shtml>

Trustee LaCava reported: The Committee voted to support the Community Garden Ordinance, developed by San Diego City. **Trustee LaCava** advocated and the committee unanimously agreed ... to recommend that sales be prohibited at Community Gardens on residential zone property, and sales be allowed on commercially zoned property.

C. Meeting with City re Allegations

Trustee LaCava reported: Allegations were filed with San Diego City re alleged LJCPA misdeeds. **Trustee, (then President) La Cava** contacted the City, requested a meeting to discuss the allegations. **Trustees Crisafi, Manno & Fitzgerald** joined **President LaCava** at a meeting with Ms. Christine Rothman, AICP, Program Manager, CPCI and Ms. Andrea Dixon and Mr. Julio DeGuzman from the Office of the City Attorney and Ms. Leslie Henegar, Senior Planner, CPCI, (La Jolla). **President LaCava**, Trustees responded to questions; established the LJCPA position regarding allegations. In a letter dated March 30, 2011, addressed to the attorney for the Whitney Mixed Use Project, from Ms. Mary Wright, AICP, Deputy Director, City Planning & Community Investment Department: The City has concluded their investigation and found no violations by the LJCPA. The City has suggested the LJCPA may wish to review their Appeals Policy and consider incorporating this specific Policy into the LJCPA Bylaws.

B. Whitney Mixed Use – City Council Hearing deferred to May 3.

President Crisafi noted the Whitney Mixed Use Project hearing at San Diego City Council has been deferred to May 03, 2011.

D. Committee Appointments in May – Submit your interest, ratified at May CPA meeting.

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

Trustee Costello suggested names of those persons being considered for committee appointments should be submitted prior to the May meeting, allowing Trustees to review appointments. **President Crisafi** concurred and requested submittal of names on a timely basis.

Addition to President's Report:

President Crisafi thanked the Trustees and acknowledged the trust placed in him, in electing him President of the LJCPA. **President Crisafi** noting his background and experience in Community Planning and Land Use and Project Review, has served eleven years on the Project Review Committee and three years as chair of the Development Permit Review Committee. **President Crisafi's** objectives as president will be to serve the La Jolla community: to facilitate Project reviews, to improve communication between the LJCPA and San Diego City Development Services Department, all City departments and with La Jolla community project Applicants.

President Crisafi, in thanking LJCPA out going President **Joe LaCava**, noted **Trustee LaCava's** many contributions and services to the community; his successful increase in the both the volume and quality of information and communication between the La Jolla community and the LJCPA ... and the accomplishment of an excellent redesign of the LJCPA Web Site .

Addition to President's Report:

President Crisafi reported on a meeting with representatives from Intergulf Palazzo Condominium Project and President Crisafi, Helen Boyden, Chair PRC, Trustee Merten & Trustee Whittemore. **President Crisafi** noted that although the Applicant, (Intergulf), was willing to discuss Project opponents concerns, Applicant will now proceed to San Diego City Council hearing in May, and **President Crisafi** does not anticipate further LJCPA action unless Project returns to PRC Sub-Committee.

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: *Pulled: Trustee Little*

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

Approved Motion: Motion:

To accept the recommendation of the Planned District Ordinance Committee: (A) We Olive, 1158 Prospect Street: 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, and forward the recommendation to the City.

To accept the recommendation of the La Jolla Shores Permit Review Committee: (B) Casa Belmonte, 8435 Avenida de las Ondas: 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 west facing glass at the front on both floors will be non-reflective, and forward the recommendation to the City.

To accept the recommendation of the Traffic and Transportation Committee: (E) Motorcar Classic (April 2 and 3): Approve Coast Blvd component: Coast Boulevard (Apr 3rd) – Closure and detours pursuant to last year's event. Approve Prospect St component: Prospect Street (Apr 2nd) – Closure of block between Eads and Silverado, 3pm-5:30pm, and forward the recommendation to the City.

(Merten/Fitzgerald 15/0/1)

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

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**

Agenda Item 12 heard out of sequence: Time Certain @ 6:30 PM: See above.

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.

President Crisafi recused himself from the discussion of Agenda Item #13 and left the room. In the absence of President Crisafi and Vice President Whittemore, Trustee LaCava chaired the hearing:

Trustee LaCava stated: this is a rehearing, called by then **President LaCava** in an abundance of caution regarding the perception of a conflict interest between a Trustee and Applicant's representatives during the previous hearing at the March 2011 LJCPA meeting.

Mr. Matt Peterson: Presenting for the Applicant/Owner: at the invitation of the Trustees **Mr. Peterson** made a complete and new presentation of the proposed Project at 1912 Spindrift Drive. **Mr. Peterson** enumerated the several constraints regarding the property development; distributed a Project Compliance Analysis document to Trustees.

Trustee Merten, in advocating denial of the proposed project, discussed those specific aspects of the proposed project that did not strictly comply with regulations, (zero foot south side yard setback; parking within the front yard), and that might more properly gain approval through the variance process. **Trustee Merten** distributed documents to Trustees referring to the relevant L J Community Plan, Local Coastal Program, Land Use Plan and S. D. Municipal Code.

Trustees Brady, Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Lucas commented/questioned. **Mr. Peterson** responded to/addressed Trustees questions/concerns.

Failed Motion: Motion: Findings can be made for a Site Development Permit and a Coastal Development Permit for Residence located at 1912 Spindrift Drive, (Burstein/Salmon 4/10/1).

In favor: Burstein, Conboy, Fitzgerald, Salmon.

Oppose: Allen, Brady, Costello, Courtney, Gabsch, Little, Lucas, Manno, Merten, Weiss.

Abstain: LaCava.

Recused: Crisafi.

Approved Motion: Motion: Recommend denial: Findings cannot be made for a Site Development Permit and a Coastal Development Permit: 1) The south setback does not comply with the La Jolla Community Plan. 2) Off street parking within the front yard does not comply with the La Jolla Shores Planned District Ordinance, (Merten/Little 9/5/1)

In favor: Brady, Costello, Courtney, Gabsch, Little, Lucas, Manno, Merten, Weiss.

Oppose: Allen, Burstein, Conboy, Fitzgerald, Salmon.

Abstain: LaCava.

Recused: Crisafi

President Crisafi returned to the room and resumed his position as chair of the meeting.

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 10): To not support any new valet spaces until there is a master plan.

Mr. Matt Peterson: presented for applicants: Sunset Parking, Ace Parking, Mr. George Haurer, Mr. Don Allison. **Mr. Peterson** described the public benefits to be derived from the addition of four additional valet parking spaces.

Trustees Brady, Conboy, Fitzgerald, Lucas, Salmon, Weiss, commented. Community Member **Don Schmidt** commented. LJCPA member, **Mr. Lincoln Foster**, spoke, not in opposition to Valet parking per se, but to increasing the number of Valet parking spaces. **Trustee Courtney** spoke in agreement with **Mr. Foster**. **Trustee LaCava** asked for assurances from the Valet companies: 1) Valet stand will not block ocean views, 2) persuade property owners to downsize their large dumpster, 3) Valet services would respond to concerns raised by **Mr. Lincoln Foster** re: spaces to be used solely as a three minute loading zone. **Trustee LaCava** noted: the City, by not privatizing valet parking services, is losing a remarkable opportunity to capture a significant revenue stream.

George Haurer, Restaurateur, spoke in support of the proposal, asked the Trustees to recognize that a successful business community will contribute to a successful residential community. **Trustee Gabsch** expressed his serious concerns regarding the establishment of additional valet spaces; however will support the proposal.

Approved Motion: Motion to reject private proposal to add 4 additional passenger loading/valet parking spaces at 1298 Prospect Street between Cave Street and Herschel Avenue, (Courtney/Brady 8/7/1).

In favor: Brady, Burstein, Conboy, Costello, Courtney, Little, Lucas, Merten.

Oppose: Allen, Fitzgerald, Gabsch, LaCava, Manno, Salmon, Weiss.

Abstain: Crisafi.

15. Public Parking Spaces on the 1500 block of Coast Walk: Information Only. Agenda Item 15 was amended, by a Motion, (10/2/1), as an action item to an information item @ 6:15 PM, April 4, 2011.

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.

LJCPA Member, **Ms. Melinda Merryweather** distributed excerpts from La Jolla Community Plan documents/photographs in support of restoration of public parking spaces along the 1500 block of Coast Walk, and noted a study of the parking area has been requested by Parks & Beaches, in conjunction with "Friends Of Coast Walk." LJCPA Member **Mr. Patrick Ahern** noted the restoration of the parking spaces was a particularly complex problem and would require input from the surrounding neighborhood area, to reach a compromise. LJCPA Member **Mr. Tom Rushfeldt** spoke against restoring parking spaces, objecting specifically to additional street paving that might be required.

16. Formation of Ad Hoc Committee to Review LJCPA 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>

There was a general discussion among Trustees Costello, Fitzgerald, Lucas, Weiss and President Crisafi regarding the necessity of forming an Ad Hoc committee to examine the LJCPA Appeals Policy.

Approved Motion: Motion to form an Ad Hoc Committee to Review La Jolla Community Planning Association Project Review Policies and Bylaws, (Weiss/Burstein 14/0/1).

In favor: Allen, Brady, Burstein, Conboy, Costello, Fitzgerald, Gabsch, LaCava, Little, Lucas, Manno, Merten, Salmon, Weiss.

Abstain: Crisafi.

17. Adjourn @ 8:50 PM 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>

**La Jolla Community Planning Association
Joint Committees and Boards
2011 – 2012 Appointees
DRAFT 5-5-11**

Development Permit Review

LJCPA Appointees

Laura Ducharme Conboy
Mike Costello
Paul Benton, Chair
Lynne Hayes
Phil Merten

LJTC Appointees

Angeles Leira
Diane Kane
Bob Collins
Beth Gaenzle
Cindy Thorsen

La Jolla Shores Permit Review Committee

LJCPA Appointees

Michael Morton
John Schenk
Phil Merten

LJSA Appointees

PENDING

La Jolla Planned District Ordinance Committee

LJCPA Appointees

Orrin Gabsch
Glen Rasmussen
David Little

Appointees By Others

Jim Fitzgerald, LJTC
Jennifer Van Galder, LJTC
Michael Dershowitz, LJTC
Trent Wagenseller, LJBID
Deborah Marengo, LJ BID
PENDING, LJBID
Joe Parker, BRCC
Ione Stiegler, BRCC, Chair

Traffic & Transportation Board

LJCPA Appointees

Dan Courtney
Orrin Gabsch

Appointees By Others

BRCC – Ryan, Patrick
BRCC - Sutton, George
LJSA – PENDING
LJSA – PENDING
LJTC – Hildt, Robert
LJTC - Van Inwegen, Earl
LJ BID – Brady, Tom
LJ BID – Kelman, Keith

**La Jolla Community Planning Association
Joint Committees and Boards
2011 – 2012 Appointees
DRAFT 5-5-11**

Coastal Access & Parking Board

LJ CPA Appointees

Tom Brady
Orrin Gabsch
Joe LaCava

LJTC - Ed Ward
LJTC - Ray Weiss
LJBID – Deborah Marengo
LJBID – Phil Collier
LJBID - PENDING

Community Planner's Committee

Joe LaCava, Representative
Tony Crisafi, Alt.

Ad Hoc Committee on LJ CPA Policies

LJCPA Appointees

Joe LaCava
Laura DuCharme Conboy
Rob Whittemore
Devin Burnstein
Helen Boyden

Issue Matrix - 7th UPDATE TO THE LDC
April 15, 2011

No.	PURPOSE	CODE SECTION	AMENDMENT DESCRIPTION
31	Clarification/ Regulatory Reform	151.0202	<p><u>Initiation Process in Planned Districts</u> Clarifies the initiation process for planned districts is the same as required for commencing a Process Five zoning or rezoning action (Section 123.0103), and removes the requirement for initiation of PDO amendments other than zoning or rezoning actions.</p>
32	Clarification/ Regulatory Reform	151.0203	<p><u>Notices Required in Planned Districts</u> Eliminates the existing requirement for an additional notice to be provided in planned districts, which has created confusion regarding the noticing requirement for planned districts. Applies noticing requirements consistently citywide.</p>
33	Clarification/ Regulatory Reform	151.0401 1510.0107	<p><u>Separately Regulated Uses in Planned Districts</u></p> <ul style="list-style-type: none"> • Clarifies that the separately regulated use regulations identified in Chapter 14, Article 1 apply to planned districts except where a conflict is explicitly identified in the planned district for a specified use. The existing list of uses in Section 151.0401 is outdated and does not address all separately regulated uses. • Specifies that the separately regulated use regulations in Chapter 14, Article 1 apply to the La Jolla Shores planned district, except where there is conflict with the planned district regulations.
<p>Measurement Amendments: The following 10 amendments clarify how various things are defined or measured in the Land Development Code, particularly with respect to setbacks, height, and applicability to accessory buildings.</p>			

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

COMMITTEE REPORT
FOR
April 2011

4/12/2011 Present: Collins, Ducharme-Conboy, Costello, Crisafi (Chairman), Kane, Liera, Merten,

4/19/2011 Present: Collins, Ducharme-Conboy (Chair Pro Tem), Costello, Gaenzle, Kane, Hayes

(4/19/11) In Chairman Crisafi's absence, as per the LJDPR Bylaws,
Subcommittee Motion: Laura DuCharme-Conboy was nominated Chair Pro Tem.
(Costello/Kane 6-0-0)

In Favor: Collins, Ducharme-Conboy, Costello, Gaenzle, Kane, Hayes
Oppose: 0
Abstain: 0
Motion passes

3. PUBLIC DISCUSSION.

4/12/11 Chairman Crisafi asked for persons to inform him of their wish to be on the next DPR Committee and their interest in an Officer position.

4/19/11 Phyllis Minick informed the Committee of the **closure of the access to South Casa Beach.**

4. FINAL REVIEW

Project Name: **EAST CLIFF / GABLES / JACK O' LANTERN TOWNHOMES**

1241, 1245, 1249 Coast Blvd.	Permits:	CDP
Project #: PO#224418	DPM:	Sandra Teasley 619-446-5245 steasley@sandiego.gov
Zone: LJ PDO -1A	Applicant:	Architects Alcorn & Benton, Project Mgr.Hamid Bagheri 858-459-0805 bagheri@jamesalcorn.com

Scope of Work:

(Process 3) Coastal Development Permit to construct 3 for rent single family residences (Floor Area: 600 sf, 2,451 sf and 2,540 sf) on a site with existing commercial buildings on a 39,640 SF site in the LJ PDO 1A Zone of the La Jolla Community Plan, Coastal Overlay Zone (appealable), Coastal Height Limit Overlay Zone, Coastal Parking Impact, Residential Tandem Parking Zone, Transit Area Zone. Council District 1.

Subcommittee Motion:

(Collins/Hayes 6-0-0) Motion to approve a Coastal Development Permit to construct 3 for rent single family residences, and findings can be made for Variance requests (two issues) from:

- 1) the PDO requirements of 75% minimum of structure's street frontage length and a 50% minimum of the Gross Ground Floor Area be retail, and**
- 2) the LJ PDO 159.0405(c) and LDC 14 02 05 page 40(8) (A) to allow three driveway curb cuts.**

In Favor: Collins, Ducharme-Conboy, Costello, Gaenzle, Kane, Hayes
Oppose: 0
Abstain: 0
Motion passes

5. FINAL REVIEW

Project Name:	BENSON 5970 RESIDENCE	Permits:	CDP & SDP
Project #	5970 Camino de la Costa PO #232790	DPM:	Sandra Teasley 619-446-5245 steasley@sandiego.gov
Zone:	RS-1-5	Applicant:	Greg Friesen (619) 557-0575 gregfriesen@houseanddodge.com

Scope of Work:
(Process 3) Coastal Development Permit and Site Development Permit to demolish existing residence and construct a 7,689 SF single family residence on a .65 acre lot in the RS-1-5 Zone of the La Jolla Community Plan, Coastal Overlay Zone (appealable), Coastal Height Limit Overlay Zone, First Public Roadway, Coastal Parking Impact, Residential Tandem Parking Zone. Council District 1

Subcommittee Motion:
(Collins/Kane 6-0-0) Motion to approve a Coastal Development Permit and Site Development Permit to demolish existing residence and construct a 7,689 SF single family residence on a .65 acre lot.
In Favor: Collins, Ducharme-Conboy, Costello, Gaenzle, Kane, Hayes
Oppose: 0
Abstain: 0
Motion passes

6. FINAL REVIEW:

Project Name:	BENSON 5950 / 5960 RESIDENCE	Permits:	CDP & SDP
Project #	5950 / 5960 Camino de la Costa PO #232790	DPM:	Sandra Teasley 619-446-5245 steasley@sandiego.gov
Zone:	RS-1-5	Applicant:	Don Vanderpool (619) 557-0575 donvanderpool@houseanddodge.com

Scope of Work:
(Process 3) Coastal Development Permit and Site Development Permit for Environmentally Sensitive Lands to demolish existing residence and construct a 11,717 SF single family residence on a 1.32 acre lot in the RS-1-5 Zone of the La Jolla Community Plan, Coastal Overlay Zone (appealable), Coastal Height Limit Overlay Zone, Coastal Parking Impact, Residential Tandem Parking Zone. Council District 1

Subcommittee Motion:
(Costello/Kane 5-0-0) Motion to approve a Coastal Development Permit and Site Development Permit for Environmentally Sensitive Lands to demolish existing residence and construct a 11,717 SF single family residence on a 1.32 acre lot.
In Favor: Collins, Ducharme-Conboy, Costello, Gaenzle, Kane,
Oppose: 0
Abstain: 0
Motion passes

La Jolla Shores Permit Review Committee- Minutes Tuesday April 26, 2011

1. Non-Agenda Public Comment - none
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. Trunkey slope repair has resubmitted to DSD and will be heard at the LJSPRC May 24 meeting..
 - At LJCPA of April 7, Casa Belmonte passed on consent. Aron residence was pulled by a trustee. Spindrift 1912 was denied by a substantial margin. Whitney appeal at the City Council is scheduled for May 3. The appeal of the Palazzo project at the City Council is expected to be heard in May, not yet noticed.
 - The April 19th LJSPDOAB did not have quorum and will likely be rescheduled for its next regular meeting. The 2414 Calle del Oro had been pulled from that agenda.
 - No further word on Whale Watch Hearing.
 - B. PRC members will be renewed or appointed at the May meetings of the LJSA and LJCPA to the extent available
3. Consideration of possible revision of the SDMC 151.0401 and 1510.0107 as proposed by 7th Update to the Land Development Code-Joe LaCava -. **This item was moved to the end of meeting. See below.**
4. Project Review A- D

Board members in attendance: Boyden (chair), Lucas, Morton (left after before vote on item D, Merten, Naegle, Schenck. Absent: Morrison. Resigned: Furtek, Quorum needed is Four.

A. Sewer and Water Group: First Review-

PROJECT NUMBER: 230429

PROJECT TYPE: Public Utility Replacement

LOCATION: Avenida De La Playa; Paseo Del Ocaso; El Paseo Grande; Vallecitos; Calle Frescota; Camino Del Sol; Camino Del Oro; Paseo Dorado and Avenida De La Ribera.

PROJECT MANAGER: Patricia Grabski; 619-446-5277; pgrabski@sandiego.gov

PROJECT REP: Akram Bassyouni; abassyouni@sandiego.gov

Project Description: Public utility project for the replacement and installation of sewer and water mains along some portions of the above streets. Map provided also indicates Hypatia Way, La Jota Way and St. Louis Terrace. Includes Paseo del Ocaso and El Paseo Grande north from alley S. of Ave. de la Playa to juncture of these two streets. In SF, MF2, V, and CC zones of the LJSPDO. The proposed scope of work is located within the La Jolla Community Plan area within the Single Family (SF); Multi-Family (MF2); Visitor (V) and Commercial Center (CC) Zones of the La Jolla Shores Planned District Ordinance. Coastal Overlay Zone (Appealable and Non-Appealable Areas); First Public Roadway and Parking Impact Overlay (Beach Impact Area).

Seeking: Site Development Permit. While the project is located within the Coastal Overlay Zone, public utility projects are exempt from a Coastal Development Permit pursuant to the San Diego Municipal Code (SDMC) Section 126.0704(e)

Project presented by the Sewer and Water Group 809.

This project is to replace 7640 linear feet of sewer line and 8035 linear feet of water line. The project will start in March 2012 and will complete January 2013. There will be a break for the summer moratorium from Memorial Day to Labor Day when the tourist season is at its peak. This is estimated to cost 7 million dollars and is part of Capital Improvement Projects for the city. More information can be found at www.sandiego.gov/engineering-cip. Maps of the project area were provided for all present.

Committee comment:

Naegle: Ave de la Playa has been dug up so much. Didn't they already replace pipes during the pump repairs?
Response: Raquel Vasquez, senior public relations rep for city water and sewer. These sewer pipes have in for

many years and are well past their service life. Both the sewer and the water lines need replacing. The pipes replaced during the pump repairs were the high pressure sewer lines that take carry the waste from the pumps to the Point Loma treatment facility.

Boyden: There is another project for the storm drain and low flow diversion system going on at the Shores. Will the storm drain system be serviced at the same time as these repairs so that the street will need to be closed only once? *R: They are coordinating with the other project to limit the extent of the road closures at one time. This project and the storm drain project are different sets of pipes so can't be done at the same time. Also, there is not that much overlap of area for the two projects.*

Merten: What will the affects of trenching in new areas affect the native American artifacts and remains? *Response: Ave de Ribera is the street with the new trenching, but the trenching on other streets will be deeper than existing. They will be working a mitigation plan that includes archeological monitoring and will have a recovery program for artifacts found.* Q: What techniques can be used to recover artifacts and remains after a back hoe has crushed them? *R: Upfront testing will me made to determine statistically whether an area has a high number of artifacts, which will determine the excavation methods used. They will be careful in the known sensitive areas, based on past studies and discoveries. The Spindrift archeological area has been studied extensively and the sensitive areas have been identified.*

Boyden: How will the work be performed? Will the street closures be staged? *R: The contractor will determine the schedule. They will work on 70 – 80' of street at a time. Typically, each section is a two day process. Day 1: dig and install pipe. Day 2: make connections to houses .Q. Will they be doing the electrical undergrounding at the same time: That is a separate project. That involves trenching that can not be made at the same time as the sewer work. The electrical lines have a different placement in the street.*

Morton: Will there be High Lines for the water? *Yes. High lines will be installed for a month or more in an area where work is being performed.*

Lucas: Will there be any more digging involved with the completion of the pump station project? *R: The pump station will not involve any further digging up of streets. The infrastructure has already been upgraded. The pumps are the only thing left to be installed. Those will be lowered by crane into place.*

Public Comment:

Cynthia Bond: You will work for 3 months then quit for the moratorium? Is there a way to do more at once and get this quicker? *Response: They can't close too much of the streets at one time without creating more problems for the businesses in the area.*

Motion: Schenck **Second:** Merten
Findings can be made for a Site Development Permit.

Motion carries: 4-0-1
Approve: Lucas, Merten, Morton, Schenck; Abstain: Naegle, Boyden (chair)

B. Nooren Residence: Second review

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

Project description: Demolish an existing single family residence and construct a 3,700 square foot, two-story single family residence over a 635 square foot 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)

Previous action, March 22, 2011- See those minutes for additional comments

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

Presented by: Matt Peterson & Mike Rollins

The Chair stated that she had had a casual encounter at the LJSA meeting in which she was told that someone was interested in appealing the historical designation, but told them she could not be involved. She also had said that she and Joe LaCava had communicated with the City about the application of SDMC 1510.0306(b)(3) to this MF1 project. She read the reply which indicated that DSD did not believe this applied.

Charts & renderings were presented. Changes include: Support columns modified to open up the view triangle. Additional landscaping in the courtyard to meet the greenscape requirement. Neighborhood photos were presented (minus pictures of houses on the other 3 corners).

Streetscape presented: El Paseo Grande on the north side showing the block with the house, and Calle de la Plata looking north. Areas to the south and west were not presented.

Rollins: The column has been moved out to open up visibility triangle and the structure coming down has been modified slightly with poles at the bottom to allow better visibility.

Peterson: This lot is a hybrid in that it is zoned for 2 units, but not really big enough for two structures. The owner wants a single house on the lot. To address concerns by the board at the previous review:

With regards to the interpretation of the LJS PDO regarding the orientation of houses in the MF1 zone, the City staff has concluded that there is no view through to the ocean from the pedestrian level, so the requirement to orient the long axis of the house parallel to the ocean doesn't apply.

There is no wall greater than 50' in length.

With regards to stepping back of the upper floors, the LJCP is a broad measure. Other multi-story houses are being built in the area that don't step back.

Site coverage: 0.5 is max this project is 0.4

La Jolla Shores Permit Review Committee

Minutes – April 26, 2011

Page 3

Landscape: Pavers can be counted towards the greenscape requirement since these are placed on dirt and are not part of the structure. The breakdown: planted areas = 22%, hardscape = 24%. This give 46% total, well above the 30% requirement.

Committee comments:

Morton: According to the LJS PDO in the multi-family zone: greenscape needs to be growing *Response: The Municipal Code on hardscape: 142.0403. Hardscape can be considered landscaping.* Mr. Morton disagreed.

Merten: Rebuttal to the city planning dismissal of the siting requirements: Showed aerial photo of houses, most of which were built before 1975. Much of LJ Shores was walled off by these Multi-Family development zones with tall buildings going from property line to property line. The wording in the LJS PDO is to “provide see-throughs to the ocean” not “views of the ocean”. He was amazed by the city planners’ lack of understanding of the reasons behind this regulation in the LJS PDO.

The LJCP says that buildings should step back at the second floors. The northern and eastern facades of this building are basically 2 dimensional with no articulation. These should have some articulations similar to the other two sides. The LJ Shores Design Manual in residential development shows a 3-story block building next to a single story building with the word NO! This design doesn’t meet the intent of the LJS Design Manual, nor does it meet the LJSPDO orientation requirements for new buildings in the Multi-Family Zone, nor the Community Character Plan Recommendations of the LJ Community Plan regarding transitions between bulk and scale of new and older development.

Boyden: Our committee follows the MF1 zone requirements in the LJS PDO. Read the following: The LJCP: Community Character on page 82 states : In La Jolla Shores, bulk and scale for single dwelling unit and multiple dwelling unit redevelopment has been subject to the La Jolla Shores Planned District Ordinance which was adopted by City Council in 1974. The La Jolla Shores Planned District Ordinance addresses the use, and density of structures that are located within the boundary of the La Jolla Shores Planned District Area.” . In addition, on page 20, the LJCP refers extensively to the La Jolla Shores Precise Plan and its relation to the LJSPDO. *R: The lots are odd shaped and not uniform. This design makes sense.*

Naegle: You don’t see the ocean, but you can see the Beach & Tennis Club which is part of the view. *R: Changing the set back and orientation of the house would not add to the public view of the LJBTC and golf course.*

Morton: Does the 2nd floor deck affect the visibility triangle (zone)? *R: Yes, but according to the city, the view triangle only applies to the ground floor for traffic. At what height the view triangle ends is a bit fuzzy in the code, probably around 11 – 12 feet (a second story).* Q: 300’ setback average: why does rear 3’ setback comply where the average rear is 16’? This 16’ was computed incorrectly and includes many large houses out of this zone. Within the block, the average is 4’ side and 4’ rear.

Boyden: Described the houses on the other 3 houses on the corners; they should be part of the neighborhood photo survey and streetscapes.

Public comment:

John Armstrong + son John: Would like to see the outline of old building foot print overlaid with the proposed structure footprint. It is interesting, by not stepping back the second floor for the neighboring properties, they are getting LEED certifications, but they are taking away the light from the neighbors, preventing them from achieving any LEED certified improvements on their side. The four corners at this location define the Shores as you are heading past the LJBTC and into the business district. This is one of the first homes built in the LJ Shores defining the whole Spanish style architecture. Any home built at that time had to pass a review board that met these standards. The City Historical Review Board gave poor or no public notice and none of the residents in the

neighborhood were noticed on the historical review or contacted. He would like to see the redesign at least try to adopt a style representative of the LJ Shores. The comparison photos of houses they presented point to the worst design examples in LJ Shores.

At this time an enlarged photograph was presented that showed the area in the late 1920's with the 4 original Spanish style houses that defined the style for the Shores. This house was one of those 4 original houses.

Sheila Palmer: Why is it so important to destroy the character of the LJ Shores? *R: The owner wants to build a house for his family. This is his dream house. He held a local meeting of neighbors and did not receive any objections.* (The neighbors present (including adjacent homeowner and one catty corner across intersection) strongly disagree and say that they weren't noticed or included at this meeting)

Peggy Davis: If the building is to be demolished, the replacement should have a similarity of design in the spirit of the rest of the neighborhood.

Myrna Naegle: We are destroying our heritage one house at a time.

Cynthia Bond: When looked from above this appears to be much larger of 0.4 of lot coverage.

Committee:

Morton: What was the result of the Historical Review Board. *Response: The board deadlocked 4-4.* There was some discussion by neighbors and applicant as to whether the Historical Review Board decision could be appealed.

Lucas: Setbacks in side and rear? *R: 4' and 4'.* The stairway at the rear comes into setback, so the setback is only 3' at that point.

Motion: Morton to continue the project; died for lack of a second. Then the applicant requested a continuance on this project.

Motion: Morton; Second: Merten

To continue the project and provide documentation to show:

- How landscaping conforms to 30% greenscape rule
- How front conforms to the visibility triangle requirement
- How high the city engineering considers the visibility triangle goes.
- How does this project conform to the LJS PDO section 1510.0306 (b) (3)
- Materials board
- Transitions and step backs
- Style issue with the rest of the neighborhood.
- Streetscape to the west and south across both streets
- 300' photo survey

Discussion on motion:

Naegle: This house is beautiful, but does not belong in the neighborhood.

Motion carries: 5-0-1

Approve: Lucas, Merten, Morton, Naegle, Schenck; Abstain: Boyden (chair)

C. AT&T Gilman Court: Return review

- PROJECT NUMBER: 194955
- TYPE OF STRUCTURE: Cell site – Existing post-mounted antennas and equipment enclosure
- LOCATION: 7660 Gilman Court (adjacent to freeway onramp)

- PLANNER: Alex Hempton: 619-446-5349; Ahempton@sandiego.gov
- OWNERS REP: James Kennedy, TAIC; 619-993-1057, james.kennedy@taic.net

Project Description: Wireless Communication Facility (WCF) designed to resemble a faux shrub. Equipment associated with the antennas is located in an enclosure, built into the hillside, and painted to blend in with the surroundings. Returned for community review because of an increase in scope.

Seeking: Neighborhood Use Permit for an existing wireless communication facility
 Neighborhood Description: Telecom. Co-location site. Non-residential land use on a residentially-zoned parcel. No residences in proximity. Close to I-5. Adjacent to SDG&E substation.

Previous Action Minutes of January 2010 and see minutes for comments.

Motion: Merten, Second: Lucas

To recommend re-approval of the CUP based on the amended application (paint structure & antenna devices olive drab to blend in with the hillside) dated today January 26, 2010. Motion approved: 6-0-1

Presented by James Kennedy & Courtney Hall

They were here before the committee last year for a re-permitting of the site. The project being presented is proposing to upgrade the ATT equipment and antennas to 4G. There are 4 antennas presently. They will be bringing the total to 8 antennas. The 4 antennas will be added on a second pole. The second pole must be camouflaged according to the new regulations. ATT is proposing a faux shrub to hide these antennas. A sample of surrounding foliage was shown along with a plastic version of similar foliage.

Morton: Can the brown building shown in the photo be painted from brown to camouflage/green? *Response: Yes.*
 Q: Will what is on the ground now change? R: *Existing is dirt. No plans to change that or do any surfacing.* Q: Is this area open or fenced? *Fenced, not open to the public.*

Lucas: Pole height? R: *Will be similar to existing pole.* Camouflaging of existing pole? R: *Yes. And 8 real shrubs will be planted in the area also. Toyon suggested.*

Schenck: Permit length? R: *10 years.* Q: Plastic plants lifespan? R: *More than 10 years*

Merten: Will antennas be painted to match the faux shrubbery? R: *yes. Camouflaged "socks" will also be placed over each antenna transceiver as well.*

No public comment or questions were made.

Motion: Merten; Second: Morton

Findings can be made for a Neighborhood Use Permit as proposed.

Motion carries: 5-0-1

Approve: Lucas, Merten, Morton, Naegle, Schenck Abstain: Boyden (chair)

D. Wells/Tyler Residence: First review

PROJECT NUMBER: 233074

TYPE OF STRUCTURE: Single family residence

LOCATION: 8217 Paseo del Ocaso

PLANNER: Glenn Gargas; 619-446-5142; ggargas@sandiego.gov OWNERS REP: Jackson Design and Remodeling; john@jacksondesignandremodeling.com

Project description: Demolish an existing SFR and construct 2532sf one-story home plus garage. Coastal Overlay (Non-Appealable), Coastal Height, Parking Impact, Residential Tandem Parking Zones.

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

Presented by: Jim Groen, Jackson Design & Remodeling

The chair had distributed City cycles to the committee, but announced she had just received the Letter of Assessment in paper form. She listed among City concerns as grading, driveway length and rear yard setback not in conformity.

They are proposing a single-story residence and did not want to build a “McMansion”.

The new design extends to the rear of the lot and the rear setback is 6’ 4”. The neighbor on north has 5’ 4”, another one further up has 7’ 4”. Landscape coverage: 30% (after conversion of courtyard to grass). Lot coverage: 55%

Morton: Do they have a 300’ survey? *Response: They presented one to coastal, but did not bring it to this meeting.* Q: Fence in front does not comply – above 3’ needs to be 50% translucent. *R: They can modify it to conform to the codes.*

Lucas: Length of driveway? *R: 17’ 11” to property line. Q: The 2-story house to the south has a short driveway and that was just completed. Have they asked the city why they want 20’ when other houses, including recently built ones have been permitted with shorter driveways? R: Not yet. Q: Does the greenscape calculation include hardscape? R: No, it is actual planting area. They are changing the patio from slab to planting to meet the 30% requirement. Q: I would encourage more greenery be added if possible, for quality of living, as you are just meeting the 30% requirement.*

Merten:

From the LJ Design Manual: Roof forms should be compatible with other houses in the neighborhood. We will have to consider whether this design is compatible with the neighborhood.

Boyden/Lucas: There are 3 houses with flat roofs similar, 2 across street, one adjacent the rear of the house.

Public comment:

Janie Emerson: It appears that the bedrooms are at the rear and that they wouldn’t be using the area in the rear for living. *R: That is correct, but there is access to a utility closet from the outside.*

Motion: Lucas; Second: Merten

To continue to next time.

Provide materials to address:

300’ neighborhood survey

Address front fence 50% above 3’ visibility issue

Landscaping plan

Driveway 20’ requirement from the city

Benefits of single story and 6’ setback vs. larger setback and possible 2-story development.

Photos of houses with similar roof styles in the immediate neighborhood.

Opaque glass for the garage door – how translucent and will it be and will garage lights at night be an issue for the neighbors.

Motion carries: 4-0-1

Approve: Lucas, Merten, Naegle, Schenck; Abstain: Boyden (chair)

(Morton had to leave midway through presentation and was not present for motion)

Item 3. Consideration of possible revision of the MC 151.0401 and 1510.0107 as proposed by 7th Update to the

Land Development Code-

Various concerns were expressed about possible dilution of LJS PDO by opening up the LJS PDO to all current and potential Chapter 14 article 1 uses

Motion: Merten Second: Naegle

Request that CPA address Item 33 of draft of the Seventh Update to the Land Development Code and put it the agenda for the next meeting.
should be reviewed by the CPA.

Motion carries: 4-0-1

Approve: Lucas, Merten, Naegle, Schenck; Abstain: Boyden (chair)

La Jolla Planned District Ordinance Committee

Chair: Ione R. Stiegler, AIA

AGENDA – MONDAY, April 11, 2011

4:00 PM, La Jolla Recreation Center, 615 Prospect Street, Room 1

La Jolla Planned District Ordinance Committee

Minutes for the April 11, 2011 Meeting

DRAFT

In Attendance: Jim Fitzgerald (LJTC), Orrin Gabsch (CPA), Michael Dershowitz (LJTC), Deborah Marengo (PLJ), Ione Stiegler (BRCC), Trent Wagenseller (PLJ), David Little (CPA),

Absent: Glen Rasmussen (CPA), Joe Parker (BRCC), Cristull Hasson (LJTC), Jennifer Clark (PLJ),

Public Present:

Scott Peters scott@scottpeters.com

Mary Coakley coakleym@san.rr.com

Marie Lia mbllaw@earthlink.net

Trudy Armstrong trudy@sdfoundation.org

James Alcorn 7751 Girard Ave

Angeles Leira

Don Goertz

Paul Benton

Janet Harris

Grace Zimmerman

Timca Kay

Dora Acosta

1. **Public Comment** – Issues not on today’s agenda (2 minutes maximum.)

No comments

2. **Chair Report / Board Discussion**

a. Review and Approve March Minutes – Approved with edits. Fitzgerald motion – Marengo second 6-0-1 (abstention)

b. Issues regarding PDO compliance and means to promote enforcement.

1. Review proposed letter drafted by Stiegler (Carried over to next month)

3. **Recommendations to DPR Committee**

A.

Project Name: GREEN DRAGON

Address: 1241, 1245, 1249 Coast Blvd.

PN: PO#224418

City PM: Sandra Teasley 619-446-5245 steasley@sandiego.gov

PDO Zone: 1A

Applicant: Jim Alcorn 858-459-0805

Scope of Work:

(Process 3) Coastal Development Permit to construct 3 for rent single family residences (600 sf, 2,451 sf and 2,540 sf) on a site with existing commercial buildings on a 39,640 SF site in the LJ PDO 1A Zone of

NEXT MEETING – MONDAY, MAY 9, 2011

Please check <http://www.lajollacpa.org> 72 hours prior to meeting, meeting may be cancelled if no projects are on the agenda.

FOR ADDITIONAL INFORMATION, PLEASE CONTACT IONE R. STIEGLER, AIA, CHAIR, 858-456-8555 OR

istiegler@isarchitecture.com

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.

La Jolla Planned District Ordinance Committee

AGENDA – MONDAY, APRIL 11th, 2011 (continued)

the La Jolla Community Plan, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone, Coastal Parking Impact, Residential Tandem Parking Zone, Transit Area Zone. Council District 1
The project is returning to the committee to specifically request variances to the following three provisions of the Land-Use Code: § 159.0306(a): Retail uses are required on the ground floor as shown in Table 159-03A; §159.0306(c): Residential uses shall be restricted on the ground floor as shown in Table 159-03C; and §159.0405(c): Driveways and curb cuts on the same lot shall be no closer than 150 feet. The project will also be presenting proposed colors and materials.

After Committee discussion, the Committee moved that the findings could be made for the three requested variances: § 159.0306(a): Retail uses are required on the ground floor as shown in Table 159-03A; §159.0306(c): Residential uses shall be restricted on the ground floor as shown in Table 159-03C; and §159.0405(c): Driveways and curb cuts on the same lot shall be no closer than 150 feet. In making the findings for the variance for *driveways and curb cuts*, the Committee: 1) specifically notes the driveway placement for optimized curbside parking as represented in the site plan presented; and 2) recommends that the City stripe the on-street parking spaces.
Motion: Little; Stiegler second: 6-0-0 (Morengo recused).

Note: The project will return at a later date to present colors and materials.

4. Recommendations to CPA

A.

Project Name: La Jolla Foundation

Address: Various Sites in La Jolla

PN: (N/A)

PDO Zone: All

Applicant: La Jolla Foundation

Agent: Phyllis Pfeiffer and Scott Peters

City PM: (N/A)

Date of App Notice: (N/A)

Scope of Work: Placement of privately funded art. Review for conformance with PDO. Applicant is returning with answers to questions posed by the committee at the meeting.

The applicant handed out a letter detailing the La Jolla Foundations answers and proposed process to the committee. The committee moved to endorse the applicant requesting the Mayor to approve the La Jolla Foundation's Art Program as outlined in the letter with the additional criteria of: 1) incorporating the City Municipal Code signage maintenance language; and 2) limiting the acknowledgement plaques to a maximum size of one square foot. Further the Art Foundation is requested to continue to present to the committee potential art installation site locations so the committee can determine if any potential PDO issues are involved. Marengo motion – Fitzgerald second: 6-0-1 (abstention Gabsch)

B.

Project Name: Puesto Mexican Street Food

Address: 1026 Wall Street La Jolla, Ca 92037

Pn: 3500911200

PDO Zone: Lot 41-43, West-Half Of Lot 44, West 70 Ft. Of South 10 Ft. Of Lot 46

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La Jolla Planned District Ordinance Committee

AGENDA – MONDAY, APRIL 11th, 2011 (continued)

Agent: Studiomyid

City Pm: Tbd

Date of App Notice: 3-29-11

Scope of Work: Quick Service Food Facility Tenant Improvement Including Millwork and Fixtures and Change of Existing Use Permit. The committee will be reviewing the Storefront Facade, Signage, Sidewalk Cafe and Change of Use

Applicant was advised that: 1) the change of use from an office to a restaurant is an intensification of use for which the PDO requires additional shared parking commensurate with that new use; 2) their proposed signage square footage exceeded the allowable signage square footage for this zone; 3) the design, materials and colors proposed for the project appear to meet the requirements of the PDO; and 4) the proposed sidewalk cafe also appears to meet the requirement of the PDO for 8 feet of clearance (clear path) from all sidewalk encroachments with the possible exception of the clearance to the trunk of an adjacent tree. The applicant was advised to return with: 1) total signage that did not exceed 31.416 square feet; 2) a signed contract(s) for shared parking equal to 1 space per 200 square feet of restaurant with the parking contract(s)' term for the same duration as the occupancy lease term for the restaurant space; 3) the final proposal for design, materials and color; and 4) the proposed side walk cafe with 8' of clearance from all sidewalk encroachments(the preferred alternative).

5. Information Only

A.

Project Name: Riford Center

Address: 6811 La Jolla Boulevard

PN: (N/A)

PDO Zone: LJPD-4

Applicant: TBD

Agent: (N/A)

City PM: (N/A)

Date of App Notice: (N/A)

Scope of Work: ADA access ramp and sidewalk

The applicant plans to submit to the City of San Diego DSD for a Single Disciplinary Review tomorrow. The Riford Organization is attempting to spend their money by July of 2012. The applicants design lowered the sidewalk elevation to street level, added two disabled parking spaces requiring the installation of a tactile warning strip. The 2-foot wide tactile warning strip encroaches into the free path of travel on the sidewalk. The applicant was advised that the committee is primarily concerned that any proposed design maintain, at a minimum, a traditional raised curb configuration and the current (sub standard) sidewalk width, 5'-6". Stiegler advisory motion – Wagenseller second: 6-0-0 (Marengo absent)

Meeting adjourned at 6:00 pm

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MINUTES: LA JOLLA TRAFFIC AND TRANSPORTATION - 1-19-11

Present: Gabsch, LJCPA; Van Inwegen, LJTC; Dicks, LJSA, Lessor, LJSA (Chair), Ryan, BRCC; Courtney, LJCPA (Secretary)

T&T

PUBLIC COMMENT:

Tom Brady Comprehensive plan for valet, input to City for new guidelines

Joe Dicks: Suggests task force for valet parking / comprehensive plan and coordinate with City on new valet guidelines. Dan Courtney volunteers

Lincoln Foster: Suggests City send Notices for all permits and matters potentially impacting neighbors

Todd Lessor: Call the Mayor, it's up to the Mayor.

Sally Fuller: Problem with merge onto La Jolla Parkway from Via Capri. Request placement on agenda.

Todd Lessor: You are the only one complaining. Need to hear concern from more,

Agenda Item: La Jolla Fireworks: Deborah Marengo, LJ Community Fireworks Assoc

Street closure: Top of Coast Blvd to Prospect 7:30 PM - 9:30 7/4/11

Motion to approve Dicks/ Gabsch Motion Passed (6-0-0)

Agenda Item: Request for 2 hour parking limit on Nottingham

Brian Miller 8744 Nottingham Place

Excessive parking in front of homes, safety issues blocking driveways, fire hydrants, convenience, difficult to find parking

Extension of UCSD parking lot would help.

Miller presents a petition titled "I support the installation of 2 hour parking limit signs on Nottingham Place between Glenbrook Way and Sugarman Drive during daytime hours, Monday-Friday. Signed by 34 residents of this area.

Miller presents a City of San Diego Parking Time Limit / Parking Meter Zone Petition signed by 22 property owners along the 8600 & 8700 block of Nottingham Place

Motion: Gabsch/ Dicks: : Approve 2 hour parking limit on 8600 & 8700 block of Nottingham
Motion Passed 6-0-0

Dicks leaves 4:45 PM, quorum lost

Dan Allen: SANDAG Regional Transportation Plan
Presented a letter titled "Proposed La Jolla Community response to SANDAG's Draft 2050 Regional

Transportation Plan" and a map of proposed routes.
Requested placement of item on agenda

Torrey Pines Road (TPR): Sherry Nooravi

Can't cross street or walk down TPR, bicyclists afraid to ride along TPR.
Safety as number first priority.
TPR.org

Kathleen Ferrier, Walk San Diego : 12 year old organization

TPR = Arterial road, designed to move traffic
Nationwide movement to increase safety on arterial streets for pedestrians, bicyclists, etc.
62% of pedestrian deaths occur on arterial roads
Raised medians to provide sanctuaries for pedestrians
Narrow lanes to slow traffic
Regional transportation plan

Robert Thiele: Presented a 8 segment plan vrs 4 segment plan
Most beneficial safety related items for the cost

Request City divide cost estimates into 8 segments rather than 4 segments

Todd Lessor: Glad Robert has input

Sherry Noorvani: You want us to go through T&T but don't respond to us

Leigh Pleasiank, TPR Resident: Can't understand why segment 4 should go first

Orrin: How do people cross TPR South to North?

Robert Thiele: Cross at Princess with pedestrian signal

Signage will be moved off sidewalks

Mr, Nooravi, Have signals been synchronized from the Throat to Project?

Dan Courtney: Yes, TPR needs sidewalks but the people living along TPR also need an "interval", or break in the flow of traffic, to get in and out of their driveways, take left turns or to make U-turns, (as required for Calle Juela residents).

Also, conversion of the median to a "fifth lane" or "drivable median" will increase likelihood of pedestrian injuries and head-on accidents. Strongly opposed to this concept.
Fire Department should be opposed as well, as they will likely have increased incidents to respond to.

Robert Thiele: A Fire Department rep can come to the next T&T meeting to address this issue.

Todd Lessor: Torrey Pines Road Corridor Project to be on T&T Agenda May 26th as a voting item.

Meeting adjourned 5:30 PM

Minutes Recorded by Dan Courtney, Secretary

