



PO Box 889, La Jolla, CA 92038

<http://www.LaJollaCPA.org>

Voicemail: 858.456.7900

info@LaJollaCPA.org

President: Tony Crisafi
Vice President: Joe LaCava
Treasurer: Orrin Gabsch
Secretary: Dan Allen

La Jolla Community Planning Association

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

Thursday, 3 May 2012

D R A F T AGENDA – REGULAR MEETING

6:00p

1. Welcome and Call To Order: **Tony Crisafi**, President
2. Adopt the Agenda
3. **Meeting Minutes Review and Approval: 5 April 2012**
4. **Elected Officials Report** – Information Only
 - A. Council District 2 – Councilmember Kevin Faulconer
Rep: **Katherine Miles**, 619.236.6622, kmiles@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. **Non-Agenda Items for Trustee Discussion**
Issues not on the agenda and *within LJCPA jurisdiction*, two (2) minutes or less.
7. Officer's Reports
 - A. **Secretary**
 - B. **Treasurer**
8. **President's Report**
 - A. Committee Appointments - For ratification by trustees (see attached list) – action item
 - B. Ad Hoc Committee on Trustees Representing Project Applicants or Project Opponents – appoint & ratify – meet in May – time & place to be announced – action item
 - C. Form Special Election Committee – appoint & ratify (Trustee Ray Weiss resignation) –Action item

9. **CONSENT AGENDA – Ratify or Reconsider Committee Action**

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

→ ***Anyone may request that a consent item be pulled for 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 Paul Benton, 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, 4p

A. Contreras Residence

DPR ACTION: Findings can be made for a Coastal Development Permit and Site Development Permit to demolish existing residence and construct a 11,886 SF single-family residence on a 0.82 acre site at 9554 La Jolla Farms Road. 5-0-2

9554 La Jolla Farms Road - CDP and SDP for Environmentally Sensitive Lands to demolish existing residence and construct a 11,886 SF single-family residence on a 0.82 acre site.

B. Kates Residence

DPR ACTION: Based on the revised drawings of the driveway gate and pilasters, findings can be made for a Coastal Development Permit to demolish existing residence and construct a 7,965 SF single family residence on a 0.52 acre site at 1545 La Cumbre Drive. 6-0-1

1545 La Cumbre Drive - CDP to demolish existing residence and construct a 7,965 SF single-family residence on a 0.52 acre site.

C. Abelkop Residence

PRC Action: Findings can be made for a Site Development Permit. 5-0-1

2481 Rue Denise - 2,298 square feet addition to an existing single family residence on a 0.29 acre site.

D. Browar Residence

PRC ACTION: Findings can be made for a SDP and a CDP based on the plans presented to the committee dated by presenter 4/24/12 (and to be submitted to the City), with front setbacks of 9' 6" and arching stone wall set back 8' 6" as indicated on sheet 2 of 12. 4-1-1

2725 Inverness Court - Demolish existing single family residence and construct new 6,566 sf single family residence with associated site walls and swimming pool on a 58,540 sf lot

E. Taste of the Cove

T & T ACTION: Approval of street closures 8-0-0

Street Closures - Taste of the Cove event on Sept 6th, 2012.

F. Green Zone at 1025 Prospect Street

T & T ACTION: Denial of Green Zone 8-0-0

Consideration of a green zone at 1025 Prospect Street

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

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

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

C. COMMUNITY PLANNERS COMMITTEE – Meets 4th Tues, 7p, 9192 Topaz Way =

D. LA JOLLA PARKS & BEACHES, INC. – Meets 4th Mon, 4pm, La Jolla Recreation Center

11. **City of San Diego - Sewer and Water Group 820**

Information Only – Replacements in the Village bounded by Torrey Pines Road, Coast Blvd., Ivanhoe Street and Prospect Place. Construction of the project will affect portions of the following streets and locations: Jenner St., Cave St., Prospect St., and Silverado St. See attached maps. Tentative start date: September 2012 / 10mos to complete. Residents & Merchants will receive notice 30 days prior to start of construction.

12. **Keating Residence** – Action item, pulled by Trustee Courtney
9633 La Jolla Farms Rd - CDP to demolish existing residence and construct a 10,834 SF single-family residence on a 1.07 acre site.
PREVIOUS ACTION (April 2012): Pulled from Consent Agenda
DPR ACTION (March 2012): Findings can be made for a Coastal Development Permit to demolish existing residence and construct a 10,834 SF single-family residence on a 1.07 acre site at 9633 La Jolla Farms Rd. 3-2-1
13. **Taccone Residence** – Action item, full hearing at request of Applicant
7206 Rue de Roark - EOT for CDP 588201 and SDP 588202 to demolish an existing SFR and construct a 7,366 sf SFR with a 555 sf guest quarters on a 13,263.3 sf lot
PRC ACTION (April 2012): The findings can be made for an Extension of Time (EOT) for the project as presented, per San Diego Municipal Code 126.0111. 4-1-1
14. **SDG&E: TL617 Underground Cable Replacement in La Jolla**
Information only - SDG&E® is replacing an existing 2.5 mile segment of aging underground electric cable that provides power to La Jolla. This cable system runs from La Jolla substation (near Eads Ave and Pearl St intersection) to an existing wooden transmission cable pole located on top of Mount Soledad (near La Jolla Scenic Dr and Soledad Park Rd intersection. Construction starts in May - approximately 4 to 8 months to complete.
15. **Adjourn** to next Regular Monthly Meeting, May 5th, 2012, 6:00 pm

9:30p



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Treasurer: Orrin Gabsch
Assistant 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, 5 April 2012

D R A F T MINUTES – REGULAR MEETING

Trustees Present: Dan Allen, Cynthia Bond, Tom Brady, Devin Burstein, Michael Costello, Dan Courtney, Tony Crisafi, Jim Fitzgerald, Orrin Gabsch, Joe LaCava, David Little, Tim Lucas, Nancy Manno, Phil Merten, Cindy Thorsen, Ray Weiss, Fran Zimmerman.

1. **Welcome and Call To Order: Tony Crisafi**, President, at 6:04 PM

2. **Adopt the Agenda**

A motion was made and voted upon to adopt the Agenda. However, Trustee elect Burstein objected and the President determined a quorum was not present. The Adoption of the Agenda was deferred to later in the meeting. (Subsequent research indicates a quorum was in fact present.)

3. **Elections**

A. **Certify Election**

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

B. **Recognition of Outgoing Trustees** – Councilmember Sherri Lightner

District One Councilmember **Sherri Lightner** recognized the six Trustees who had completed their terms and gave each of them a certificate of commendation.

C. **Swearing in of Incoming Trustees** – Councilmember Sherri Lightner

Councilmember Lightner invited re-elected Trustees present to come forward: **Cynthia Bond, Tom Brady, Devin Burstein, Nancy Manno, Phil Merten** and **Cindy Thorsen**. **Councilmember Lightner** offered her congratulations and administered the LJCPA Oath of Office.

Agenda Modification: Councilmember Lightner gave the City Council District 1 Elected Official Report:

Councilmember Lightner announced a hearing to be conducted by the U S Postal Service for community input concerning the proposed disposal of the La Jolla Post Office building. The meeting is scheduled for Thursday, 26 April at 6PM at the Cuvier Club (formerly Saint James Hall) at Eads and Silverado, and she encouraged attendance.

Adopt the Agenda

Approved Motion: Motion to adopt the Agenda, (Manno/Fitzgerald, 13-0-1).

In favor: Allen, Bond, Brady, Burstein, Costello, Fitzgerald, Gabsch, LaCava, Little, Manno, Merten, Thorsen, Weiss.
Abstain: Crisafi.

4. **Election of Officers**

A. **President**

Trustee Costello nominated **Trustee Crisafi** for President of the LJCPA.

Approved Motion: To elect Tony Crisafi as President of the La Jolla Community Planning Association, (Costello/Manno, 12/0/2).

In favor: Allen, Bond, Brady, Burstein, Costello, Fitzgerald, Gabsch, LaCava, Manno, Merten, Thorsen, Weiss.
Abstain: Crisafi, Little.

B. Vice President

Trustee Gabsch nominated **Trustee LaCava** for Vice President of the LJCPA.

Approved Motion: To elect Joe LaCava as Vice President of the La Jolla Community Planning Association, (Gabsch/Thorsen, 11/0/3).

In favor: Allen, Bond, Brady, Burstein, Costello, Fitzgerald, Gabsch, Manno, Merten, Thorsen, Weiss.
Abstain: Crisafi, LaCava, Little.

C. Secretary

Trustee Manno nominated **Trustee Allen** for Secretary of the LJCPA.

Approved Motion: To elect Dan Allen as Secretary of the La Jolla Community Planning Association, (Manno/Fitzgerald, 12/0/2).

In favor: Bond, Brady, Burstein, Costello, Fitzgerald, Gabsch, LaCava, Little, Manno, Merten, Thorsen, Weiss.
Abstain: Allen, Crisafi.

D. Treasurer

It was noted with regret that **Trustee Fitzgerald**, having served as Treasurer for four years, is barred by LJCPA Bylaws from re-election as Treasurer. **Trustee Burstein** nominated **Trustee Gabsch**, who courteously offered his services as Treasurer of the LJCPA, with the willing assistance of **Trustee Fitzgerald**, who will serve as assistant to the Treasurer.

Approved Motion: To elect Orrin Gabsch as Treasurer of the La Jolla Community Planning Association, (Burstein/Thorsen, 12/0/2).

In favor: Allen, Bond, Brady, Burstein, Costello, Fitzgerald, LaCava, Little, Manno, Merten, Thorsen, Weiss.
Abstain: Crisafi, Gabsch.

Agenda Modification: Swearing in of Incoming Trustee – Fran Zimmerman

President Crisafi administered the LJCPA Oath of Office to newly elected **Trustee Zimmerman** who was not present for the initial Swearing In.

5. Meeting Minutes Review and Approval – 01 March 2012 Annual Meeting and 01 March 2012 Regular Meeting

Trustee Little stated he voted against the Bylaw amendments at the 01 March 2012 Annual Meeting, and asked that the recorded vote count be corrected to show one vote in opposition.

Approved Motion: Motion to approve the Minutes of the 1 March Annual Meeting as corrected and the Minutes of the 1 March Regular Meeting, (LaCava/Merten, 15-0-1).

In favor: Allen, Bond, Brady, Burstein, Costello, Fitzgerald, Gabsch, LaCava, Little, Lucas, Manno, Merten, Thorsen, Weiss, Zimmerman.
Abstain: Crisafi.

6. Elected Officials Report - Information Only

A. San Diego City Council District 2 - Councilmember Kevin Faulconer

Rep: Katherine Miles, 619.236.6622, kmiles@sandiego.gov
Ms. Miles was not present.

B. San Diego City Council District 1 - Councilmember Sherri Lightner

Rep: Erin Demorest, 619.236.7762, edemorest@sandiego.gov
Councilmember Lightner gave her report earlier in the meeting.

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://physicalplanning.ucsd.edu>
Ms. Delouri was not present.

General Public Comment

Mary Coakley-Munk provided a handout on the fundraising being conducted by the Friends of La Jolla Shores to construct a shade structure over the bronze whale sculpture at Kellogg Park. **Ms. Coakley-Munk** also discussed plans to replace the restroom building at the north end of the Park.

Peggy Davis provided a copy of a letter to the LJCPA and spoke urging the removal of Michael Morton from the La Jolla Shores Permit Review Committee.

Michael Morton spoke rebutting allegations asserted by Ms. Davis.

8. Non-Agenda Items for Trustee Discussion

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

Trustee LaCava spoke on the subject of the La Jolla Post Office building, encouraging attendance at the meeting announced earlier in the meeting by Councilmember Lightner and asking for signatures on a new petition.

Trustee Gabsch addressed the issue of excessive cost and paper waste in printing the meeting Agenda packages. Six trustees by straw vote would prefer only electronic copies. However, the printing of the Agenda package the day of the meeting is necessary to accommodate last minute changes. (Those being changes that are permitted by the restrictions of the Brown Act.)

Trustee Lucas thanked the volunteers who counted the ballots in last month's election: **Janie Emerson, Ed Ward** and **Leslie Lucas**. **Ms. Lucas** also helped attending to the polls.

Agenda Modification: Swearing in of Incoming Trustee – Dan Courtney

President Crisafi administered the LJCPA Oath of Office to re-elected **Trustee Courtney** who was not present at the initial Swearing In.

9. Officer's Reports

A. Secretary

Trustee Allen stated that if one wants his or her attendance recorded today, he or she can sign-in at the back of the room. There are two sign-in lists: one for LJCPA members and one for non-members. LJCPA is a membership organization open to La Jolla residents, property owners and local businesspersons at least 18 years of age. By providing proof of attendance you maintain membership and become eligible for election as a Trustee. Eligible non-members wishing to join the LJCPA must have recorded attendance for one meeting and must submit an application, copies of which are available at the sign-in table, from the Secretary and on-line at our website: www.lajollacpa.org. Persons are entitled to have attendance recorded without signing-in, and such case must provide the Secretary before the end of the meeting a piece of paper with printed full name, signature and a statement asking attendance be recorded.

B. Treasurer

Trustee Fitzgerald presented the results for the past month. March Beginning Balance: \$303.90 + Income \$223.02 – Expenses \$268.91 = April Beginning Balance: \$258.01. Expenses for the month included renewal of the Internet domain name and filing fee for the annual corporate information statement with the California Secretary of State.

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 are in cash to preserve anonymity.

10. President's Report – Action Items where indicated

A. Alleged code violation process – discussion

Reference: <http://www.sandiego.gov/nccd/about/enforcement.shtml>

President Crisafi explained that there is no mechanism for the LJCPA to take action on code violations, including projects done without permits, except when the party in violation comes forward with a permit application that reaches the LJCPA, through the City Development Services Department. Code enforcement is the prerogative of the Department's Code Enforcement staff. LJCPA is chartered to act only on projects that are referred from the City. **Claude-Anthony Marengo** described the process of City fines for code violations. **Trustee Fitzgerald** pointed out the problem is insufficient Code Enforcement staff. **Trustee LaCava** concurred, and he expressed the opinion that we should informally or as a body initiate complaints – particularly in egregious cases of violations – in fairness to those who come before the LJCPA and are expected to adhere to the rules. He suggested we take action in the City budget process to enhance the City Development Services Department's Code Enforcement budget. **Trustees Little, Wiess** and **Manno** also commented.

- B. Committee Appointments in May** – Submit your interest, ratified at May LJCPA meeting.
Reference: <http://www.lajollacpa.org/committees.html>

- C. Community Orientation Workshop** – mandatory training requirement for all new Trustees
Reference: <http://www.sandiego.gov/planning/community/ecow/>
Trustees who have not done so must attend a training session in person or take the Electronic Community Orientation Workshop on-line (ECOW) within three months of swearing-in.

- D. Role of Trustees Representing Project Applicants or Project Opponents**
Ad Hoc Committee is proposed to meet in April for a general discussion of policies affecting the role of Trustees representing project applicants or project opponents at public meetings including presentations to the LJCPA. Specific issues for possible discussion by the Committee will be posted on the Ad Hoc Committee agenda prior to the meeting – the time and place to be announced.

Approved Motion: Motion to ask for volunteers for an ad hoc committee on Trustee conflict of interest along with volunteers from the joint committees and to put the ratification of ad hoc committee members on the Agenda for next month, (Little/Merten, 13-0-4).

In favor: Allen, Bond, Brady, Burstein, Costello, Courtney, Fitzgerald, Little, Lucas, Merten, Thorsen, Weiss, Zimmerman.

Abstain: Gabsch, LaCava, Manno, Crisafi.

11. 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 Paul Benton, 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. Keating Residence – *Pulled by Trustee Courtney*

DPR ACTION: Findings can be made for a Coastal Development Permit to demolish existing residence and construct a 10,834 SF single-family residence on a 1.07 acre site at 9633 La Jolla Farms Rd. 3-2-1

9633 La Jolla Farms Rd - CDP to demolish existing residence and construct a 10,834 SF single-family residence on a 1.07 acre site.

B. Woolf Residence

DPR ACTION: Findings can be made for a Coastal Development Permit to demolish existing structures and construct a 5,467 SF single-family residence on a 0.3 acre site on Camino de la Costa with the adjustments made to the drawings on this date (13 March 2012). 5-0-1

6353 Camino de la Costa Coastal Development Permit to demolish existing structures and construct a 5,467 SF single-family residence on a 0.3 acre site.

C. AT&T South Torrey Pines Row

DPR ACTION: Findings can be made to approve the Project. 5-0-1

9170 1/3 N. Torrey Pines Rd - The project is an existing wireless communication facility located at the Northwest corner of North Torrey Pines Road.

D. Beautification of Coast Boulevard *Action Not Taken*

DPR ACTION: To approve the Conceptual Plan for the Beautification of Coast Boulevard Walkway at the Children's Pool without the coastal bluff drive (which would not be approved in any private project), and the destruction of the bluff. 5-0-1

Coast Boulevard at the Children's Pool- redesign of the public promenade and belvedere on Coast Blvd. at the Children's Pool. Total improved area: 11,610 SF. Improved pathway: approx. 10,000 SF (475 linear feet). Planting area: 1,703 SF.

E. Zegarra Retaining Wall – *Pulled by Agent for the Applicant, Brian Langmore*

PRC ACTION: First, one Finding for a Neighborhood Development Permit (The proposed development will not adversely affect the applicable land use plan.) cannot be made because the solid wall along La Jolla Scenic Drive does not comply with the Visual Resources section of the Open Space Preservation and Natural Resources Protection Policies of the Natural Resources & Open Space System Element of the La Jolla Community Plan pertaining to the preservation and enhancement of public views from Identified Public Vantage Points (LJCP pages. 46 and 47). Second, the Finding for a Neighborhood Development Permit (The proposed development will comply with the applicable regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.) cannot be made because the solid wall along La Jolla Scenic Drive does not provide the public view corridors within both side yard setback areas as required by LDC Sect. 132.0403(b); and the overall height and length of the solid wall within the street ROW does not comply with the Design Principle section of the General Design Regulations of the LJSPDO [Sect. 1510.0301(b)] because the overall height and length of the solid wall within the ROW is so different in form and relationship from development on adjacent parcels that it will disrupt the architectural unity of the area.

Motion to deny carries: 4-2-2

2974 Caminito Bello (La Jolla Scenic Drive North Frontage adjacent to Pottery Canyon) --NDP for an existing free standing solid wall within the Public Right-of-Way along La Jolla Scenic Drive. The LJCPA previously approved (August 2006) an SDP for Environmentally Sensitive Lands for construction of a retaining wall adjacent to a canyon (now already built without the permit being issued). Both were subjects of an NCCD.

F. La Jolla Half Marathon

T & T ACTION: Approve of street closures for marathon April 29th & Expo April 28th, 7-0-0

Street closures April 29th for Marathon - Expo on April 28th.

G. V-Calm sign on West Muirlands AT&T South Torrey Pines Row

T & T ACTION: Approve of V-Calm signage, 5-0-2

V-Calm sign – West Bound- across from 1211/1231 West Muirlands. To be on the golf course side of the street.

Re: **Consent Agenda Item 11 D:** It was noted this Consent Agenda Item, "Beautification of Coast Boulevard," had been presented and approved as "Children's Pool Walkway Beautification," (Agenda Item 12), at the March 2012 LJCPA Regular Meeting, and had the prior approval of the PDO Committee. Consent Agenda item 11 D, at this meeting, comes from the DPR Committee. Because this was a previously approved Action Item, a determination was made that this item had inaccurately been added to the Consent Agenda and action would be moot.

Trustee Merten, re the Children's Pool Walkway Beautification: reiterated his concern with the bluff removal that is part of the related Children's Pool Lifeguard Tower reconstruction.

Approved Motion: Motion, (requires 2/3 majority vote), to remove Item 11.D from the Agenda ("to Suspend the Rules"), (Burstein/Weiss, 14-0-3).

In favor: Allen, Bond, Brady, Burstein, Costello, Fitzgerald, Gabsch, Little, Lucas, Manno, Merten, Thorsen, Weiss, Zimmerman.

Abstain: Courtney, LaCava, Crisafi.

Approved Motion: Motion

To accept the actions of the Development Permit Review Committee: (B) Woolf Residence: Findings can be made for a Coastal Development Permit to demolish existing structures and construct a 5,467 SF single-family residence on a 0.3 acre site on Camino de la Costa with the adjustments made to the drawings on this date (13 March 2012), and (C) AT&T South Torrey Pines Row: Findings can be made to approve the Project, and forward the recommendations to the City,

To accept the actions of the Traffic & Transportation Board: (F) La Jolla Half Marathon: Approve of street closures for marathon April 29th & Expo April 28th, and (G) V-Calm sign on West Muirlands AT&T South Torrey Pines Row: Approve of V-Calm signage, and forward the recommendations to the City, (Burstein/Fitzgerald, 14-1-2).

In favor: Allen, Bond, Brady, Burstein, Courtney, Costello, Fitzgerald, Gabsch, LaCava, Lucas, Manno, Merten, Weiss, Zimmerman.

Opposed: Little.

Abstain: Crisafi, Thorsen.

12. 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, La Jolla Recreation Center.

C. Community Planners Committee – Meets 4th Tues, 7pm, 9192 Topaz Way, San Diego

D. La Jolla Parks & Beaches, Inc. – Meets 4th Mon, 4pm, La Jolla Recreation Center

13. Discussion on Applicants “Opting Out” of Community Review

President Crisafi, Trustee Merten and Claude-Anthony Marengo made clear that the City does allow an applicant to choose not to appear at the community planning body (or its committees) in the project review process. The community planning body should be advised of all projects, regardless of applicant’s decision, and is expected to encourage applicant participation. There appears to be an occasional lapse, where the plans for “opt out” cases are not sent to the community. There are also some levels of discretionary approval of matters regulated by the PDO where a senior planner can make decisions without submitting the matter to the community.

President Crisafi stated that LJCPA may exercise the appeal process with such “opt out” projects, if and when LJCPA becomes aware of them. **Trustee LaCava** said this is a matter for the President and the joint committee chairs to manage but that all of us should be diligent and assist in tracking projects. **President Crisafi** spoke in favor of a timetable for LJCPA and joint committee actions on projects, with deadlines for applicant participation. That timetable would be maintained and provided to the Trustees and the public. There was a side discussion on remodel projects, which are not necessarily within the purview of the LJCPA. These remodel projects should be monitored by the community and by neighbors, and when appropriate brought to the attention of the relevant committees and the LJCPA. **Trustees Fitzgerald, Lucas, Weiss, Courtney, Merten, Little, Costello and Zimmerman** and **Peggy Davis** also participated in the discussion.

14. Adjourn, at 8:00 PM.

Next Regular Monthly Meeting, 3 May 2012, 6:00 pm.

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

COMMITTEE REPORT
FOR
April 2012

4/10/2012 Present: Benton (Chairman), Collins, Costello, Hayes,
Liera, Merten, Thorsen

4/17/2012 Present: Benton (Chairman), DuCharme-Conboy, Costello, Hayes,
Liera, Merten, Thorsen

4/17/12 NON-AGENDA PUBLIC COMMENT

Thorsen: On part of its length, La Cumbre Dr appears to be a divided road, this abruptly ends at a gate. This narrows La Cumbre to a 1-lane road. Was this part of the street vacated or by what process was this closed off? Thorsen is researching.

4/10/12 FINAL REVIEW *previously Reviewed March 20, 2012*

Project Name: **CONTRERAS RESIDENCE**

9554 La Jolla Farms Road

Permits:

CDP + SDP

Project #: PO# 268481

DPM:

Michelle Sokolowski 619-446-5278

msokolowski@sandiego.gov

Zone: RS-1-2

Applicant:

Mark Lyon 858-459-1171

Scope of Work:

(Process 3) Coastal Development Permit and Site Development Permit for Environmentally Sensitive Lands to demolish existing residence and construct a 11,886 SF single-family residence on a 0.82 acre site at 9554 La Jolla Farms Road in the RS-1-2 Zone within the La Jolla Community Plan, Coastal Overlay (appealable), Coastal Height Limit, First Public Roadway, Parking Impact, Residential Tandem Parking.

Presenters: Mark Lyon, AIA

Sara Hoffelt

APPLICANT PRESENTATION:

Provided an 18pg handout of Project statistics, drawings, photos. Additions to handout relate to questions below. 2-story 11,886 SF , 35,969 SF lot. Allowed FAR = .45, proposed = .33

Provided for this REVIEW:

Applicant in italics

a. Provide a neighborhood FAR comparison (with lot size, floor area)(County Assessor, or Zillow OK).

Provided raw data in handout. Data is not always accurate, updated, or consistent, inconsistent garage data.

b. Continue to contact neighbors, discuss project. *Mr. Contreras contacted all neighbors (except one, not available, lockbox on door).*

c. Provide an elevation across the street, section, East, to canyon with heights – elevations of neighbors.

Provided a drawing of profiles illustrating relative elevations, building heights, setbacks, angled planes.

d. Provide a photo comparison with neighbors (if not a photosimulation). *Provided a panoramic type composite of photos of all properties on street.*

DISCUSSION:

No public or private views are involved.

The FARs of other houses around are much smaller. *The surrounding lot areas are large.* This lot is smaller with one of the largest houses giving it a much bigger FAR. Maybe it is OK for the Farms?

Keeping some of the existing landscaping, ie nice palms, etc

Deck at vertex of lot has a CDP. There is a trampoline and pool in back.

Likes the angled plane of the second story, as shown in the cross-street elevation.

No environmental issues remaining after preparing report, ie needed to clarify plant species.

LJDPR COMMITTEE MOTION: Findings can be made for a Coastal Development Permit and Site Development Permit to demolish existing residence and construct a 11,886 SF single-family residence on a 0.82 acre site at 9554 La Jolla Farms Road.

(Merten/Collins, 5-0-2)

In Favor: Collins, Costello, Hayes, Merten, Thorsen

Oppose: 0

Abstain: Liera, Benton (as Chair)

MOTION PASSES

Recorder setting 33:00:17:49

4/10/12 PRELIMINARY REVIEW + 4/17/12 FINAL REVIEW

Project Name: **KATES RESIDENCE**

1545 La Cumbre Drive

Permits:

CDP + SDP

Project #: PO# 266916

DPM:

Sandra Teasley 619-446-5271

steasley@sandiego.gov

Zone: RS-1-2

Applicant:

Jackie Temkin 619-446-5271

Kim Grant 619-269-3630

Scope of Work:

(Process 2) Coastal Development Permit to demolish existing residence and construct a 7,965 SF single-family residence on a 0.52 acre site at 1545 La Cumbre Drive in the RS-1-2 Zone within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit.

Presenters: Kim Grant, AIA

Jackie Temkin, AIA

4/10/12 APPLICANT PRESENTATION:

Provided a handout of the Project statistics. In the Muirlands area. 7,833 SF 2-story sf house, 22,894 SF lot, FAR allowed = .45, proposed = .34, lot coverage = 18% Keeping the majority of trees.

4/10/12 DISCUSSION:

Applicant in Italics

The Relationship to surrounding houses when a 2-story goes into a 1-story neighborhood is that it immediately changes the profile. The house will be large, using 30 homes, the average FAR is only 0.18.

This 0.34 will change the area.

Area has a country look. 2-story will stand out. *We will retain the split rail fences and cobble stone. We are asking to keep the existing cobble stone gutters. There is a 9-10 ft parkway in front of property line which will be landscaped. Entry will be off Hartley, will change address to Hartley.*

Off street parking on Hartley for guests . Driveway gate swings in. Typically, when there is a driveway gate you need enough off street room (stacking area) for a car to wait for the gate to open.

City CIL roof and chimney projections addressed.

Michael Rollins: *curb to curb distance is 50 ft, traffic is very light, so no problem waiting in street.*

It would help the rural character if you provide sidewalks.

Environmental, archeological monitoring required. Discussed Paleontological, geological recon.

Mrs. Kates contacted neighbors, no problems identified. Will keep trees.

Chimneys of wood burning fire place needs to be 2 ft higher than a roof within 10 ft.

Please provide for FINAL REVIEW:

- a. Please return to allow neighbors a second opportunity to attend a DPR Review.
- b. Please consider a low-key footpath type trail along Hartley.
- c. Please check wood burning chimney heights and SD Muni Code, re chimney heights – roof proximity (ie 2ft > roof within 10ft, and Prop D height?).
- d. Please show the front set back of neighbor, West side, in relationship to your Project.
- e. Please provide a drawing to compare building heights, setbacks, of neighbor's houses to proposed house.

Recorder setting 33:01:05:32

4/17/12 APPLICANT PRESENTATION:

Provided a handout of the Project statistics.

4/17/12 Provided for FINAL REVIEW:

Applicant in Italics

- a. Please return to allow neighbors a second opportunity to attend a DPR Review. (no neighbors were in attendance)
- b. Please consider a low-key footpath type trail along Hartley. *Considered a path, but there is a level of liability by creating a trail. Pedestrians will have a level area, walkable ground cover.*
- c. Please check wood burning chimney heights and SD Muni Code, re chimney heights – roof proximity (ie 2ft > roof within 10ft, and Prop D height?). *With regards to the chimney, we pulled the roof back appropriately to the 10 ft mark.*
- d. Please show the front set back of neighbor, west side, in relationship to your Project. *Drawing of the project house and neighbors provided. Elevations, building heights, current and proposed massing, and sideyards illustrated.*
- e. Please provide a drawing to compare building heights, setbacks, of neighbor's houses to proposed house. *Provided in the above mentioned drawing. 1st story 25 ft and 2nd story 29 ft away from property line. Neighbor to rear 71 ft away. Shows how Project house nicely blends in neighborhood.*

4/17/12 DISCUSSION:

There is a problem with the visibility (safety) tri-angle and the driveway gates. Reducing the 6 ft pilasters to 3 ft and gate height to 3 ft would solve problem. Chair wrote on drawings "Final construction documents shall conform to visibility tri-angle as per City Standard". Architect agreed, dated and signed drawing.

4/17/12 LJDPR COMMITTEE MOTION:

Hayes / Thorsen, (6-0-1) Based on the revised drawings of the driveway gate and pilasters, findings can be made for a Coastal Development Permit to demolish existing residence and construct a 7,965 SF single-family residence on a 0.52 acre site at 1545 La Cumbre Drive.

In Favor: DuCharme, Costello, Hayes, Liera, Merten, Thorsen

Oppose: 0

Abstain: Benton (as Chair)

MOTION PASSES

Recorder setting 34:00:36:46

4/17/12 PRELIMINARY REVIEW

Project Name: **BENSON RESIDENCE**

5970 Camino De La Costa

Project #: PO# 232790

Zone: RS-1-5

Permits:

CDP + SDP

DPM:

Sandra Teasley 619-446-5271

steasley@sandiego.gov

Applicant:

Mark T. House 619-557-0575

Scott Huntsman

Scope of Work:

(Process 3) Coastal Development Permit and Site Development Permit to construct additions to an existing single family residence located at 5970 Camino De La Costa in the RS-1-5 Zone within the La Jolla Community Plan, Coastal Overlay (appealable), Coastal Height Limit, First Public Roadway, Parking Impact, Residential Tandem Parking, Transit Area.

Presenters: Mark House, AIA
Scott Huntsman

APPLICANT PRESENTATION:

Applicant in Italics

Provided a handout of the Project statistics. Explained the relationship and history of the three lots involved in past permit applications. Proposing an extensive remodel of existing house, simplify project.

Lot size = 28,428 SF, GFA = 7,912 SF, FAR allow = 0.45, proposed = 0.28

Lot slopes such that first level is not seen from street.

Sidyard setbacks East 4' 4", West 1st story 5' 10", 2nd story 9'5".

40 ft setback from bluff edge OK. 42" retaining walls in bluff setback (Merten: in 2000 a 6ft retaining wall in 40 ft setback was allowed). 01:05:59

This retaining wall is something for the Coastal Commission to weigh in. *The City has passed it.*

Are you keeping 50% of the existing stuff? *No we aren't. We are going thru a whole Coastal Process.* To get your prescriptive rights of being able to keep part of the existing nonconforming don't you need to keep 50% of existing studs? To be able to keep previously conforming setbacks? Questions if wall can be kept, now is the time to check not during construction.

Asks for support to substitute a street tree species, Sycamore, and locate in the front yard, not in parkway because of conflict with high-pressure water line.

This doesn't qualify for a Coastal exemption process. Instead, you are required to bring this project into complete compliance with current regulations.

Chair: This does not qualify for exemption, and any 50% wall exercise does not apply because you are not going for an exemption. What you, in fact, are going for is a new Coastal Dev Permit. In doing so, in respect to Coastal Regs and Muni Codes, the project in balance should not have an increase in nonconformity but a decrease.

Believe that you are required to have the setback on the ground floor too (on West side).

Two issues. 1. In the Coastal Zone to maintain prescriptive rights, you have to retain 50% of studs. 2. Even if going for a full Coastal Dev Permit. I don't believe this follows Code.

They still need formal comments from the Calif Coastal Commission.

Recorder setting 01:16:55

LJDPR COMMITTEE MOTION: to Combine Preliminary and Final Reviews.

Hayes / Thorsen, (2-4-1)

In Favor: Hayes, Thorsen

Oppose: DuCharme, Costello, Liera, Merten,

Abstain: Benton (as Chair)

MOTION FAILS

Please Provide for FINAL REVIEW:

- a. A letter from the Calif. Coastal Commission (CCC) with the statement of their issues.
- b. Do the SD City Staff and CCC Staff agree that you qualify for an exemption?
- c. Do the SD City Staff and CCC Staff agree with the method for calculating the West sidyard setback and View Corridor?

LJDPR COMMITTEE ANNOUNCEMENTS:

DuCharme-Conboy: 1. math method 2. appropriateness for Member Architects to represent project neighbors as Clients.

Merten: CPA is forming a Ad Hoc Committee to address the issue of Trustees representing neighbor clients. Interested parties should send their name to Crisafi.

Dan Grunow: introduced himself and offered his services as a DPR Member. He works in his family construction business.

Girgis Project has been continued to a future date.

Laura DuCharme-Conboy will be leaving DPR and moving to LJ Shores PRC.

DPR members thanked Chairman Benton for his fine leadership of the LJDPR.

La Jolla Shores Permit Review Committee Minutes

Tuesday April 24, 2012

Committee members in attendance: Helen Boyden, Dolores Donovan (arrived during first project presentation), Janie Emerson, Tim Lucas, Phil Merten, Michael Morton (resigned during public comment and left immediately), John Schenck. Absent: Myrna Naegle.

Before the start of the meeting, the chair gave each applicant on the agenda informational handouts from Tony Crisafi, President of the La Jolla Community Planning Association (LJ CPA) regarding the steps in the community review process and appeal process. Other copies for review were circulated.

1. Non-Agenda Public Comment – 2 minutes each

Michael Morton read a letter he wrote to Tony Crisafi, President of the La Jolla Community Planning Association, resigning from the La Jolla Shores Permit Review Committee effective immediately, citing his reasons: Unfairness of the hearing on Hillel since he believes several unnamed members should have disclosed, abstained or recused. The letter will be kept in the committee file.

Helen Boyden as Chair: She said she had disclosed her known opposition to the previous project at the first hearing on November 22, 2011. That is recorded in the minutes along with additional comments about other committee members' review and knowledge about the previous project as well and that the applicant did not state an objection.

Kim Whitney: Some members of board are part of the La Jolla Shores Tomorrow group that uses the same attorney that represents Taxpayers for Responsible Land Use that opposes the Hillel project. This is a conflict of interest.

C. A. Marengo: Why is this meeting not being recorded? He has donated money for recorders and does not know why they are not being used. (Boyden: We have not been provided with any recorders.)

Janie Emerson: She stated that La Jolla Shores Tomorrow had never been involved in the Hillel Project.

Bernie Segal: He is here representing Mary Lowe to ask for postponement of the Rue de Roark item 3, due to several neighbors not receiving notice about the project. Mary Lowe resides at 7240 Rue Michael.

Boyden: Response to Segal. The City mails notices to those with properties within a 300' radius, the Taccone property is posted, and the notice of this meeting has been properly posted. They will not postpone the item at this time and can discuss this issue later in the meeting when the item is scheduled to be heard.

2. Chair Comments

- Hillel will be heard at T & T Thursday of this week and possibly at LJCPA on May 3. The notice for T & T is posted on this building.
- Zegarra Walls project, on Caminito Bello, was pulled from April LJCPA consent agenda by the applicant and will be heard in full at the June meeting, as the applicant can not present in May.

- Gaxiola has resubmitted-the PM has advised that he will communicate again when the current cycles have been finalized

3A. Abelkop Residence:

- Project No. 258472
- Type of Structure: Single Family Residence
- Location: 2481 Rue Denise
- Project Manager: Sandra Teasley; 619-446-5271; steasley@sandiego.gov
- Owner's rep: Colin Hernstad; 619-921-0114; colinhernstad@gmail.com

Project Description: a 2,298 square feet addition to an existing single family residence on a 0.29 acre site. Coastal Overlay (non-appealable) and Coastal Height Limit Zones

Seeking: Site Development Permit (SDP)

Previous LJSPRC Action – See minutes for discussion and other details

Motion: Emerson; second: Schenck

Continue this item to future meeting. Applicant should provide:

- Measured dimensions of driveway from street to garage door.
- Visibility triangles shown on plan
- Scenic overlook on north west of property addressed
- Updated roof plan.
- Dimensions of property line to buildings on all 4 sides.

Motion carries: 6-0-1

Approve: Emerson, Lucas, Merten, Morton, M. Naegle, Schenck; **Oppose:** None;

Abstain: Boyden; **Absent:** Donovan- left before vote

Presented by: Colin Hernstad

The revised plans are not available at this time and are being prepared for submission to the City on Monday. The changes between the plan set on record from last meeting and the new set are minor. The structure and footprint are the same. A grading plan is being made per city request and geological issues are being addressed.

To address the committee issues from the previous meeting:

- Garage door to street as measured is 19' 6", and they have a photograph to show the measurement. The driveway meets the city code for parking a car in.
- A display was shown with visibility triangles. There are no sidewalks on either side of driveway. The plantings on either side will be maintained low for visibility and safety.
- Showed display of property with view to north. The hedge at the north edge not really block the view from the street of a person driving by. It would reduce privacy if removed.
- The roof plan was shown with drainage and parapets. Rain will drain to gutters and then to the street.
- The side is 11' from property line. There is nothing in the CCRs to create an issue with side yard space and setbacks.
- Sections were shown of the roofline.

Merten: Visibility triangles have 10' legs, and those shown on the diagram look smaller. He thinks that the diagram might be in error. **Hernstad:** *They look like 8'; you are correct.* **Merten:** *You have an existing situation, so you may be allowed to maintain those. However, if you remove a piece of a non-compliant building, you are then required to make it comply. You are changing the roof line and adding a parapet.* **Hernstad:** *There is enough space for the view triangles, they just didn't get drawn on display correctly. They will work with the neighbor to cut the planting down to a safe level on that side of the garage.*

Public comment:

Mary Lowe: She did receive a notice of this project but not on item 3C, Rue de Roark. Has no other comment on this project.

Schenck: Have they looked at the La Jolla Shores Design Manual guidelines regarding the roof slopes and structures and how they should be compatible with the neighborhood? The roofs look a bit piecemeal with ridgelines, slopes, and parapets. He is concerned with how it looks from the neighbors' properties above. **Hernstad:** *They have tried to keep the roof line low, to preserve views rather than have consistent ridgelines. Much of the new addition is against the bank and not really visible to the neighbors.*

Merten: Roof materials? **Hernstad:** *The flat parts will be a hot mop finish torchdown of a brown or natural color. Brown shingles will be used on the areas where there are pitches.* **Merten:** The parapet is like a false front, thinks that it does not fit in with the Design Manual. **Hernstad:** *Is your concern with the element not being continued? We could extend the parapet a bit around the garage, but not too far. The uphill neighbors, the Shaws have seen the plans and elevations, and have no concerns on the roof issue.*

Lucas: I just don't see the issue. This is such a low structure; most of this garage side won't be visible from above due to the slope.

Merten: The east side that also has a parapet around it that will be visible from above and is of concern... (consults Design Manual). After further review of the LJ Shores Design Manual, I withdraw my objection to the parapet.

Motion: Lucas Second: Emerson

Findings can be made for a Site Development permit.

Motion carries: 5-0-1

Approve: Donovan, Emerson, Lucas, Merten, Schenck

Oppose: None

Abstain: Boyden (chair)

3B. Browar Residence

- Project No. 269064
- Type of Structure: Single Family Residence
- Location: 2725 Inverness Court
- Project Manager: Jeanette Temple; 619-557-7908; jtemple@sandiego.gov
- Owner's rep: Bill Hayer; 858-792-2800; bhayer@hayerarchitecture.com

Project Description: Demolish existing single family residence and construct new single family residence with associated site walls and swimming pool. [applicant] Site size: 1.35 acres, located in Coastal Height Limit, Coastal Overlay and Campus Impact Parking Zones (non-appealable)

Seeking: Coastal Development Permit (CDP) and Site Development Permit (SDP) for La Jolla Shores Planned District and Environmentally Sensitive Lands

Previous PRC Action: See March 2012 Minutes for discussion and details

Motion: Emerson; second: M. Naegle

Continue to next time. Provide:

Plans showing the revised driveway on submitted plans.

Determine total number of rooms considered a bedroom. Is lower office is considered a bedroom under city codes?

Provide street level perspectives and views showing house from cul-de-sac.

Motion carries: 6-0-1; Approve: Emerson, Lucas, Merten, Morton, M. Naegle, Schenck

Oppose: None; Abstain: Boyden

Hayer: Before starting, wants the committee to know that the project notice was posted on the property again, for the third time - someone in the neighborhood keeps taking it off. Committee members confirm that they have seen the notice at various times since the last meeting, including right after the March PRC meeting and also today.

Boyden: Read brief excerpts from letters received from neighbors. All letters received were in support of the project based on a review of the plans. Letters were from: Marion and S.P. Masouredis, 2745 Inverness Court; Joan and Irwin Jacobs, 2725 Inverness Court; Alberto and Silvana Michan, 8558 Prestwick Drive; David S. Janowsky, 8538 Prestwick Drive; W. Eli Strich, 8568 Prestwick Drive.

Presented by: Bill Hayer

The only major change in plans since the last meeting is that there is now a single access point for the driveway, rather than having two openings and a drive-through between them. The curb cut is now the 12' width required by the SDMC for Parking Impact Zones.

Modifications since the last meeting:

- The front wall is being pushed back more from the street from 8' to 9' 6"
- Stone archway has also been moved back from the street from 7' 6" to 8' 6"
- The stepped planter and wall that connects to the garage have been eliminated

Feels that this design is an improvement over the present structure. By removing the second curb cut and inter-connecting driveway, they now have more green planting in front. Instead of a long straight building with a 15' unbroken roof line, the proposed design has the structure broken it into small triangles. The placements of houses on the street are consistent and in a line. The issue is that the cul-de-sac widens at that point and makes the house closer to the street. This shallow lot--due to the canyon and the cul-de-sac unique circumstances,--should allow for a slightly smaller setback than other houses not on the cul-de-sac.

Merten: Wants to disclose to the committee that he did have a phone conversation with Bill Hayer and received via email before and after aerial images and a revised site plan, prior to the meeting.

Emerson: Thinks that the cul-de sacs in the area are all a bit different and that comparing them is like comparing apples and oranges. Thinks this project fits in with the houses in this immediate cul-de-sac.

Hayer: Regarding the committee questions from last time regarding the bedrooms in the house. According to the city, they are not in the Campus Impact Parking Zone. **Boyden:** Whoever told you that is incorrect. She presented a city map of the parking zones which showed that this house was clearly in the campus zone. **Hayer:** *I will contact the city again regarding this. Regardless, the plans show 3 bedrooms, plus office down below. Even if the office below was considered to be a bedroom, there are still adequate parking spaces to meet the code of a parking space for each bedroom. There are 3 spaces in a garage plus 1 in driveway. The driveway is 19' to street.*

Lucas: By removing one of the curb cuts, there is now more parking on the street.

Emerson: Drainage issues or a plan? **Hayer:** *the pad and roof system drains are collected and pumped to a system that ejects to the street. Only the northwest corner of the house, above the master bedroom, will drain to a planter on the slope side where it will dissipate.*

Public comment: None

Motion: Donovan; second: Emerson

Findings can be made for a SDP and a CDP based on the plans presented to the committee dated by presenter 4/24/12 (and to be submitted to the City), with front setbacks of 9' 6" and arching stone wall set back 8' 6" as indicated on sheet 2 of 12.

Motion carries: 4-1-1

Approve: Donovan, Emerson, Lucas, Schenck

Oppose: Merten

Abstain: Boyden (chair)

3C. Taccone Residence

- Project No. 164177
- Type of Structure: Single Family Residence
- Location: 7206 Rue de Roark
- Project Manager: Glenn Gargas; ggargas@sandiego.gov
- Owner's rep: Claude-Anthony Marengo; 858-459-3769; cmarengo@san.rr.com

Project Description: Extension of Time for Coastal Development Permit 588201 and Site Development Permit 588202 to demolish existing residence and construct a 7,366 square foot single family residence with a 555 square foot guest quarters on a 0.30 acre site. The property is located at 7206 Rue De Roark, Coastal Overlay (non-appealable), Coastal Height Limit. **Also described as:** Complete demo & removal of existing 2,469.9 sf SF residence & existing 522.9 sf garage & removal of all hardscape. Construction of new 5,650 sf 1 story residence over 4,637 sf basement & 1,759 sf garage & 551.2 sf guest house. Approved by PRC as Pierce residence in November 2008.

Seeking: Extension of Time

Presented by C. A. Marengo

The permit was originally issued to the previous owner, Pierce, who did not build the project. The new owner of the property is requesting a three year Extension Of Time (EOT). They are within the 60 day period for the extension request and this needs to be heard here today. The original plans were approved by both the homeowners association for the area and city. They are seeking a EOT on the specific plan that was approved. There are no modifications to the plan. There are some new storm water regulations during construction that will need to be met.

Schenck: Are there any conditions that have changed since the project was approved? *No, same Coastal Act and Community Plan as when project was reviewed.*

Public comment

Mary Lowe: When was HOA approval? **Marengo:** *The HOA president signed the plans in 2006.*

Lowe: Has some questions regarding the approved design. **Marengo:** *The existing pool is being removed and replaced with a new pool. The basement is being excavated below the house where the soil structure is poor; otherwise they would need to excavate and put caissons in to support the new structure.* **Lowe:** She did not receive the notice for this EOT. **Marengo:** *Your property and the other neighbors' properties were both on the list for people to be noticed. The notices are handled through a private firm per city regulations. We do not have any contact with the cards being mailed out. Other residents did receive them and have contacted us.* **Boyden:** *She received a notice as she is on the master list for projects in La Jolla.*

Deborah Brant (7228 Rue Michael resident): When this plan first came out and went through the review process, they thought that the design did not fit with the neighborhood or meet the requirements of the PDO. This project also blocks views. They raised objections then but were not listened to.

Bernie Segal: The issue here is whether the committee can grant an extension today. There are two neighbors that did not receive the notice. The point that a notice was sent out does not mean that it was received. These two neighbors are here today, but they have not had time to review the plans or research if the findings can be met for an Extension of Time. He is requesting an extension for review of the matter to allow the neighbors a chance to do their research.

Emerson: Deadline on the EOT? **Boyden:** *June 15, but it has to go through the CPA and then have a hearing within the 60 day period.*

Donovan: She has previously expressed concerns on the city noticing process and believes that it is woefully inadequate. Here we have 2 neighbors present that have not received notice and only found out at the last minute. She doesn't think that we should consider the matter today.

Merten: Addressing Mr. Segal, thank goodness that you and the neighbors are here today. It is unfortunate that there was apparently a noticing issue, but at least you were able to attend the meeting. The issue before us is for an extension of time, not a complete project review. Three findings have to be made. To paraphrase:

1. The project as approved would not place the occupants or neighbors in a condition of danger or that affects health.

2. Project is consistent with local coastal program regulations.
3. No new condition is required to comply with state or federal law.

Noted that the coastal program has not changed since 2001.

There was a committee discussion regarding the steps in the community review process leading to the hearing officer decision. The committee findings would normally be placed on the consent agenda of the LJ CPA for the next meeting (5/3/12), and could then be pulled by anyone in attendance for a full hearing the following month. Unfortunately, due to the strict deadline for this item, that would probably not work. (Marengo believes that they are scheduled before a hearing officer at the Planning Department in mid-May). The best approach, depending on this committee's decision, would be to contact Tony Crisafi, the president of the CPA, and request that this item be removed from the consent agenda and placed on the regular agenda for a full hearing for the upcoming meeting.

The committee also recommended contacting the city project manager, Glenn Gargas, ASAP and work with him to get information about the project.

Donovan: Is very concerned about the noticing issue due to the many community members who appear in this committee stating that they have not received the notices as required by law. She thinks that we should postpone this item to the next meeting to give the attorney for the Taccone neighbors time to research his claim that the City noticing procedure did not conform to state and federal law.

Motion: Donovan

To hear this item at the next meeting.

No Second – motion dies.

Lucas: If we do not hear this today, there will be no time for any community review. These EOTs are very time sensitive. I think that we should consider the item today and then the neighbors will have a week to review the project and present their objections at the CPA meeting.

Emerson: She had asked several times what the scope of the vote was. Several persons stated that the vote was only on the Extension of Time and not the project itself. She then stated that the Committee vote was limited to the requested extension of time and was not a vote on the design of the project.

Motion: Emerson Second: Schenck

The findings can be made for an extension of time (EOT) for the project as presented, per San Diego Municipal Code 126.0111.

Motion carries 4-1-1

Approve: Emerson, Lucas, Merten, Schenck

Oppose: Donovan

Abstain: Boyden (chair)

Discussion on the motion:

Lucas: Our decision must be based on the three findings as outlined by Merten. I believe that the findings can be made and must support the EOT. I wish that there was a mechanism for further community review on an item requesting an EOT, but the Municipal Code does not have one.

Donovan: Will oppose the EOT on the grounds that the City noticing procedures are defective and therefore the project does not comply with state or federal law.

La Jolla Traffic and Transportation Board: Minutes of Meeting, April 26th, 2012

Attendance: Todd Lesser LJSA, John Kassir LJSA, Rob Hildt LJTC, Orrin Gabsch LJCPA, Michelle Fulks BRCC, Keith Kelman LJVMA, Earl Van Inwegen LJTC, Tom Brady LJVMA

Absent: Patrick Ryan BRCC, Dan Courtney

Voting Agenda Items

1. Taste of the Cove – Approval. Motion Michelle Fulks. Second Van Inwegen. 8-0 in favor.
2. Green Zone 1025 Prospect Street– Denial. Motion Orrin Gabsch. Second Tom Brady. 8-0 in favor of denial.
3. Hillel 8966 Cliffridge Ave –Approval. Motion John Kassir, Second Van Inwegen. 4 -3 in favor. John Kassir, Van Inwegen, Kieth Kelman, Todd Lesser approve. Michelle Fulks, Tom Brady, Rob Hildt voted against.

D R A F T
La Jolla Community Planning Association
Joint Committees and Boards
2012 – 2013 Appointees

Development Permit Review

LJCPA Appointees

Dan Grunow

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

John Schenk

Phil Merten

Laura DuCharme Conboy

LJSA Appointees – meeting May 9th to confirm

Helen Boyden, Chair

Janie Emerson

Dolores Donovan

Tim Lucas

Myrna Naegle

La Jolla Planned District Ordinance Committee

LJCPA Appointees

Orrin Gabsch

Glen Rasmussen

David Little

Appointees By Others

Michael Dershowitz - LJTC

Jim Fitzgerald – LJTC

Jennifer Van Galder - LJTC

Bill Berwin - LJVMC

Sheila Fortune - LJVMC

Deborah Marengo - LJVMC

Joe Parker, BRCC

Ione Stiegler, BRCC, Chair

Traffic & Transportation Board

LJCPA Appointees

Dan Courtney

Orrin Gabsch

Appointees By Others

BRCC – Michelle Fulks

BRCC – Patrick Ryan

LJSA - Joe Dicks

LJSA - Lesser, Todd

LJTC – Robert Hildt

LJTC – Earl Van Inwegen

LJ BID - Kelman, Keith

LJ BID – Tom Brade

D R A F T
La Jolla Community Planning Association
Joint Committees and Boards
2012 – 2013 Appointees

Coastal Access & Parking Board

Ed Ward
Dan Allen

Community Planner's Committee

Representative – Joe LaCava
Alternate – Tony Crisafi

Ad Hoc Committee

CPA Appointees

Phil Merten, Chair

Mike Costello, Vice Chair
Laura Ducharme Conboy
Jim Fitzgerald
Joe LaCava
Tony Crisafi
Cindy Thorsen
Rob Whittemore



THE CITY OF
SAN DIEGO

Sewer and Water Group 820

Background

Sewer and Water Group 820 (GJ 820) is part of the City of San Diego's ongoing Sewer Main and Water Main Replacement Program. The project is located in the La Jolla community in San Diego Council District 1. The existing sewer and water mains are old and are nearing the end of their service life. Construction of the project will reduce maintenance requirements, correct hydraulic deficiencies, improve reliability and accessibility, and bring the sewer and water system up to current design standards.

Project Overview

GJ 820 will replace a total of 8,760 linear feet (1.66 miles) of existing 8-inch vitrified clay (VC) sewer main and 2,045 linear feet (0.39 miles) of existing 10-inch cast iron water main via open trench construction method.

Related work includes best management practices (BMPs) for erosion control and storm drain inlet protection, roadway resurfacing, installation of new curb ramps per ADA standards, replacement of sewer laterals and water services, traffic control, installation of new manholes and restoration of disturbed areas to their original condition.

Construction

The plans for the project are currently at the 60% design stage. Construction is anticipated to begin at the end of the summer moratorium in September 2012 and will take approximately ten (10) months to complete.

Group Job 820 is roughly bounded by Torrey Pines Road, Coast Blvd., Ivanhoe Street and Prospect Place. Construction of the project will affect portions of the following streets and locations: Jenner St., Cave St., Prospect St., and Silverado St.

Cost

The total preliminary cost estimate for this project is \$4.2 million. This amount includes design, construction, inspection, and permit fees.

Contacts for More Information

Catherine Dungca, Project Manager	(619) 235-1978
Michael Ninh, Project Engineer	(619) 533-7443

Additional information about group jobs and other important infrastructure projects can be found online at www.sandiego.gov/engineering-cip, or by calling the public information line at (619) 533-4207.

- Airports
- Bikeways
- Bridges
- Drainage Control & Flood Control Facilities
- Libraries
- Park & Recreation Centers
- Police, Fire & Lifeguard Stations
- Street Improvements
- Street Lights & Traffic Signals
- Utilities Undergrounding
- Water & Sewer Facilities
- Water & Sewer Pipelines



"Working together to engineer a better tomorrow."

If you have any questions about this project or the Engineering & Capital Projects Department, please call our Public Information Line at (619) 533-4207 or visit us online at www.sandiego.gov/engineering-cip.



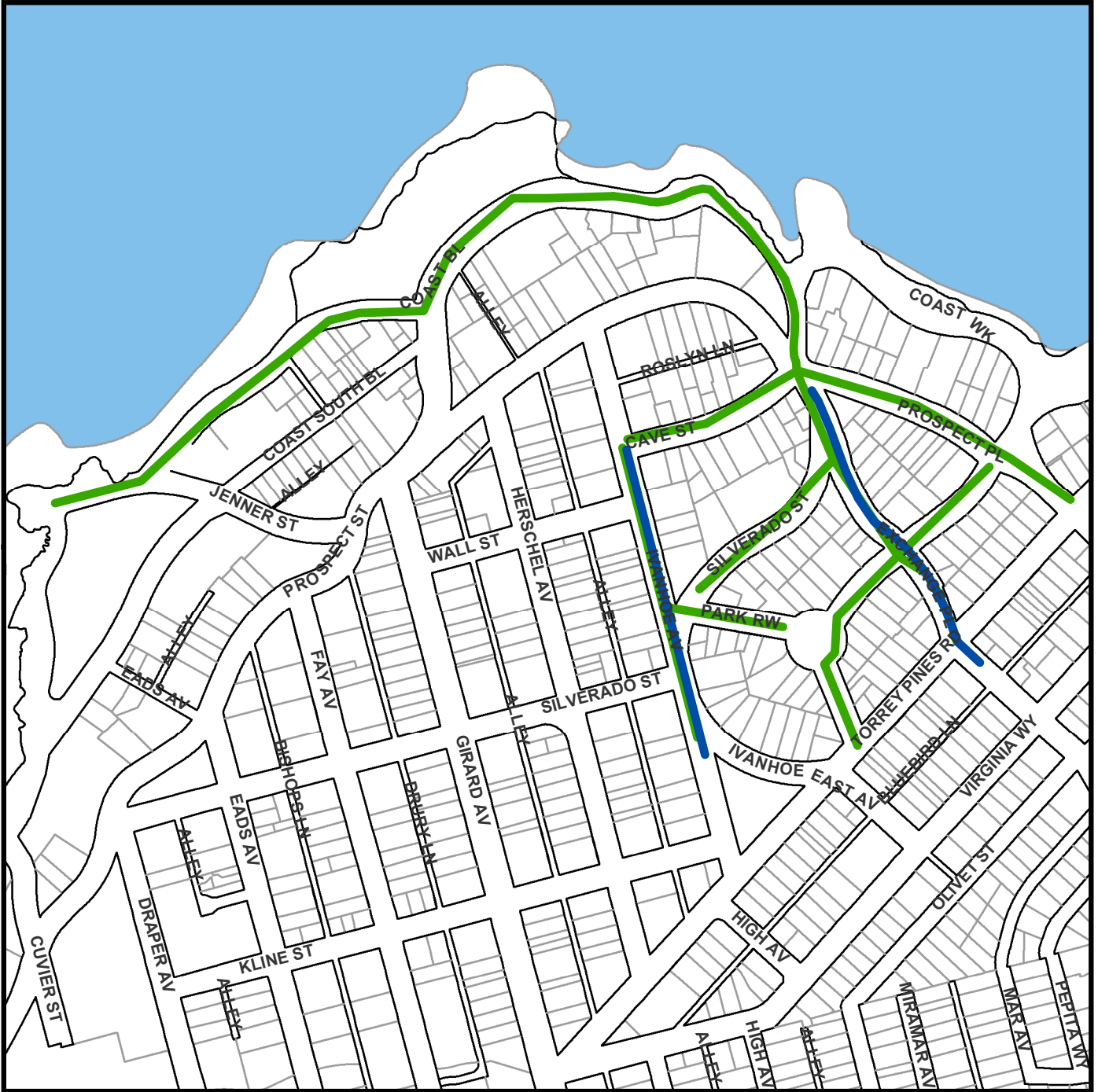
SEWER AND WATER REPLACEMENT GROUP 820

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CATHERINE DUNGCA
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PUBLIC INFORMATION
HOTLINE
619-533-4207



Legend

- WATER MAIN REPLACEMENT
- SEWER MAIN REPLACEMENT



COMMUNITY NAME: LA JOLLA (38)

COUNCIL DISTRICT: 1

SAP ID: B-00382 (S) \ B-00110 (W)

Date: August 4, 2010

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SanGIS



TL617 Underground Cable Replacement in La Jolla

Overview

San Diego Gas & Electric (SDG&E®) is replacing an existing 2.5 mile segment of aging underground electric cable that provides power to the community of La Jolla. The objective of this project is to eliminate aging transmission infrastructure and improve electric reliability to the community of La Jolla and surrounding neighborhoods.

Project Description

TL617 is an existing 69kV transmission line containing a 2.5-mile segment of direct-buried cable system installed in the early 1970s. This cable system runs from La Jolla substation (near Eads Ave and Pearl St intersection) to an existing wooden transmission cable pole located on top of Mount Soledad (near La Jolla Scenic Dr and Soledad Park Rd intersection).

SDG&E® crews and contractors will trench approximately 13,600ft (2.5 miles) on city streets (see alignment map attached), install a new conduit package and cable system, and install nine underground vaults to facilitate the cable installation work and future maintenance. Additionally, minor equipment upgrades and landscape work will be performed at La Jolla substation.

This project may take approximately 4 to 8 months to complete. During this time, SDG&E® will work quickly and safely, and make every effort to minimize disruptions such as construction traffic, dust, and noise. SDG&E® will comply with all moratoriums and other requirements, specified by the City, in our effort to minimize disruptions to the community.

Benefits

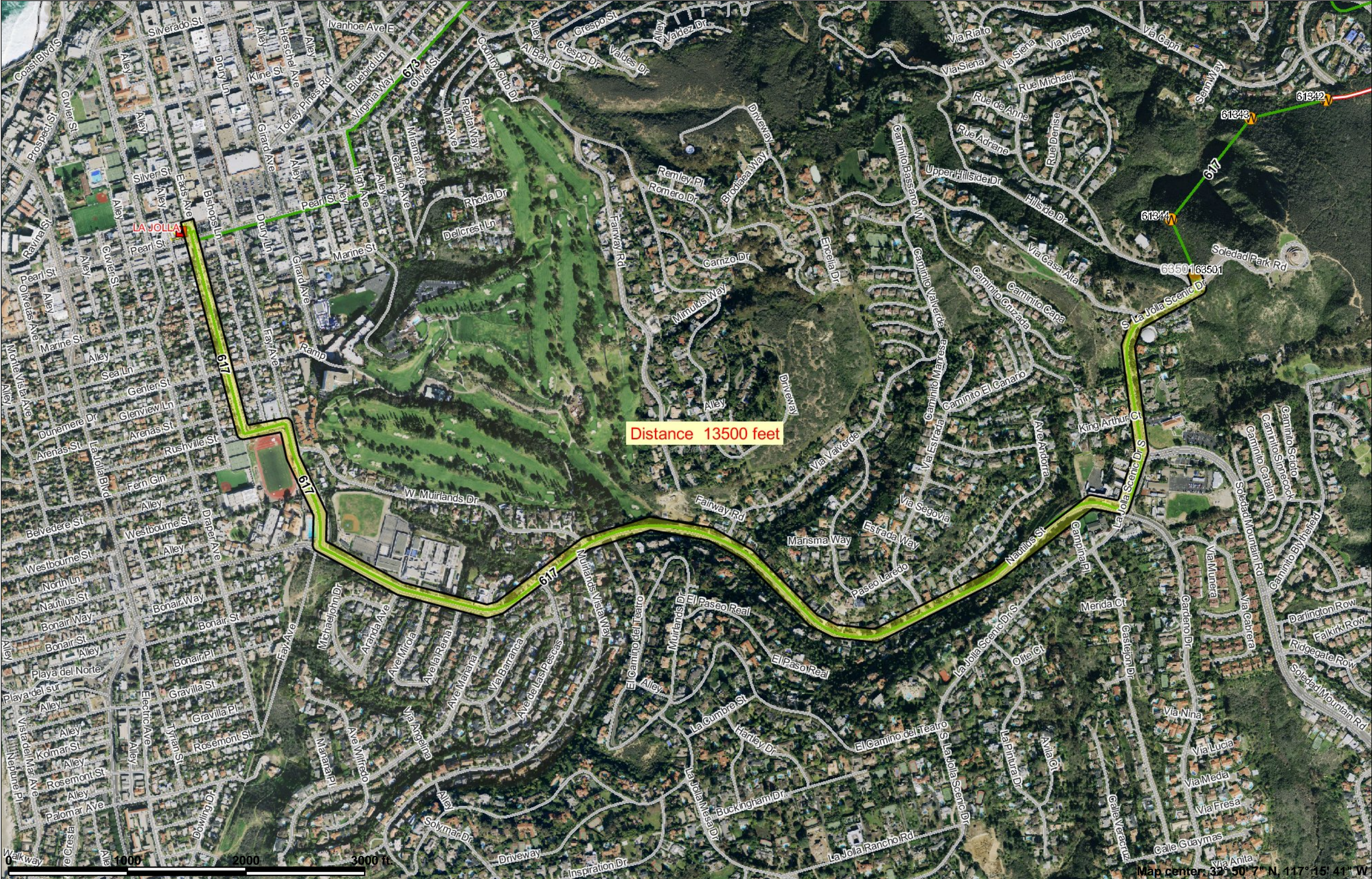
- Enhanced safety and reliability of the transmission system;
- Reduced cost and environmental impacts for future maintenance activities;
- No new overhead facilities such as power poles and overhead wires;
- Minimal impacts on surrounding environment;
- All construction work shall be within city streets and SDG&E® easement/property.

Project Schedule

Trenching and civil construction is anticipated to commence April 30, 2012 and last through December 2012. Actual construction may only take 3 to 4 months to complete, however, city moratoriums and other possible constraints are factored into the schedule. Cable installation work will commence towards the 3rd quarter of 2012 and last into early 2013.

Contact Information

For more information, please contact Claudia Valenzuela at cvalenzuela@semprautilities.com



Legend

- Electric Transmission Cable Pole (Confidential)
- ▲ Gate
- Electric Transmission Structure (Confidential)
- Portal
- ▲ Aerial Marker Structure
- Terminal
- Steel
- Tower
- Underground
- Wood
- Electric Transmission Substation (Confidential)
- ✕ Electric Transmission Switch (Confidential)
- City Point
- Electric Transmission Access Road (Confidential)
- Sunrise Route Centerline
- 230kV
- 500kV
- Electric Transmission Tieline (Confidential)
- 69kV
- 138kV
- 230kV
- 500kV
- Local Roads
- Main Roads
- Major Roads Shields
- Major Roads
- Highways
- Major Highways
- Electric Transmission Substation Fence Line (Confidential)
- Water Body
- Bay
- Lake or Pond minor category unknown
- Perennial Lake or Pond
- Intermittent Lake or Pond
- Reservoir, Major Category
- Perennial Reservoir
- Intermittent Reservoir
- Electric Transmission Corridor
- Old or Quit claimed ROW

Scale: 1:10,000

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