



PO Box 889, La Jolla, CA 92038

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President: Tony Crisafi

Vice President: Joe LaCava

Treasurer: Orrin Gabsch

Secretary: Dan Allen

## La Jolla Community Planning Association

Regular Meetings: 1<sup>st</sup> Thursday of the Month

La Jolla Recreation Center, 615 Prospect Street

### Thursday, 5 July 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: 7 June 2012**
4. **Elected Officials Report** – Information Only
  - A. Council District 2 – Councilmember Kevin Faulconer  
Rep: **Katherine Miles**, 619.236.6622, [kmiles@san Diego.gov](mailto:kmiles@san Diego.gov)
  - B. Council District 1 – Councilmember Sherri Lightner  
Rep: **Erin Demorest**, 619.236.7762, [edemorest@san Diego.gov](mailto:edemorest@san Diego.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](mailto: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. Trustee Special Election – candidate statements / last chance to announce candidacy!  
Election Aug. 2<sup>nd</sup>.
  - B. California Coastal Commission Hearing – July 11<sup>th</sup> @ 8:30a – **Children's Pool Rope Barrier**  
Letter sent to Coastal Commission per Sept 2010 hearing
  - C. COW Training – all Trustees please send your certificate of completion to [info@lajollacpa.org](mailto:info@lajollacpa.org)  
for record keeping

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, 2<sup>nd</sup> Mon, 4pm

DPR – Development Permit Review Committee, Chair Paul Benton, 2<sup>nd</sup> & 3<sup>rd</sup> Tues, 4pm

PRC – LJ Shores Permit Review Committee, Chair Helen Boyden, 4<sup>th</sup> Tues, 4pm

T&T – Traffic & Transportation Board, Chair Todd Lesser, 4<sup>th</sup> Thurs, 4p

**A. AT&T - Brian Sullivan**

**PDO Action: Based on the conclusion that the top portion of the new enclosure, with no roof and its 7' 2" height, does not constitute a 3rd story, the proposed changes conform to the PDO. 8-0-0**

5644 La Jolla Blvd - The proposed permit is to allow AT&T to continue operation of an existing wireless communication facility.

**B. Robbins Residence**

**DPR ACTION: Findings can be made for a Variance for over height walls within the required setbacks, eliminate required on site parking and walls above 3' within the required visibility areas and Neighborhood Development Permit for a 5' wall in the public right of way at 475 Gravilla St. 5-0-0**

475 Gravilla Street - Variance for over height walls within the required setbacks, eliminate required on site parking and walls above 3' within the required visibility areas and Neighborhood Development Permit for a 5' wall in the public right of way.

**C. Almeria Court EOT**

**DPR ACTION: Findings can be made for an Extension of Time for a NDP for Environmentally Sensitive Lands to construct 2 single family residences with 4,330 SF and 4,405 SF on two vacant lots of 11,443 SF and 11,485 SF at 2370 and 2380 Almeria Court. 5-0-0**

2370 & 2380 Almeria Court - Extension of Time for NDP 436478 and 436963 for Environmentally Sensitive Lands to construct 2 single family residences with 4,330 SF and 4,405 SF on two vacant lots of 11,443 SF and 11,485 SF.

**D. Girgis Residence**

**DPR ACTION: to recommend approval of the project as presented, with the changes requested by the presenters that the finish of the south retaining walls will be split-face concrete masonry units of an earth tone. 6-1-1**

811 Havenhurst Point- CDP and SDP for Environmentally Sensitive Lands to demolish existing residence and construct a 7,384 SF single-family residence on a 0.40 acre site

**E. 19th Annual San Diego Triathlon Challenge**

**T&T ACTION: Motion to approve street closures. 6-0-0**

Street Closures – Proposed street closures as in previous years, Oct. 21<sup>st</sup> Scripps Park

**F. End of Summer Fire Run**

**T&T ACTION: Motion to approve street closures. 6-0-0**

Street Closures – Proposed street closures as in previous years, August 26th

**G. Stop Sign- Draper at Westbourne**

**T&T ACTION: Motion to approve all way stop sign. 6-0-0**

Draper & Westbourne – proposed all way stop

**H. Increase speed limit from 25 MPH to 35 MPH - Nautilus Street**

**T&T ACTION: Motion to approve 2-3-1**

Nautilus St from W. Muirlands to Fay - an increase in the posted speed limit

**I. Increase speed limit from 30 MPH to 35 MPH - La Jolla Scenic Dr. North**

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

La Jolla Scenic Dr North between La Jolla Parkway and 8199 La Jolla Scenic Dr. North where median starts- an increase in the posted speed limit

## **J. La Jolla Food and Wine Festival**

### **T&T ACTION: Motion to approve street closures 5-1-0**

Street closure - Girard between Prospect and Kline, October 13th and 14th.

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

- A. COASTAL ACCESS AND PARKING BOARD – Meets 1st Tues, 4pm, Rec Center
- B. COMMUNITY PLANNERS COMMITTEE – Meets 4<sup>th</sup> Tues, 7p, 9192 Topaz Way

#### 11. **Chase Bank** - Action Item

5605 La Jolla Blvd - Neighborhood Use Permit to change of use from surf shop back to a bank (was **Security Pacific Bank in 1970's**). Project bypassed Consent Agenda at **applicant's** request. Signage under separate review.

***PDO MOTION (May 2012): To approve applicant's NRP Application under prior nonconforming use; proposed use conforms to the PDO. 9-1-0***

*Changes since May 2012 PDO meeting: Redesign parking and ADA path to meet City standards.*

Applicant: Steve Laub

#### 12. **Zegarra Retaining Wall** – Action item

2974 Cto. Bello - SDP for Environmentally Sensitive Lands for the construction of an existing retaining wall adjacent to a canyon and a NDP for an existing free standing solid wall within the Public Right-of-Way along La Jolla Scenic Dr.

*PRC ACTION (June 2006): Move to approve wall within the setback areas with conditions.*

1. Provide setback information on site plan, 2. Conform wall to municipal code for wall heights,
3. Apply for variance if required 4-0-0

*CPA ACTION (Aug 2006): To approve the consent calendar. Item #3 only.*

*Amendment to Motion: Golba. If the Committee conditions trigger a Variance the applicant will return to the committee. 14-0-0*

*PRC ACTION (Feb 2012): More information is needed. Continue item to a future meeting. 6-0-1*

*See Feb 2012 PRC committee report for further information.*

*PRC ACTION (March 2012): Finding for a Neighborhood Development Permit cannot be made 4-2-2*

*LJCPA ACTION (Apr 2012): Pulled from Consent Agenda by applicant*

Applicant: Brian Longmore

#### 13. **Belvedere Promenade** – Action Item

Proposed reconfiguration of Prospect/Girard Dip that would convert northbound lane to a pedestrian promenade and reconfigure the southbound lane to two-way traffic. Seeking support for concept.

*T & T MOTION (June 2012): Motion to approve 4-2-0*

Presenting: James Alcorn

#### 14. **Children's Pool Rope Barrier** – Action Item

City of San Diego proposal for the installation and maintenance of a 4 ft. high, 152 linear ft. rope barrier with 3 ft. opening for ocean access, support posts, foundations and informational signs, on a year-round basis, in perpetuity, to provide a buffer between humans and seals.

***LJCPA ACTION (Sept 2010): Motion to deny a "Rope Barrier" to remain in place year round on the Children's Pool Beach because the "Rope Barrier" creates more problems than it resolves and findings cannot be made for a Coastal Development Permit. Passed 10-1-2***

*LJ PARKS & BEACHES, INC. ACTION (June 2012): A motion was made to deny CDP Application No. 6-11-078 to install a year-round rope and to give to the community six months to come forth with feasible mitigation alternative for people and seals to share the beach. 15-0-1*

Presenting: Ed Harris, Lifeguard Union representative

**Time  
Certain:  
7:30p**

15. **Lewis Residence** – Action Item

1705 Valdes Dr. - Variance and Coastal Development Permit for an over-height wall in the front yard setback of an existing single family residence.

*DPR ACTION (June 2012): The findings for a Variance and Coastal Development Permit for an overheight wall in the front yard setback of an existing single family residence at 1705 Valdes Drive can be made. 2-3-0*

Applicant: David B. Nevius

**9:30p**

16. **Adjourn** to next Regular Monthly Meeting, August 2nd, 2012, 6:00 pm



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## La Jolla Community Planning Association

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

**Thursday, 7 June 2012**

### **D R A F T MINUTES – REGULAR MEETING**

Trustees Present: Cynthia Bond, Devin Burstein, Laura DuCharme-Conboy, Michael Costello, Dan Courtney, Tony Crisafi, Jim Fitzgerald, Joe LaCava, David Little, Tim Lucas, Nancy Manno, Cindy Thorsen, Francis Zimmerman.  
Trustees Absent: Dan Allen, Tom Brady, Orrin Gabsch, Phil Merten.

#### **1. Welcome and Call To Order: Tony Crisafi, President at 6:05 PM**

#### **2. Adopt the Agenda**

Trustee **La Cava** requested Agenda Item 14 be modified: delete "Pulled by Trustee Gabsch."  
Substitute "Pulled at request of Applicant."

**Approved Motion: Motion to adopt the Agenda, as modified: (LaCava/Manno, 8-0-1).**

In favor: Bond, Conboy, Costello, Fitzgerald, LaCava, Little, Manno, Thorsen.

Abstain: Crisafi.

#### **3. Meeting Minutes Review and Approval: 03 May 2012**

**Approved Motion: Motion to approve the Minutes of 03 May 2012 (Bond/Fitzgerald 8-0-1)**

In favor: Bond, Conboy, Costello, Fitzgerald, LaCava, Little, Manno, Thorsen.

Abstain: Crisafi.

#### **4. Elected Officials Report – Information Only**

##### **A. Council District 2 – Councilmember Kevin Faulconer**

Rep: **Katherine Miles**, 619.236.6622, [kmiles@san Diego.gov](mailto:kmiles@san Diego.gov)

Ms. Miles was not present.

##### **B. Council District 1 – Councilmember Sherri Lightner**

Rep: **Erin Demorest**, 619.236.7762, [edemorest@san Diego.gov](mailto:edemorest@san Diego.gov)

**Ms. Demorest** reported: Children's Pool: Coastal Commission will hear arguments regarding the establishment of a year-round rope barrier at July 11-13 meeting, to be held in Chula Vista, CA. Written comments re the rope barrier must be submitted to the Coastal Commission prior to July 03, 2012. There is an on-going Curb repainting project throughout the Village; residents may submit requests for specific curb repainting to Councilmember Lightner's office. City Council is scheduled to approve the FY2013 budget; Councilmember Lightner has requested \$300,000.00 for additional Lifeguard positions.

#### **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](mailto:adelouri@ucsd.edu), <http://commplan.ucsd.edu/>

Ms. Delouri was not present.

#### **General Public Comment**

**Dr. Jane Reldan** spoke in support of a year-round rope barrier at the Children's Pool

**Ms. Melinda Merryweather** requested placement on the July LJCPA Agenda: regarding the opening of the sluiceways at the Children's Pool.

#### **6. Non-Agenda Items for Trustee Discussion**

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

**Trustee Little** commented re LJCPA policies; commented re the LJCPA Treasurer's position; commented re Trustees representing applicants who come before the LJCPA.

**Trustee Costello** requested Trustees be prepared to correctly reference Municipal Codes when commenting on projects presented to the LJCPA.

#### **7. Officer's Reports**

##### **A. Secretary: Dan Allen**

**President Crisafi**, for absent **Secretary Dan 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. This is a meeting of the Trustees, who are elected by the LJCPA members. 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 from **Trustee Thorsen** and on-line at our website: [www.lajollacpa.org](http://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: Orrin Gabsch**

**Trustee Fitzgerald**, substituting for absent Treasurer, Trustee Orrin Gabsch: December Beginning Balance, May 01, 2012: \$282.33 + Income \$184.02 – Expenses \$105.05 = Ending Balance: \$361.30. Expenses include Agenda printing and telephone expenses.

**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.

#### **8. President's Report**

**A. Committee Appointments by other community groups - For ratification by Trustees (see attached list) – action item**

**Approved Motion: Motion to Ratify the Appointees of the other Parent Organizations, (LJ Town Council, LJ Shores Assoc., LJ BID, Bird Rock CC) to the Joint Committees and Boards for 2012-2013, substituting John Kassar for Joe Dicks on the Traffic & Transportation Board. (LaCava/Manno 9-1-2)**

In favor: Bond, Burstein, Conboy, Costello, Fitzgerald, LaCava, Little, Manno, Thorsen.

Oppose: Zimmerman

Abstain: Crisafi, Lucas

**B. Special Election Committee Appointments – for ratification by Trustees (Trustee Ray Weiss resignation) – Action item**

**Approved Motion: Motion To Ratify LJCPA Special Election Committee: Trustees Little, Thorsen, Zimmerman, (Costello/Fitzgerald 10-0-2).**

In favor: Bond, Burstein, Conboy, Costello, Fitzgerald, LaCava, Lucas, Manno, Thorsen, Zimmerman.

Abstain: Crisafi, Little

**C. Trustee Special Election – candidate statements / submit your interest via email @ [info@lajollacpa.org](mailto:info@lajollacpa.org) by July 5th, election Aug. 2<sup>nd</sup>**

**D. Kretowicz Residence EOT – Action item: whether to appeal to City Council the Kretowicz Residence EOT that was approved on consent at Planning Commission May 31st**

**Trustees Burstein, Conboy, Costello, LaCava, Little, Lucas, Thorsen** commented. **Helen Boyden, C. A. Marengo** commented.

**Approved Motion: Motion: LJCPA to not appeal the Planning Commission consent for EOT for Kretowicz Residence Project, to the City Council (Burstein/Fitzgerald 5-4-4).**

In favor: Burstein, Conboy, Costello, Little, Thorsen.

Oppose: Bond, Costello, Little, Zimmerman.

Abstain: Crisafi, Courtney, (not present for discussion), LaCava, (previous vote), Lucas, (referenced Municipal Code deviations), Manno, (insufficient information presented).

**E. Becerra Residence EOT – Hearing Officer continued to June 13th (previously May 23rd) at request of LJCPA. m. Sec: Agenda Item 13.**

**F. Response to allegations regarding LJSPRC & LJCPA review processes**

President Crisafi reported: The Officers of the La Jolla Community Planning Association have made written response to allegations regarding the La Jolla Shores Permit Review Committee and the La Jolla Community Planning Association. Copies of these responses may be obtained by request to the La Jolla Community Planning Association.

### **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. Cardio Barre**

**PDO ACTION: Proposed signage conforms to the PDO. 10-0-0**

7580 Fay Ave. - new signage

#### **B. YMCA (Firehouse)**

**PDO ACTION: Proposed signage conforms to the PDO. 10-0-0.**

YMCA (Firehouse)– new signage

#### **C. Awning for Bast/Wright Interiors**

**PDO ACTION: Proposed signage conforms to the PDO. 10-0-0**

7440 Girard Ave - To install an awning on the second floor office

**Approved Motion: Motion to accept the actions of the Planned District Ordinance Committee: (A) Cardio Barre: 7580 Fay Avenue: Proposed signage conforms to the PDO, (B): YMCA (Firehouse): Proposed signage conforms to the PDO, (C): Awning for Bast/Wright Interiors: 7440 Girard Avenue: Proposed signage conforms to the PDO, and forward these recommendations to the City, (Burstein/Fitzgerald 12-0-1).**

In favor: Bond, Burstein, Conboy, Costello, Courtney, Fitzgerald, LaCava, Little, Lucas, Manno, Thorsen, Zimmerman.

Abstain: Crisafi

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

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

**B. COMMUNITY PLANNERS COMMITTEE – Meets 4th Tues, 7pm, 9192 Topaz Way**

**Trustee LaCava** reported he has been appointed Chair of the Community Planners Committee.

**Trustee LaCava** also noted; the CPC rejected a proposal to require more diversity on community planning groups noting that the groups already have diversity either through their bylaws or through open elections.

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

Dr. Jane Reldan withdrew her request to speak on this item upon learning that this committee is not affiliated with the LJCPA.

**11. Letter to City by LJPDO re: Community Review – Action item**

Letter attached for Trustee review and vote is the PDO Committee-drafted letter to the City regarding referring projects to the La Jolla community for review.

**Trustee Fitzgerald** discussed the purpose of the attached letter. **Trustees LaCava, Conboy, Bond** commented.

**Approved Motion: Motion to authorize Planned District Ordinance Committee drafted letter, (attached), be sent to: Kelly Broughton, Director, Development Services, City of San Diego, (Fitzgerald/Thorsen 11-0-2).**

In favor: Bond, Burstein, Conboy, Costello, Courtney, Fitzgerald, Little, Lucas, Manno, Thorsen, Zimmerman.

Abstain: Crisafi, LaCava.

**12. 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 Drive and Soledad Park Rd intersection). Construction starts in May - approximately 4 to 8 months to complete.

**Ms. Claudia Valenzuela**, SDG&E, Public Affairs Manager and, **Mr. Richard Rodriguez, PE**, SDG&E, Senior Engineer, Project Manager presented. **Trustees Costello, LaCava, Courtney** commented. **Mr. Rodriguez** stated: there would be no above ground elements for this project, everything would be below ground.

**13. Becerra Residence EOT**

1590 Coast Walk - Extension of Time of an approved CDP 130085 and SDP 530877 which allowed a 1,832 SF addition to an existing single family residence on a 0.50 acre site.

*DPR ACTION (May 2012): Findings can be made for an Extension of Time of the previously approved CDP and SDP of a 1,832 SF addition to an existing single family residence on a 0.50-acre site at 1590 Coast Walk. 5-0-1*

**Approved Motion: Motion to ratify the Development Permit Review Committee action: Findings can be made for an Extension of Time of the previously approved CDP and SDP of a 1,832 SF addition to an existing single family residence on a 0.50-acre site at 1590 Coast Walk, (LaCava/Conboy 11-0-2)**

In favor: Bond, Burstein, Conboy, Costello, Courtney, Fitzgerald, LaCava, Lucas, Manno, Thorsen, Zimmerman.

Abstain: Crisafi, Little, (insufficient information).

**14. UCSD Hillel Center for Jewish Life – Action item, pulled by Applicant**

8966 Cliffridge Ave. - Site Development Permit and Right-of-Way Vacation for a phased project for a 3-building (totaling 6,600 square feet) Jewish student center on a vacant 0.76-acre site located on the south side of La Jolla Village Drive, between Torrey Pines Road and La Jolla Scenic Way. Phase I would use an existing residence at 8976 Cliffridge Avenue as a temporary student center until the main center is built in Phase II and remain if Phase II not approved. ROW vacation is located on north side of 8900 block of La Jolla Scenic Drive and adjoining cul-de-sac.

*T & T ACTION (April 2012): Approve right of way vacation 4-3-0*

**PRC ACTIONS:**

*a. (1-23-2012) Findings for a Site Development Permit for Phase 2 cannot be made because the project does not conform to the design criteria set forth in the La Jolla Shores Design Manual and therefore does not comply with the La Jolla Shores Planned District Ordinance:*

*1. The size and bulk of the project is two to three times that of other structures in the vicinity and therefore not in conformance with the La Jolla Shores Design Manual.*

*2. The project will be disruptive of the architectural unity of the area.*

*3. The proposed structure setbacks are not in general conformance with the setbacks of other structures in the vicinity. 5-2-1*

*b. (1-23-2012) The findings for a Site Development Permit for the continued office use of the existing single family dwelling (Phase 1) at the present time and also if Phase 2 is not approved is inconsistent with the La Jolla Shores Planned District Ordinance. 6-1-1*

*c. (3-27-2012) None of the four findings can be made for a right-of-way vacation.*



1. *Finding 1 cannot be met. There is a present and prospective public use for right-of-way. While a park has significant value, it would come at the cost of losing a current cul-de-sac in the right-of-way which being used for both vehicular traffic and parking.*
  2. *Finding 2, public benefit, cannot be made. There is a loss of benefit in that parking will be lost and the street will be narrowed. Decreasing the width of the street is problematic and a safety issue.*
  3. *Finding 3, not adversely affecting the land use plan, cannot be made. The vacation is for the purpose of developing a facility, which is at odds with the surrounding low-density residential use, and is contrary to the La Jolla Shores Planned District Ordinance.*
  4. *Finding 4, public right-of-way use as originally acquired, cannot be met. Vehicular traffic will be affected and the cul-de-sac providing both a place for turning around and parking will be lost. 5-1-2*
- For additional discussion see 11-22-2011 LJSRPC minutes**

**President Crisafi** presented an historical review of the Hillel Center Project.

**President Crisafi** disclosed: A May 25, 2012 meeting with Mr. Robert Lapidus, V. P. Facilities, Board of Directors, Executive Committee, Hillel of San Diego, Mr. Mark Steele, Project Architect, Ms. Helen Boyden, Chair, La Jolla Shores Permit Review Committee, Ms. Laura Ducharme Conboy, Trustee, La Jolla Community Planning Association and President Crisafi, at Mr. Lapidus' office, to discuss the facts of the proposal in relation to the La Jolla Shores Planned District Ordinance and the La Jolla Community Plan.

**President Crisafi** disclosed: A May 31, 2012 meeting, with Ms. Julie M. Hamilton, Attorney, representing TRLU, (Taxpayers for Responsible Land Use), Ms. Helen Boyden, Chair, La Jolla Shores Permit Review Committee, Ms. Laura Ducharme Conboy, Trustee, La Jolla Community Planning Association and President Crisafi, at Mr. Crisafi's office, to discuss the facts of the proposal in relation to the La Jolla Shores Planned District Ordinance and the La Jolla Community Plan.

**Trustees Fitzgerald, LaCava, Lucas, Manno:** disclosed prior public opposition to the previous iteration of the Hillel Center Project, and stated: on this new iteration of the Hillel Center Project, they did not deem it necessary or appropriate to either recuse or abstain from voting and/or commenting. The applicant raised no objection.

**Mr. Michael Rabkin** presented for the Applicant: UCSD Hillel Center for Jewish Life. **Mr. Rabkin** described the Hillel Campus organization, discussed the history of the project and described the current iteration and the proposed use of the project, as currently envisioned, and noted the very great need for the Hillel Center. **Mr. Rabkin** emphasized Hillel's desire to be a good neighbor, and their wish to fit into the community in a positive way, by significantly reducing the size of the project. **Mr. Rabkin** acknowledged concerns regarding parking and traffic.

**Architect Mark Steele** presented for the Applicant: UCSD Hillel Center for Jewish Life. **Mr. Steele** presented architectural site plans and drawings for the project and discussed the Applicants response to the communities concerns regarding bulk and scale. **Mr. Steele** described the addition of a community park and reiterated Mr. Rabkin's desire to be a good neighbor within the community. **Mr. Steele** addressed parking and traffic concerns.

**Attorney Ms. Julie M. Hamilton** presented for TRLU, (Taxpayers for Responsible Land Use), in opposition to the Hillel Center Project. **Ms. Hamilton**, speaking for TRLU, noted the La Jolla Community Planning Association has consistently denied the project, and stated TRLU believes the project is inconsistent with the La Jolla Community Plan and the PDO. **Ms. Hamilton** reviewed the history of the project; emphasizing the proposed Hillel Center project is an inappropriate use of the site and expressed concerns re parking and traffic. **Ms. Hamilton** noted TRLU's appreciation of the work of Hillel and recognition of the need for and value of the Hillel Campus organization.

**Mr. Rabkin**, in response to **Ms. Hamilton**, noted that despite an on-going search there was no viable alternative site for the Hillel Center. **Mr. Rabkin** disputed **Ms. Hamilton's** parking and traffic analysis.

Public Comment: in support of the UCSD Hillel Center project, listed in alphabetical order:

Bard Cosman  
Julie Datnow  
Janice Friedman

Benjamin Haas  
Mark Kaplowitz  
Richard Kornfeld  
David Michan  
Michael Morton  
Jonathan Sapan

Public Comment: in **opposition** to the UCSD Hillel Center project, listed in alphabetical order:

Christina Brown  
Dolores Donovan  
Jasmine Farone-Mennella  
Patricia Granger  
Steven Grossman  
Oliver Jones  
Christopher McCann  
Kimberly Rebeiz  
Donald Schmidt  
F. Akif Tezcan

**Todd Lesser**, La Jolla Traffic & Transportation Board, Chair: presented an explanation of the La Jolla Traffic & Transportation 5/4//0 vote to recommend approval of the proposed right of way vacation.

**Helen Boyden**, La Jolla Permit Review Committee Chair: presented a summary of the Compiled Meeting Notes from La Jolla Shores Permit Review Committee Hearings on the UCSD Hillel Center: November 22, 2011, January 23, 2012, and March 27, 2012. Ms. Boyden noted the PRC Committee had consistently voted against the project. Specific PRC actions/vote totals are listed above under Agenda Item 14.

**President Crisafi** closed public comment; invited Trustees comments:

**Trustee Lucas**: If religious organization: significant additional parking required, if not a religious organization: does not belong in a single-family neighborhood. Concerns re precedent: currently there are 57 religious affiliated groups on UCSD campus.

**Trustee Burstein**: Believes the project is a permitted use.

**Trustee Zimmerman**: Project does not conform to the PDO.

**Trustee Thorsen**: Decision will be based solely on analysis of the applicable Municipal Code, and the PDO.

**Trustee Costello**: Concerns re precedent, incompatible, inappropriate in a R-1 zone.

**Trustee LaCava**: Praised new iteration of project. Noted this iteration of the project has trended even further away from religious use toward institutional use. Concerned re institutional encroachment on single-family neighborhoods.

**Trustee Conboy**: Praised project design. Provides a buffer between high traffic street and residential neighborhood.

**Trustee Fitzgerald**: Project greatly improved, community concerns well addressed, however still institutional use and incompatible and inappropriate in a residential neighborhood. Concerned re the cumulative effect of project.

**Trustee Courtney**: Inappropriate within a residential neighborhood. Particularly concerned with right-of-way and traffic issues.

**Approved Motion: Motion to confirm the recommendation and action of the La Jolla Shores Permit Review Committee: UCSD Hillel Center for Jewish Life: Findings cannot be made for the right-of-way vacation as proposed, as detailed in the La Jolla Shores Permit Review Committee Minutes of March 27, 2012:**

**None of the four findings can be made for a right-of-way vacation.**

**1. Finding 1 cannot be met: There is a present and prospective public use for right-of-way. While a park has significant value, it would come at the cost of losing a current cul-de-sac in the right-of-way, which is being used for both vehicular traffic and parking.**

**2. Finding 2, public benefit, cannot be made: There is a loss of benefit in that parking will be lost and the street will be narrowed. Decreasing the width of the street is problematic and a safety issue.**

**3. Finding 3, not adversely affecting the land use plan, cannot be made: The vacation is for the purpose of developing a facility, which is at odds with the surrounding low-density residential use, and is contrary to the La Jolla Shores Planned District Ordinance.**

**4. Finding 4, public right-of-way use as originally acquired, cannot be met: Vehicular traffic will be affected and the cul-de-sac providing both a place for turning around and parking will be lost.**

**(Courtney/LaCava 10-2-1).**

In favor: Bond, Costello, Courtney, Fitzgerald, LaCava, Little, Lucas, Manno, Thorsen, Zimmerman.

Opposed: Burstein, Conboy.

Abstain: Crisafi.

**Approved Motion: Motion: UCSD Hillel Center for Jewish Life: Findings cannot be made: for the continued existing office use of the single-family dwelling: 8976 Cliffridge Avenue: Inconsistent with the La Jolla Shores Planned District Ordinance, (Phase 1, at the present time and also Phase 2, if not approved).**

**Costello/Courtney 9-3-1**

In favor: Bond, Costello, Courtney, Fitzgerald, LaCava, Little, Lucas, Manno, Zimmerman.

Opposed: Burstein, Conboy, Thorsen.

Abstain: Crisafi.

**Approved Motion: Motion to deny: UCSD Hillel Center for Jewish Life: Findings cannot be made for a Site Development Permit because the proposed development is not consistent with regulations of the Land Development Code; specifically, proposed use is not allowed by the La Jolla Shores Planned District Ordinance, (LaCava/Little 10-2-1)**

In favor: Bond, Costello, Courtney, Fitzgerald, LaCava, Little, Lucas, Manno, Thorsen, Zimmerman.

Opposed: Burstein, Conboy.

Abstain: Crisafi.

15. **Adjourn** to next Regular Monthly Meeting, July 5th, 2012, 6:00 pm

# La Jolla Planned District Ordinance Committee

Chair: Ione R. Stiegler, FAIA

## AGENDA – MONDAY, June 11, 2012

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

### UNAPPROVED MINUTES OF THE LA JOLLA PLANNED DISTRICT ORDINANCE COMMITTEE

June 11, 2012

**Present:** Fitzgerald, Gabsch, Marengo, Little, Berwin, Palmer, Dershowitz, Van Galder.

**Also present:** members of the public: Shelly Kilbourn (AT&T)

**A quorum was established and acting Chair Fitzgerald called the Meeting to order at 4:10 PM.**

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

No comments from members of the general public.

2. **Chair Report / Board Discussion**

- Motion to approve the May Meeting Minutes: Gabsch/Little, 7-0-1.
- The Chair deferred the remainder of the Chair Report/Board Discussion until after the scheduled Project Review.

3. **Recommendations to CPA**

A.

**Project Name:** Brian Sullivan

**Address:** 5644 La Jolla Blvd

**Project Number:** PTS 232747

**PDO Zone:** LJPD-4

**Applicant:** AT&T Mobility

**Agent:** Shelly Kilbourn

**City Project Manager:** Alex Hempton

**Date of App Notice:** June 2011

**Scope of Work:** The proposed permit is to allow AT&T to continue operation of an existing wireless communication facility. The existing wireless communication facility is located at 5644 La Jolla Blvd. The antennas are located behind a three sided rooftop screen structure and the associated equipment is located on the ground at the rear of the building adjacent to the alley. As part of the project, AT&T proposes to replace the existing rooftop antenna screen with a four sided screen. The new screen will enclose the antennas from all sides and will incorporate elements of the building to create better integration with the existing building. Additionally, the equipment enclosure will be painted and repaired as needed. This wireless facility has existed for over 10 years and is currently obtaining a permit to continue operation.

**Discussion:** Committee raised the question regarding whether the top part of the proposed roof-top screen structure constituted a 3<sup>rd</sup> story, which would not be allowed under the PDO. The Committee concluded that the proposed enclosure, which has no roof and is 7’ 2” high, does not constitute a 3<sup>rd</sup> story.

**NEXT MEETING – MONDAY, JULY 8, 2012**

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, FAIA, CHAIR, 858-456-8555 OR  
[istiegler@isarchitecture.com](mailto: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, June 11, 2012 (continued)

**Motion:** Based on the conclusion that the top portion of the new enclosure, with no roof and its 7' 2" height, does not constitute a 3<sup>rd</sup> story, the proposed changes conform to the PDO: Berwin/Marengo, 8-0-0.

#### 4. Recommendations to DPR Committee

A. None

#### 5. Information Only

A. None

#### 6. Chair Report / Board Discussion (con't)

- Fitzgerald reported that, at its June meeting, the CPA approved the PDO-drafted letter requesting the City to refer all relevant projects in La Jolla for community review. The vote was 11-0-2.
- Committee comments and questions:
  - Gabsch: Recommended that, if the anticipated development at 1020 Prospect requires any amendment(s) to the La Jolla PDO, previous community-approved PDO amendments be included as part of the package.
  - Marengo: Understood that amendments to certain PDO's within the City had been approved by the City Council. Why were La Jolla's proposed PDO amendments not included with this group? Fitzgerald indicated that he would follow-up with Councilperson Lightner.

The meeting was adjourned at 4:30PM.

Respectfully submitted,

Jim Fitzgerald  
Acting PDO Committee Secretary

#### NEXT MEETING – MONDAY, JULY 8, 2012

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**LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE**  
**LA JOLLA COMMUNITY PLANNING ASSOCIATION**

**COMMITTEE REPORT**  
**FOR**  
**June 2012**

**6/12/2012 Present:** Benton (Chairman), Costello, Hayes, Liera, Thorsen

**6/19/2012 Present:** Benton (Chairman), Collins, Costello, Thorsen, Liera, Hayes, Grunow

**1. NON-AGENDA ACTION BY THE COMMITTEE 6/19/12**

Dan Grunow has been named by the CPA to this committee, and has attended two previous meetings. The Chair noted that he may be seated at any time with a unanimous vote of the members, and by a majority vote after attending 3 meetings.

**SUBCOMMITTEE MOTION:** to seat Dan Grunow at this meeting.

(Thorsen/Merten 7-0-0)

**In Favor:** Benton, Collins, Costello, Thorsen, Liera, Hayes, Merten

**Oppose:** 0

**Abstain:** 0

**MOTION PASSES**

**2. FINAL REVIEW 6/12/12 (PREVIOUSLY REVIEWED 5/8/12)**

Project Name: **LEWIS RESIDENCE**

1705 Valdes Drive

Permits:

Variance + CDP

Project #: 262793

DPM:

Glenn Gargas 619-446-5142

ggargas@sandiego.gov

Zone: RS-1-5

Applicant:

David B. Nevius 858-573-6900

Liz Tuttle 858-573-6900

Scope of Work:

(Process 3) Variance and Coastal Development Permit for an over-height wall in the front yard setback of an existing single family residence at 1705 Valdes Drive in the RS-1-5 Zone within the La Jolla Community Plan, Coastal Overlay (non-appealable), and Coastal Height Limit.

**Presenters:** David Nevius, PE  
Russ McAvoy

**APPLICANT PRESENTATION:** The Applicant presented a 29 page handout of drawings and photos, 16 photos of hillside retention systems in the neighborhood, answers to Final Review questions, effect on parking. Their plan will enhance parking, mitigate erosion, mitigate soil washing into storm drains, improve access.

**Provided for FINAL REVIEW:**

a. Explain merits of Variance Application. *Presented Applicant's four findings and provided illustrations of each point.*

b. Discuss the need to reposition the toe of the slope. > 3 ft,? 4-5 ft? *Illustrations provided showing relationship between toe of slope, wall height and distance to street.*

c. Is there a need to support the structural deck, or not? *Deck is presently on caissons.*

- d. Please provide an explanation of the alternatives to retaining wall, do they work or not. ***Illustrations provided showing wall alternatives. Interlocking blocks require too much excavation.***
- e. Please ask LJ T&T to review the issues with the roadway and parking, you may wish to go there first. ***Chair of T&T indicated that they didn't need to review if traffic was unaffected. Email from Gary Pence indicates Fire Lane needs to be 13 ft wide, parking outside this is legal.***

**DISCUSSION:** Some Members expressed favoring the Variance application. Some concerned that findings were not supported, and wanted a less invasive retaining mechanism. Also concerned that variances were already given for this property, conditions are caused by Applicant.

**SUBCOMMITTEE MOTION:** The findings for a Variance and Coastal Development Permit for an over-height wall in the front yard setback of an existing single family residence at 1705 Valdes Drive can be made.

**(Hayes/Thorsen 2-3-0)**

**In Favor: Hayes, Thorsen**

**Oppose: Benton, Costello, Liera,**

**Abstain: 0**

**MOTION FAILS**

**3. FINAL REVIEW 6/12/12 (PREVIOUSLY REVIEWED 5/8/12 + 5/15/12)**

Project Name: **ROBBINS RESIDENCE**

Project #:	475 Gravilla Street	Permits:	Variance + NDP
	218477	DPM:	Morris Dye 619-446-5201
			mdye@sandiego.gov
Zone:	RM-1-1	Applicant:	James Robbins 858-431-6439
			Dan Lin linnarch@gmail.com

Scope of Work:

(Process 3) Variance for over height walls within the required setbacks, eliminate required on site parking and walls above 3' within the required visibility areas and Neighborhood Development Permit for a 5' wall in the public right of way at 475 Gravilla Street in the RM-1-1 Zone within the La Jolla Community Plan, Coastal Overlay (nonappealable), Coastal Height Limit, Residential Tandem Parking, Transit Area.

**Presenter:** Matt Peterson, Attorney

**Provided for FINAL REVIEW:**

- a. Please provide documentation about variance not being transferable to future development. What is the case with a simple Process 1 re-model, would the variance still apply? Can a variance be given to the house as is, only? ***Morris Dye emailed that the City would not impose this, but DPR could add the stipulation to the Variance Application. For the Applicant, Matt Peterson will add "In the event that the owner proposes any expansion of GFA to the existing home, any such expansion must include the provision of off street parking."***
- b. Survey the neighborhood, provide data on how many lots are similarly constrained, lack driveways, garages. ***Handed out Subdivision Map and photos***

**DISCUSSION:** With the 10 ft safety tri-angle issue solved, the DPR Members were in agreement that the "constrained lot" and house could have a Variance. The Variance must have the above mentioned stipulation to prevent expansion or additions without off street parking.

**SUBCOMMITTEE MOTION:** Findings can be made for a Variance for over height walls within the required setbacks, eliminate required on site parking and walls above 3’ within the required visibility areas and Neighborhood Development Permit for a 5’ wall in the public right of way at 475 Gravilla St.

(Hayes/Thorsen 5-0-0)

**In Favor:** Benton, Costello, Hayes, Liera, Thorsen

**Oppose:** 0

**Abstain:** 0

**MOTION PASSES**

#### **4. PRELIMINARY REVIEW 6/12/12**

*Note: Preliminary Reviews can be voted a Final Review by a unanimous DPR Committee approval.*

Project Name: **ALMERIA COURT EOT**

Project #:	2370 & 2380 Almeria Court	Permits:	EOT for NDP
	278336	DPM:	Glenn Gargas 619-446-5142
			ggargas@sandiego.gov
Zone:	RS-1-4	Applicant:	Joshua Wood 760-438-5827

Scope of Work:

(Process 2) Extension of Time for Neighborhood Development Permits 436478 and 436963 for Environmentally Sensitive Lands to construct 2 single family residences with 4,330 SF and 4,405 SF on two vacant lots of 11,443 SF and 11,485 SF at 2370 and 2380 Almeria Court in the RS-1-4 Zone within the La Jolla Community Plan, Coastal Height Limit, Transit Area.

**Presenter: Don Edson, AIA**

**APPLICANT PRESENTATION:** Family problems and financing problems have caused delays. There will not be any changes to the previously approved project.

**SUBCOMMITTEE MOTION:** to Combine Preliminary and Final Reviews.

(Thorsen/Hayes 5-0-0)

**In Favor:** Benton, Costello, Hayes, Liera, Thorsen

**Oppose:** 0

**Abstain:** 0

**MOTION PASSES**

**SUBCOMMITTEE MOTION:** Findings can be made for an Extension of Time for a Neighborhood Development Permit for Environmentally Sensitive Lands to construct 2 single family residences with 4,330 SF and 4,405 SF on two vacant lots of 11,443 SF and 11,485 SF at 2370 and 2380 Almeria Court.

(Thorsen/Hayes 5-0-0)

**In Favor:** Benton, Costello, Hayes, Liera, Thorsen

**Oppose:** 0

**Abstain:** 0

**MOTION PASSES**





**SUBCOMMITTEE MOTION:** to recommend approval of the project as presented, with the changes requested by the presenters that the finish of the south retaining walls will be split-face concrete masonry units of an earth tone.

(Hayes/Thorsen 6-1-1)

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

**Oppose: Leira**

**Abstain: Benton**

**MOTION PASSES**

## La Jolla Shores Permit Review Committee – Minutes

4:00 p.m. Tuesday June 26, 2012

Committee attendance: Helen Boyden (chair), Laura DuCharme Conboy, Janie Emerson, Tim Lucas (arrived during Lai Residence review), Phil Merten, Myrna Naegle, John Schenck

Absent: Dolores Donovan

### 1. Non-Agenda Public Comment – None

### 2. Chair Comments

- Zegarra Walls project was postponed to the July LJCPA meeting by request of applicant
- Gaxiola has resubmitted-the PM has advised that he will communicate again when the current cycles have been finalized
- Hillel project was denied in three separate motions at the LJCPA June meeting
- The Northwest YMCA sign applicant will not be presenting further signage
- The Palazzo SCR has been postponed to July at the request of the applicant who is submitting revised plans to the City.
- Mazon EOT at 7921 El Paseo Grande will likely be heard in July
- LJCPA has a short term opening, apply at or before July 5 meeting, election in August
- New project--McIlvaine residence at 8415 Avenida de las Ondas has just been received. Laura DuCharme Conboy stated she would be recusing

### 3. Election of LJSPRC officers – heard after Item 4 due to late arrival of Lucas

Nominations: Helen Boyden - Chair; Phil Merten - Vice-chair; Tim Lucas - Secretary

**Motion:** Emerson; second: Naegle **Passed:** 6-0-1

Approve: Conboy, Emerson, Lucas, Merten, Naegle, Schenck: abstain: Boyden

### 4. Lai Residence EOT 2037 Torrey Pines Road

- Project No. 278685
- Type of Structure: Single Family Residence
- Location: 2037 Torrey Pines Road
- Project Manager: Glenn Gargas ; 619-446-5142; [ggargas@sandiego.gov](mailto:ggargas@sandiego.gov)
- Owner's Rep: Gary Cohn/Mike Goetz; 858-755-7308; [gary@cohn-arch.com](mailto:gary@cohn-arch.com)

#### Project Description:

Extension of Time for Coastal Development Permit 51302 and 40871, Site Development Permit 51303 and 40872 and Lot Line Adjustment 165689 to construct a 6,700 square foot residence on a 0.23 acre vacant site behind 2037 Torrey Pines Road and demolish an existing two car garage and add a 677 square foot three car garage and add a 1,196 square foot guest quarters to an existing 1,787 square foot residence located at 2037 Torrey Pines Road on a 0.22 acre site Coastal Overlay (non-appealable), Coastal Height Limit, Beach Parking Impact Overlay Zones.

#### Seeking: Extension of Time for SDP/CDPs

#### Presented by Gary Cohn, architect:

They are seeking an Extension of Time (EOT) because this project has been delayed due to appeals to the Planning Commission and due to litigation with the neighbors. An agreement was reached with neighbors on 5/15/08, and the city approved the project. A Coastal Development Permit was issued and stamped on the plans 5/15/08, with the 3-year permit life beginning at that date. The state of California extended permits 1-year due to the economy and issues with people being unable to get financing. The applicants are seeking this new extension of time in order to obtain a construction loan which they hope to have within the next 12 to 18 months.

There are actually two projects and two permits for this site, along with a lot line adjustment.

Background on the nature of the lawsuit by the neighbors: The Gammages were one of 3 parties appealing the permit issuance in 2005-6. The Gammage's property was draining to a drainage structure in the Lai property. That structure was damaged creating drainage problems. There are no permits or easements on record with the city for this drainage system.

There is no documentation of the drain structure which is a concrete wall with opening to allow the drainage to flow through the Gammage property to the street. This arrangement was supposedly a handshake agreement between previous owners of the properties. The lawsuit was settled with a new drainage scheme agreed upon. An agreement between the appealing parties was reached and the appeal was dropped.

**Boyden:** Read part of a letter sent to LJCPA and Project Manager Glenn Gargas from attorney Paul S. Metsch (one of the appealing parties, representing Diane Routh, the owner of adjacent property; also one of the appealing parties). They believe that there is still a drainage issue and are concerned that the proposed drainage plan is inadequate. They are worried about water backing up and causing a slope failure on their property.

**Cohn:** Surprised by letter, both Routh and Gammage dropped their appeal to the Planning Commission.

**Boyden:** The committee has received only the engineering review covering the storm water regulation changes made in 2011. The city has not provided any other cycles information. These were due on June 6 and have been help up for some unknown reason.

**Merten:** When we review projects we deal with city codes and don't address private agreements, so the details of the litigation and resulting private settlement are not part of the committee's consideration.

**Conboy:** Thinks we should be concerned. Surprised that Lai agreed to handle the drainage water of another property, when Gammages could have had a right of way to the street and been responsible themselves. Is this a new issue and not part of the original permit? **Cohn:** *It is part of the original permit, and the drainage was to be accepted by Lai on the original permit. \*The issues brought up by engineering department are about best management practices with handling drainage. Those standards are continually changing, so over the years the requirements, such as filtering the runoff, have changed. The issues are not about the overall drainage scheme, but rather about the details of handling the drainage. The change that is being proposed utilizes an underground drain rather than the original surface drain approach.*

**Merten:** When Glenn Gargas reviewed this, did he accept the drainage plan? **Cohn:** *This is more about the details and agreement between the neighbors than the overall drainage plan.*

**Boyden:** Is concerned we don't have enough of the cycle's information to determine conformance, nor information about new city and state requirements for drainage.

**Merten:** These days you try to disperse the water on a site rather than concentrate it. **Cohn:** *A retention basin is a standard practice.* **Merten:** Is the retention basin shown on the plans? **Cohn:** *No. The plans show a different type of energy dissipater.*

**Conboy:** Are the neighbors currently experiencing drainage or slope stability issues? **Cohn:** *Doesn't know. He hasn't heard any complaints from the neighbors about any problems.*

**Schenck:** Remembers that there were drainage issues in this location 10 years ago.

**Conboy:** Thinks we can make findings for an EOT to start the process of addressing the issues. Thinks that there is a safety issue if they don't address the problems.

**Boyden:** If the permit is not extended, then they will have to start over, applying for a new permit, which will delay solving any current drainage problems. The issued discretionary entitlement permit says that drainage scheme must be approved by city engineers before building permits are issued.

**Lucas:** Feels that the argument could be made the other way, as there may be new state requirements regarding drainage and we don't know if the proposed design conforms to them and will be adequate.. A non-conforming design could be a safety or health issue. [n.b. See Cohn response\* marked above]

**Emerson:** What are the time constraints on this Extension of Time? **Cohn:** *Since a request for an EOT has been filed and is in-process, the normal 60 day period will be extended.*

## Public Comment

**Bob Whitney:** You said that the neighbors dropped their appeal? Did it go to the Planning Commission? **Cohn:** *The lawsuit was settled. An appeal can't be dropped once it is filed. The neighbors sent letter to the Planning Commission withdrawing their objections. The Planning Commission reviewed and approved the project.*

**Boyden:** Continuing this item to the next meeting will allow us to receive further information from the city regarding state law changes and hopefully the cycle's information.

**Motion: Emerson Second: Naegle**  
**To continue the item to the next meeting.**

**Motion carries 6-0-1**

Approve: Conboy, Emerson, Lucas, Merten, Naegle, Schenck; abstain: Boyden (chair)

Additional comments:

**Schenck:** Do you have the engineering diagrams/plans for the original project? **Cohn:** *Yes, I can bring those next time.*

**Boyden:** If you have any information on conformance to state law or health and safety issues, please bring that also.

## 5. Discussion/Vote on LJSPRC Procedures

The chair, Helen Boyden, handed out a paper titled "Proposed Procedures 6-2012" for committee discussion. The procedures are analogous to and complement the La Jolla CPA procedures. The first paragraph addresses the confirmation of the city required notifications and the timing of the notifications before a project should be heard. The second paragraph addresses how minor changes can be made during project review by the applicant or their representative annotating and signing the plans.

**Emerson:** We should clarify the second paragraph by saying that applicant may stipulate changes by annotating, dating, and signing the plans.

**Conboy:** Should differentiate between the two types of notice by the city: Posting on the property and mailed Notices of Application and Notices of Future Decision. She volunteered to find out how the notices are sent out by the city and the timing involved and report back to the committee at the next meeting.

**Merten:** Are we required to formalize the procedures? Is the CPA asking us to do so? **Boyden:** No. But she wants to clarify re-occurring issues. **Merten:** If we formalize our procedures and then for some reason vary from those procedures we will open to criticism. Also, for certain reviews or special items that the city has asked us to perform with an urgent deadline; our formalized procedures might be in conflict. It might be better for our procedures to be informal unless the CPA requires that they be formalized. In either case I recommend that we wait a minimum of 10 days after receipt of the city's Notice of Application for an item to be heard by the committee. 10 days after the chair has actually received the notice, not the date of the postmark.

**Boyden:** Explained the process for receiving the information packets and plans. Usually 2 weeks before the posted notice goes out the information packet is received which has a distribution date for when it can be handed out to the parties. Using the project number you can pull up information and a date for the required noticing.

**Merten:** Thinks that there should be enough time after the noticing to allow the neighbors and public to learn about the proposed project. He doesn't think we should be in a hurry to get a project on our agenda, but rather should wait until we have as much information as possible, for example the city cycles letters.

**Boyden:** No action to affirm procedures should be taken today. We will wait until we have Laura Conboy's report on the city noticing procedures and timeline and the committee agenda has sufficient time to discuss.

At the close of the meeting **Bob Whitney** stated that he thought the description of Item 5 was inadequate to meet Brown Act requirements. He was provided with a copy of material that was discussed.

## **La Jolla Traffic and Transportation Board: Minutes of Meeting, June 21st, 2012**

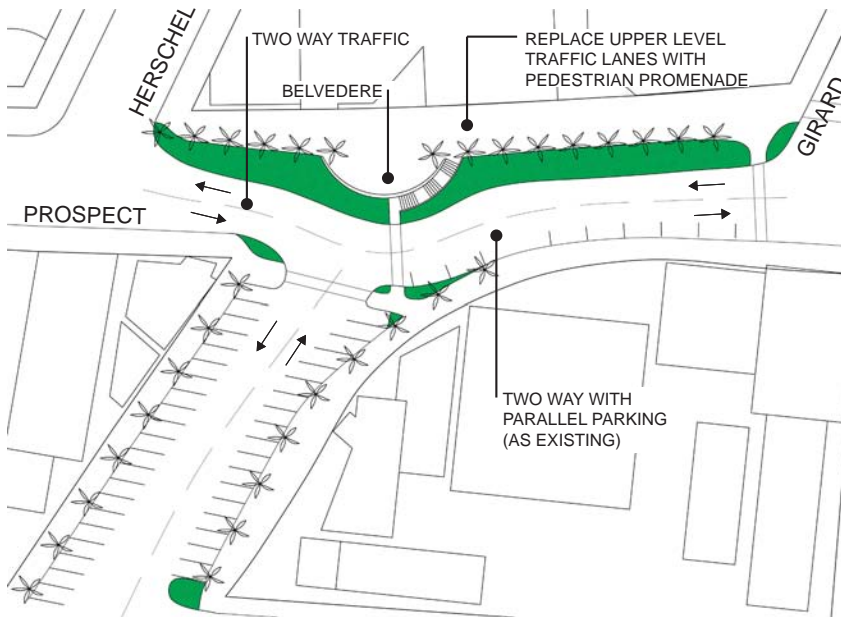
**Attendance:** Todd Lesser LJSA, John Kassar LJSA, Rob Hildt LJTC, Orrin Gabsch LJCPA, Michelle Fulks BRCC, Keith Kelman LJVMA, Earl Van Inwegen LJTC

June - Annual Meeting - nominations of officers per bylaws. John Kassar nominated Todd Lesser Chair, Tom Brady as Vice Chair, Earl Van Inwegen as Secretary.

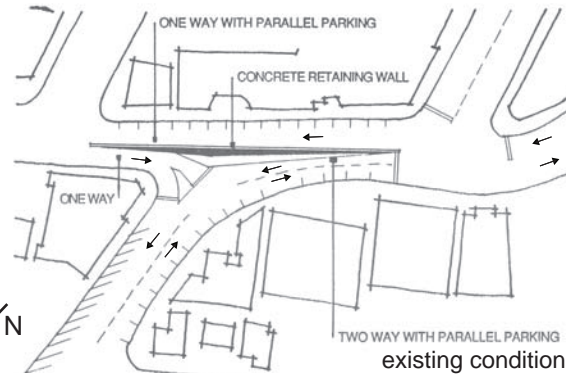
### **Voting Agenda Items**

1. 19<sup>th</sup> Annual San Diego Triathlon Challenge – The Challenged Athletes Foundation is putting on their event on October 21<sup>st</sup> at Scripps Park – Approved Vote 6 – 0. Motion Orrin Gabsch . Second Earl Van Inwegen
2. End of Summer Fire Run – August 26<sup>th</sup> 2012 – Street Closure \_ Approved 6 – 0 Motion Michelle Fulks. Second Rob Hildt
3. Stop Sign – Draper at Westbourne – The City is recommending an all-way stop at Draper at Westbourne. Approved 6 – 0. Motion Michelle Fulks. Second Rob Hildt.
4. Increase speed limit 25 MPH to 35 MPH – Nautilus street – Denied. 3 Deny. 2 Approve. 1 abstention. Motion Earl Van Inwegen. Second Rob Hildt.
5. Increase Speed limit from 25 MPH to 35 MPH La Jolla Scenic Drive North- Approved 6 – 0 Motion John Kassar. Second Keith Kelman
6. La Jolla Food and Wine Festival – Approved 5 -1 Motion John Kassar Second Michelle Fulks
7. Belvedere Promenade – Reconfiguration of Prospect/Girard Dip. Approved. 4 approval 2 abstentions. Motion Rob Hildt. Second Earl Van Inwegen

Creating a pleasurable shopping and outdoor dining pedestrian promenade on Prospect Street. Relocating parking spaces and roadway for efficient and pedestrian-friendly vehicular travel. New public Belvedere vista point overlooking Ellen Browning Scripps Park and to the Pacific ocean beyond. A destination for tourists and residents alike. Finally implementing the 2004 La Jolla Community Plan.



proposed promenade



*"Do all this and La Jolla would have a proper heart. The structure of the area would not be changed significantly, but it would be streamlined and made logical, finally, after all these years."*  
 - SD architecture critic Kay Kaiser, UT 1991

- All street parking spaces (45) are retained within project area
- New asphalt street surface : 14,967 square feet
- Enhanced sidewalk & promenade surface : 12,171 square feet
- Enhanced landscaped area : 6,185 square feet
- New palm trees : 32
- New Belvedere wall : 420 square feet
- New curb & gutter : 692 linear feet
- New 2-way traffic between Herschel and Lower Girard
- No new underground parking



aerial view



view from lower Girard



view from Belvedere overlooking Scripps Park