



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, 7 February 2013

DRAFT AGENDA – REGULAR MEETING

6:00p

1. Welcome and Call To Order: **Tony Crisafi**, President
2. Adopt the Agenda
3. **Meeting Minutes Review and Approval: 3 January 2013**
4. **Elected Officials Report** – Information Only
 - A. Council District 1 – Councilmember Sherri Lightner
Rep: **Erin Demorest**, 619.236.7762, edemorest@sandiego.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. **Candidate Statements**
Candidates present their qualifications and reasons for running (2 minutes each).
Last opportunity to announce your candidacy.
9. **President's Report**
 - A. Trustee Elections - Thursday, March 7, 2012, 3:00 pm - 7:00 pm
 - B. **Annual Member Meeting – Thursday, March 7, 6:00 pm**
 - C. Appeal Environmental Doc of Bernate Ticino Residence – Feb.4th deadline
 - D. Sierra Mar Residence – postponed by applicant to March 2013, working w/neighbors
 - E. Gaxiola Residence postponed until March 7th
 - F. Hillel Draft EIR recirculated Jan 23rd.

10. CONSENT AGENDA – Ratify or Reconsider Committee Action

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

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

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

A. Ramirez Residence

DPR Action: Findings can be made for a Coastal Development Permit and Site Development Permit for Environmentally Sensitive Lands to demolish an existing residence and construct a single family residence at 1011 La Jolla Rancho Road. 5-1-2

1011 La Jolla Rancho Road – CDP and SDP for Environmentally Sensitive Lands (ESL) to demolish existing residence and construct a 7,733 SF single family residence on a 0.59 acre site

B. Pham Residence

DPR Action: Findings can be made for a Variance to reduce the required street sideyard setback from 10ft to 4 ft for a 855 sq ft addition to an existing single family residence at 7411 Olivetas St. 4-2-1

7411 Olivetas Street- Variance to reduce the required street sideyard setback for a 855 sq ft addition to an existing single family residence on a 0.05 acre site at 7411 Olivetas Street

C. Gillispie Playfield

DPR Action: Findings can be made for a CDP, Conditional Use Permit and Demolition Permit to remove an existing single family residence at 7411 Fay Avenue and develop a playfield with landscaping, fences, walls, and signage adjacent to the Gillispie School. 7-0-1

7411 Fay Avenue - CDP and CUP to remove an existing single family residence at 7411 Fay Avenue and develop a playfield with associated landscaping, fences, walls, and signage adjacent to the Gillispie School

D. Install 2 hour parking signs on Glenwick Place and Glenwick Lane

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

E. Move two 15 minutes zones from Herschel to Prospect Street

T & T Action: Motion to approve the move. If possible, convert existing spaces on Herschel to diagonal parking. Two closest spaces to Prospect stay 15 minute green zone. 6-0-0

F. Junior League of San Diego Food & Wine Festival at the Cove

T & T Action: Motion to approve. 6-0-0

Street closures- May 3rd -4th

G. Green Zone at 7841 Fay Ave

T & T Action: Motion to deny 6-0-0

H. 40 ft. Yellow zone request on Pearl Street (@ Maserati)

T & T Action: Motion to approve. 6-0-0

Street closures- May 3rd -4th

11. 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, 7p, 9192 Topaz Way

12. **Bernate Ticino Residence**— *pulled by Trustee LaCava* – Action Item
1328 Virginia Way - Sustainable Expedite Program (Process 2) CDP to construction a 4,918 sq ft, two story, above basement, single family residence with detached garage and guest quarters, on a 6,995 sq ft vacant lot.
DPR Action #A (Jan. 2013): To require the Applicant to apply for a Coastal Development Permit to demolish the previous structure at 1328 Virginia Way, and to return to La Jolla Development Permit Review as part of the review process and present CEQA and other environmental documentation. 8-0-1
DPR Action #B (Jan. 2013): Findings can not be made for a Coastal Development Permit for construction at 1328 Virginia Way. Specifically, the proposed project is not in conformity with the specified implementation program (ie the Municipal Code requirement for a Coastal Development Permit for the demolition of the previous building). 8-0-1
Applicant: Sarah Horton

13. **Costebelle Residence SDP Amendment**— *pulled by Trustee Manno* – Action Item
7940 Costebelle Way - Amend the previously approved SDP #4522, two-building SFR on a 26,994 sf lot, partially built, abandoned & repermitted with modifications (10-2225), currently under construction. Modifications include adding a third floor consisting of an art studio/bedroom/living room/kitchen complex and modifications to the lowest floor and mezzanine, with a net enlargement of GFA from 1,266 sf to 2,040 sf with no changes to any previously permitted 5,118 sf lower main building. Additions to deck and patio area, increased SF from 1126 sf by 1,622 sf of new disturbance to 2,748 sf.
PRC Action (Jan. 2013): In recognition of the difficult nature of this site, we find that this project complies with the spirit and intent of the underlying regulations. We recommend approval of the project, based on plans dated 11/29/2012. 3-1-3
Applicant: Claude Anthony Marengo

14. **Draft 8th Update to Land Development Code** – Action Item
Possible Action: Whether to approve the updates to the Land Development Code.
There are a total of 50 issues included in the 8th Update, that are divided into issue categories including Permit Process, Measurement, Parking, Green Building Regulations, Planned District Ordinance, and Minor Corrections. See summary link:
<http://www.sandiego.gov/developmentservices/industry/landdevcode/index.shtml#projectsOpen>

15. **Adjourn** to next Regular Monthly Meeting, March 7, 2013, 6:00 pm



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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, 3 January 2013

DRAFT MINUTES – REGULAR MEETING

Trustees Present: Dan Allen, Tom Brady, Devin Burstein, Bob Collins, Laura Ducharme-Conboy, Michael Costello, Dan Courtney, Tony Crisafi, Jim Fitzgerald, Orrin Gabsch, Joe LaCava, David Little, Tim Lucas, Nancy Manno, Phil Merten, Cindy Thorsen.

Absent: Cynthia Bond, Frances O'Neill Zimmerman.

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

2. Adopt the Agenda

President Crisafi said we would not hear Agenda Item 14, Draft 8th Update to Land Development Code, since there is now more time for further review in committee.

Approved Motion: Motion to adopt the Agenda as modified, (Collins/Little, 12-0-1).

In favor: Allen, Brady, Collins, Conboy, Costello, Fitzgerald, Gabsch, LaCava, Little, Manno, Merten, Thorsen.
Abstain: Crisafi.

3. Meeting Minutes Review and Approval – 6 December Regular Meeting

Approved Motion: Motion to approve Minutes of December Meeting as corrected, (LaCava/Fitzgerald, 11-0-2).

In favor: Allen, Brady, Collins, Conboy, Costello, Fitzgerald, LaCava, Little, Manno, Merten, Thorsen.
Abstain: Crisafi, Gabsch.

4. Elected Officials Report - Information Only

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

Rep: Erin Demorest, 619.236.7762, edemorest@sandiego.gov

Ms. Demorest reported that Councilmember Lightner has been elected President Pro Tem of the Council and will be serving on the Transportation and Land Use Committee, the Budget Committee and the new Infrastructure Committee. She will chair the new Rules and Economic Development Committee. There are vacancies on several boards (refer to <http://www.sandiego.gov/city-clerk/boards-commissions/>), and interested constituents should contact the Council District 1 office.

Ms Demorest noted that the Hillel draft EIR will be re-circulated for public review and comment. No date has been set yet for the re-release.

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://physicalplanning.ucsd.edu>

Ms. Delouri was not present.

Jane Reldan commented on the Mayor's action to extend the length of the rope at Children's Pool, speaking in favor and providing photographs. **Ken Hunrichs**, President of Friends of the Children's Pool, distributed a letter to the LJCPA on the same subject in opposition to the Mayor's action and providing a copy of the City Attorney's

memo to the Mayor on the matter. **Trustee Little** spoke on the issue. **Melinda Merryweather** commented on the apparent inconsistency of the Mayor regarding his position of deference to community interests.

6. Non-Agenda Items for Trustee Discussion

Trustee LaCava announced his plan to retire from the duties of maintaining the LJCPA website and the membership roster. **Trustee Costello** expressed the Trustees' thanks for the work done.

Trustee Costello asked for a letter iterating our position on the rope at Childrens' Pool to be sent to the Mayor. **Trustee Manno** pointed out that the past votes of the LJCPA on the issue were not unanimous.

Approved Motion: That the President write to the Mayor stating the LJCPA actions on the Childrens' Pool rope issue, (Costello/Brady, 12-1-2).

In favor: Allen, Brady, Burstein, Collins, Conboy, Costello, Gabsch, Little, Lucas, Manno, Merten, Thorsen.

Against: Fitzgerald.

Abstain: Crisafi, LaCava.

7. Officer's Reports

A. Secretary

Trustee Allen stated 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 one maintains membership and becomes 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. Forms are on-line at www.lajollacpa.org.

Trustee Allen also reminded that those who have not attended the requisite one meeting in the year to continue voting membership (or three meetings to qualify as a candidate for Trustee) have now only the opportunity to attend the February meeting before the March election.

B. Treasurer

Assistant treasurer, **Trustee Fitzgerald**, gave the Treasurer's report. He presented the results for the past month. December Beginning Balance: \$403.89 + Income \$178.00 – Expenses \$406.73 = January Beginning Balance: \$175.16. Main expenses were Agenda printing, and Recreation Center meeting room rent (Jan-June 2013). For the calendar year income was \$2,479 and expenses \$2,278.

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.

8. President's Report

A. 2013 Membership & Elections in March

Members in good standing (those who have attended one meeting in the Membership Year, which runs from March through February) will elect 8 Trustees in March at the Annual Meeting. Six positions are for the regular 6 out of 18 seats with expiring 3-year terms. One position is for a Trustee who has announced her resignation, and one position is for a Trustee who has not completed his elected term but is reaching the Bylaw limit of 6 consecutive years of service. The Trustees in the first group are Dan Allen, Devin Burstein, Laura Ducharme-Conboy, Michael Costello, Dan Courtney and Frances O'Neill Zimmerman. Resigning is Cindy Thorsen and terming-out is Orrin Gabsch.

Members wishing to be nominees for the election in March must contact the President beforehand or otherwise announce candidacy at the 7 February meeting.

B. Gaxiola Residence – applicant postponed presentation to Feb 2013

C. Tong EOT Planning Commission Hearing report from Dec. 13th hearing

The LJCPA appeal was unanimously rejected

D. 7755 Sierra Mar – postponed at applicant’s request; had been on early distribution of the agenda

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, 4pm

A. 7720-7728 Fay Ave.

PDO Action: Proposed façade renovation complies with the PDO 7-0-0

7720-7728 Fay Ave. – Façade Renovation

B. La Jolla Village Information Center

PDO Action: The proposed signage complies with the PDO 7-0-0

1162 Prospect Street – new signage

C. (a) Bernate Ticino Residence – *pulled by Trustee LaCava*

DPR Action: To require the Applicant to apply for a Coastal Development Permit to demolish the previous structure at 1328 Virginia Way, and to return to La Jolla Development Permit Review as part of the review process and present CEQA and other environmental documentation. 8-0-1

1328 Virginia Way - Sustainable Expedite Program (Process 2) CDP to construction a 4,918 sq ft, two story, above basement, single family residence with detached garage and guest quarters, on a 6,995 sq ft vacant lot.

(b) Bernate Ticino Residence – *pulled by Trustee LaCava*

DPR Action: Findings can not be made for a Coastal Development Permit for construction at 1328 Virginia Way. Specifically, the proposed project is not in conformity with the specified implementation program (ie the Municipal Code requirement for a Coastal Development Permit for the demolition of the previous building). 8-0-1

1328 Virginia Way - Sustainable Expedite Program (Process 2) CDP to construction a 4,918 sq ft, two story, above basement, single family residence with detached garage and guest quarters, on a 6,995 sq ft vacant lot.

D. Costebelle Residence SDP Amendment – *pulled by Trustee Manno*

PRC Action: In recognition of the difficult nature of this site, we find that this project complies with the spirit and intent of the underlying regulations. We recommend approval of the project, based on plans dated 11/29/2012. 3-1-3

7940 Costebelle Way - Amend the previously approved SDP #4522, two-building SFR on a 26,994 sf lot=, partially built, abandoned & repermited with modifications (10-2225), currently under construction.

Modifications include adding a third floor consisting of an art studio/bedroom/living room/kitchen complex and modifications to the lowest floor and mezzanine, with a net enlargement of GFA from 1,266 sf to 2,040 sf with no changes to any previously permitted 5,118 sf lower main building. Additions to deck and patio area, increased SF from 1126 sf by 1,622 sf of new disturbance to 2,748 sf.

At this point (6:29PM) President Crisafi recused himself. Vice President LaCava assumed the chairmanship of the meeting.

Approved Motion: Motion

To accept the actions of the Planned District Ordinance Committee: (A) 7720-7728 Fay Ave.: Proposed façade renovation complies with the PDO, (B) La Jolla Village Information Center: The proposed signage complies with the PDO, and forward the recommendations to the City,

(Fitzgerald/Gabsch, 14-0-1).

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

Abstain: LaCava.

Recused - out of room: Crisafi.

At this point (6:34PM) President Crisafi returned and resumed the chairmanship.

10. Reports from Other Advisory Committees— Information only

A. Coastal Access and Parking Board - Meets 1st Tues, 5pm, La Jolla Recreation Center.

Did not meet in January; next meeting 5 February.

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

Trustee LaCava reported CPC was dark in December.

Point of Information

Trustee Little asked whether there is or should be a way to track a project that comes to the Trustees from one of the committees on the Consent Agenda, is then pulled from the Consent Agenda at the Trustees' meeting and then never returns to the Trustees. **Trustees LaCava** pointed out that the Bylaws allow for hearing a project without the applicant present. **President Crisafi** suggests that procedures tracking and quarterly review of such projects. **Trustee Manno** encouraged regular maintenance and review by the Trustees of such a list. **Trustee Collins** asked if the City Development Services Department could inform the applicant that when a hearing is being held. **Trustees Conboy** and **Merten** commented further.

11. La Jolla Beach Townhomes EOT – Action Item

6633 La Jolla Blvd. - Extension of Time for approved Coastal Development Permit to demolish existing building and construct 4 residential for rent units on a 5,760 sq ft site

DPR Action (Nov. 2012): Findings can be made for an Extension of Time for a previously approved CDP to demolish existing building and construct 4 residential units on a 5,760 sq ft site at 6633 La Jolla Blvd. 6-0-1

Pulled from Consent Agenda at December LJCPA meeting by Trustee Costello.

Applicant: Claude Anthony Marengo

Trustee Costello explained that he pulled the project because he could not find minutes of any previous meeting at which the project was approved initially. **Mr. Marengo** assured that, although no minutes, there is a letter from the LJCPA President documenting the approval in 2009, and he stated that there are no changes to the plans for the approved project or any changes in codes or laws affecting the project. The nature of an Extension of Time process was discussed by **Trustees LaCava** and **Fitzgerald**, **Mr. Marengo** and **President Crisafi**.

Approved Motion: Findings can be made for an Extension of Time for three years for a previously approved CDP to demolish existing building and construct 4 residential units on a 5,760 sq ft site at 6633 La Jolla Blvd, (Fitzgerald/Thorsen, 13-1-2).

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

Against: Costello.

Abstain: Collins, Crisafi.

12. Two 15 minute parking spots at 1026 Wall Street – Action Item

1026 Wall St. – Two 15 min. parking spaces. T & T (Nov. 2012): Deny the request for two 15 minute parking spaces. 4-3-0

Pulled from Consent Agenda at December LJCPA meeting by LaCava.

The applicant was not present. **President Crisafi** will follow-up and trail the item to a future meeting.

13. Liem Residence – per request of applicant – Action Item

7324 La Jolla Boulevard– CDP (process 2) for a proposed 1614 sq ft new 2-story single family residence with a 175 sq ft roof deck, detached 356 sq ft. 2 car carport with a 107 sq ft 2nd story play area (accessory, unconditioned structure) above the carport on a vacant 2500 sq ft lot

DPR Action: (Dec. 2012) Findings can be made for a Coastal Development Permit for a 1614 sq ft 2-story single family residence with roof deck, detached car carport on a vacant 2500 sq ft lot located at 7324 La Jolla Blvd. 5-4-0

Applicant: Jeanne Liem, owner and architect

Ms. Liem presented the plans along with handout illustrations, and she explained that the neighborhood is diverse in structure style and size. This is an original subdivision lot with 25 foot frontage. She responded to the DPR issues, which concerned setback, architectural fit with immediate neighbors and design “blockyness”. Since the DPR recommendation for approval she has made further design changes including altering the side facing the southern neighbor and revising front façade colors and adding building articulation. **Helen Boyden** noted that the interior size was reduced since presented to DPR. **Trustees Little, Conboy, Merten, Lucas, Burstein, Manno** and **Thorsen** commented.

Approved Motion: Findings can be made for a Coastal Development Permit for a 1730 sq ft gross floor area 2-story single family residence with roof deck, detached car carport on a vacant 2500 sq ft lot located at 7324 La Jolla Blvd., based on revised plans dated December 26, 2012, (Burstein/Costello, 14-0-2).

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

Abstain: Collins, Crisafi.

14. Adjourn, at 7:25 PM (!).

Next Regular Monthly Meeting, 7 February, 6:00 pm.

**UNAPPROVED MINUTES OF THE LA JOLLA
PLANNED DISTRICT ORDINANCE COMMITTEE
January 14, 2013**

Committee members present: Stiegler, Gabsch, Morengo, Little, Fitzgerald, Clifford, Palmer. Also present: members of the public Sheila Fortune, Michelle Mead.

Chair Stiegler called the meeting to order at 4:00

1. **Public Comment** – Issues not on today’s agenda (2 minutes maximum.)
2. **Chair Report / Board Discussion**
3. Note: Chair Report and Board Discussion deferred until after Project and Information Agenda items heard.
 - a. Review and Approve December Minutes Morengo/Clifford 6-0-1
 - b. Letter sent by CPA regarding the role of the PDO committee in the city review process. (Fitzgerald) Fitzgerald indicated that, as of this date, the CPA had not received a response from the City to the letter.
 - c. Issues regarding PDO compliance and means to promote enforcement, as well as discussions of amending some of the PDO Codes rather than addressing each project presented individually.
4. **Recommendations to CPA**
 - A. None
5. **Recommendations to DPR Committee**
 - A.
Project Name: 1020 prospect street hotel ventures llc
Address: 1020 Prospect Street
Project Number: PTS 297505
PDO Zone: 1A. Zone 1 sub area 1A
City Project manager: Jeanette Temple
Date of notice: Letter Oct. 18. Notice posted Oct 26
Principal: Adolfo Fashlicht
Agent/applicant: Janay Kruger
Proposal: Convert office building to A 54 room hotel, restaurant, and spa. Underground parking.

Applicant was advised to address the issues of intensification of use for a previously non-conforming structure, which would not be allowed under current regulations. Committee expressed concerns regarding the allowable number of hotel rooms in the zone, building materials being presented, as well as issues raised regarding the roof deck/ bar with proposed umbrellas as exceeding the 30 ft height limitation, and questions as the extension of the proposed sunscreens for the windows.

Motion: No motion, the applicant agreed to return to the PDO to address the issues raised as well as signage, lighting and height limitation.

B.

Project Name: Hope Variance

Address: 8001 Ocean Street

Project Number: PTS#289049

PDO Zone: Zone 5

Applicant:

Agent: Ron Despojado

City Project Manager: William Zounes

Date of App Notice: Deemed Complete on 10/17/2012

Scope of Work:

Postponed at the request of the Applicant.

referenced above, and described as Coastal Development Permit, Neighborhood Development Permit, & Variance to allow a 250 square-foot second story addition with 35 square-foot of an existing free-standing condo unit within a four-unit development located on 0.07-acre s 8001 Ocean St, in the LJPD-5 Zone of the La Jolla Planned Dist. Overlays: Coastal N-AP Coastal Height, Parking Impact, Res Tandem Parking.

C.

Project Name: **GIRARD AVENUE MIXED USE**

Address: 7610 Girard Avenue

Project #: PO# 274439

DPM: John Fisher 619-446-5231

PDO Zone: RS-1-2

Applicant: Ashley Prikosovits

Scope of Work:

A Coastal Development Permit and Map Waiver application to waive the requirements of a Tentative Map to construct eight residential condominium units and one 5,125 square foot commercial condominium unit on a vacant 0.27 acre site at 7610 Girard Avenue in Zone 1 of La Jolla Planned District within the La Jolla Community Plan in Council District 1.

Applicant presented a revised proposal to lower the commercial space to below the street grade, which they felt conformed the PDO, and Land Use Code.

Committee Comments / Discussion:

Committee had questions regarding the proposal, if was unclear if the "Basement" (as presented) complied with the no 3-story rule in the PDO.

Information Only

None

Chair adjourned meeting at 6:00 pm

Respectfully Submitted,

Anna Palmer, Secretary.

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

COMMITTEE REPORT

For

January 2013

8 Jan 2013 Present: Benton (Chair), Collins, Costello, Grunow, Hayes, Kane, Liera, Thorsen

15 Jan 2013 Present: Benton (Chair), Collins, Costello, Grunow, Liera, Merten, Thorsen, Welsh

1. 1/8/13 NON-AGENDA PUBLIC COMMENT

recorder setting 19/19 00 00 00

Bill Hayer, Architect representing the neighbors on both sides of Huckins Residence, 1545 Virginia Way. Reported to us, that the site was grubbed, cleared and graded using access from the back neighbor's lot. Coastal Zone needs a grading permit, none issued. Code Compliance stopped all work.

2. 1/15/13 NON-AGENDA PUBLIC COMMENT

Thorsen: Eight CPA Trustee seats are open for election in March.

3. 1/8/13 FINAL REVIEW (PREVIOUSLY REVIEWED 10/16/12 & 11/13/12)

Project Name: **GIRARD AVENUE MIXED USE**

7610 Girard Avenue Permits: CDP

Project #: PO# 274439 DPM: John Fisher 619-446-5231

Zone: RS-1-2 Applicant: jfisher@sandiego.gov

Ashley Prikosovits 858-527-0818

Scope of Work: Beth Reiter 858-232-4580

A Coastal Development Permit and Map Waiver application to waive the requirements of a Tentative Map to construct eight residential condominium units and one 5,125 square foot commercial condominium unit on a vacant 0.27 acre site at 7610 Girard Avenue in Zone 1 of La Jolla Planned District within the La Jolla Community Plan in Council District 1.

APPLICANT PRESENTATION (Ashley Prikosovits, Phil Quatrino):

The key issue is the 3rd story in a 2 story limited LJ PDO Zone. DSD Staff gave the Applicant an enlarged LJ PDO map which, indeed, identified the site as in the 2 story limited Zone. The Applicant announced that they wish to circumvent the LJ PDO by applying for a deviation with a PDP on the basis that it will be a sustainable structure. Same SDP and CDP. The Applicant was advised by DPR Members and the Public that his was the exact same route used by the failed Bird Rock Station Project to build a 3 story project in a 2 story limited Zone, and that they should expect the same result.

The Applicant was asked to present the design elements of the Project (size, 5,100 sq ft commercial space, 8 residential units, color, number of parking spaces, noise) for review.

SUBCOMMITTEE MOTION: To deny the Project as it does not comply with the La Jolla Planned District Ordinance, a deviation for a third story is not warranted, a deviation would be precedent setting, and residential use next to intense commercial use is inconsistent with the La Jolla Planned District Ordinance.

(Thorsen/Liera 7-0-1)

In Favor: Collins, Costello, Grunow, Hayes, Kane, Liera, Thorsen

Oppose: 0

Abstain: Benton, as Chair

MOTION PASSES

recorder setting 19/19 00 54 40

4. 1/8/13 FINAL REVIEW (PREVIOUSLY REVIEWED 9/18/12)

Project Name: **RAMIREZ RESIDENCE**

1011 La Jolla Rancho Road

Permits:

CDP + SDP

Project #:

PO# 282667

DPM:

Sandra Teasley 619-446-5271

steasley@sandiego.gov

Zone:

RS-1-4

Applicant:

Samantha Tosti 617-816-1708

Scope of Work:

Tim Martin 760-729-3470

(Process 3) Coastal Development Permit and Site Development Permit for Environmentally Sensitive Lands (ESL) to demolish existing residence and construct a 7,733 SF single family residence on a 0.59 acre site at 1011 La Jolla Rancho Road in the RS-1-4 zone within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit.

APPLICANT PRESENTATION 9/18/12 (Tim Martin, Samantha Tosti):

Have been to La Jolla Corona HOA. View is South to Mission Bay, sideyard will be opened up giving a View Corridor from LJ Rancho. ESL is the only remaining issue. A steep hillside with a 50 ft drop at one property line, 75 ft drop at the other. 12,000 sq ft of the lot is steep hillside can not be developed. 25% of the lot remains developable. There are pre-existing, non-conforming, but not illegal, encroachments on the slope. The applicant would like to swap these encroachments for a swimming pool on the slope. (If pool is brought closer to the house, the bottom of the pool counts as the lowest point for height measurement.) Geologist says site is stable.

Neighbors below slope, Connie Stone and Lorraine Lewis, asked that the drainage problem onto their properties be solved. Mr. Martin had a Civil Engineer design a drainage swale at the foot of the slope to carry the runoff to the City storm drain to protect the neighbors.

SUBCOMMITTEE MOTION: Findings can be made for a Coastal Development Permit and Site Development Permit for Environmentally Sensitive Lands to demolish an existing residence and construct a single family residence at 1011 La Jolla Rancho Road.

(Hayes/Thorsen 5-1-2)

In Favor: Costello, Grunow, Hayes, Kane, Thorsen

Oppose: Liera

Abstain: Collins, Benton, as Chair

MOTION PASSES

recorder setting 19/19 01 38 51

5. 1/8/13 & 1/15/13 FINAL REVIEW (PREVIOUSLY REVIEWED 11/13/12)

Project Name: **PHAM RESIDENCE**
 7411 Olivetas Street Permits: CDP
 Project #: PO# 282249 DPM: Sandra Teasley
 Zone: RS-1-7 steasley@sandiego.gov
 Scope of Work: Applicant: Hillary Lowe 858-274-5978
 Variance to reduce the required street sideyard setback for a 855 sq ft addition to an existing single family residence on a 0.05 acre site at 7411 Olivetas Street in the RS-1-7 Zone within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Ht Limit, Parking Impact, Residential Tandem Parking, Transit Area.

1/8/13 APPLICANT PRESENTATION (Mark Mitchell):

Requesting a variance for a 4 ft setback from the street where 10 ft is required. Lot is 25 ft by 100 ft. Proposing a 2nd story addition, roof deck of 855 sq ft, carport plus a parking space.

DPR Members indicated they are inclined to not vote for the variance. Also, they were concerned that balconies and carport could be enclosed for living space at a future date. Applicant asked for a Continuance to modify design.

1/15/13 Provided for this review:*Applicant reply in italics*

1. Open all the balconies by removing side walls (remove their roof?). Move chimney to the center of the structure or remove. Use clear perimeter all the way around the roof deck. *Provided a drawing with balconies open with part trellis roofs, roof deck with clear perimeter. Chimney, 10 inches lower, moved 1.5 ft inward.*
2. Please provide a statistical survey the neighborhood, 4 to 6 houses from your project. How many houses have narrow lots, non-conforming street setbacks, variances, 2-story homes, and calculate FAR. *Provided a statistical comparison with 30 surrounding homes. 4 with variances, 20 are two level houses.*
3. Provide a setback study. *12/30 are non-conforming; 14 non-conforming front setbacks, 10 non-conforming street setback.*
4. Provide a massing study of Marine St. and Olivetas St. *Provided a photo-montage of all houses on the two streets. Also provided a map of the surrounding six blocks with the footprint of each house.*

1/15/13 Discussion:

Curb cut doesn't match driveway, correct with City Engineering.

Two of your explanations of the required four findings for a Variance are inadequate, d. "not adversely affect the applicable land use plan"(LUP). LUP says front and sides should step back, so you are asking to be at odds with the certified LUP. b."deprive the applicant of the reasonable use of land", there has been a house on that land for 40 – 50 years. We can't make these Findings.

Neighbor, Scott Noya, supports variance, favors single family use. Most houses in the area have sloped roofs.

recorder setting 20 01 37 02

1/15/13 SUBCOMMITTEE MOTION: Findings can be made for a Variance to reduce the required street sideyard setback from 10 ft to 4 ft for a 855 sq ft addition to an existing single family residence at 7411 Olivetas St.

(**Thorsen / Welsh 4-2-1**)

In Favor: Costello, Grunow, Thorsen, Welsh

Oppose: Liera, Merten

Abstain: Benton, as Chair

MOTION PASSES

recorder setting 20 02 00 13

6. 1/8/13 ACTION ITEM

The La Jolla Historic Cultural Landscape Survey. Previously presented to the LJDPR on 18 Dec 2012.

SUBCOMMITTEE MOTION: to adapt the La Jolla Historic Cultural Landscape Survey and to recommend the LJ CPA similarly adapt the Survey.

(Kane/Collins 6-0-1)

In Favor: Collins, Costello, Grunow, Kane, Liera, Thorsen

Oppose: 0

Abstain: Benton, as Chair

MOTION PASSES

recorder setting 19/19 02 31 30

7. 1/8/13 DISCUSSION

a. Recommended exhibits that applicants should present at their DPR permit presentations. DPR Members should email their comments on applicant presentation information by Kane and Benton to the Chair.

b. Thorsen commented there will be 8 LJ CPA seats open in March, encouraged Members to run for election.

c. Costello asked if we could email Paul Godwin to request he no longer use unfamiliar abbreviations.

8. 1/15/13 FINAL REVIEW (PREVIOUSLY REVIEWED 12/18/12)

Project Name: **GILLISPIE PLAYFIELD**

7411 Fay Avenue

Permits: CDP, CUP

Project #: PO# 284137

DPM: Patrick Hooper

Zone: RM-1-1

PHooper@sandiego.gov

Applicant: Scott Bernet 619-237-9433

Scope of Work:

Coastal Development Permit and Conditional Use Permit to remove an existing single family residence at 7411 Fay Avenue and develop a playfield with associated landscaping, fences, walls, and signage adjacent to the Gillispie School in RM-1-1 Zone within Parking Impact, Residential Tandem Parking, Transit Area, La Jolla Community Plan and Local Coastal Program Land Use Plan.

APPLICANT PRESENTATION (Alison Fleming, Mike Ryan, Beth Bowen) :

Provided for FINAL REVIEW:

Applicant reply in italics

1. Historical review of the house. *Provided documentation that the Review was done.*
2. A section showing the neighbors house, the 9 ft wall, height of field, into the field. *Provided*
3. A list of Conditions for the CUP (for protection of neighbors). *Letter provided referencing current CDP/CUP 96-0127 listing hours 7 AM to 6 PM, Mon thru Sat. With Saturday enrichment program. No Sunday use. No outsider use.*
4. Letter from the neighbor, with an understanding of limits of use for CUP. *Provided a letter from neighbor Mr. Don Perry.*

Discussion Issues:

It was pointed out that part of the currently shared driveway curb cut was shown on the drawing to remain. Beth Bowen AIA, corrected the drawing by removing the curb cut, dated and signed correction.

SUBCOMMITTEE MOTION: Findings can be made for a Coastal Development Permit, Conditional Use Permit and Demolition Permit to remove an existing single family residence at 7411 Fay Avenue and develop a playfield with landscaping, fences, walls, and signage adjacent to the Gillispie School.

(**Thorsen / Grunow 7-0-1**)

In Favor: Collins, Costello, Grunow, Liera, Merten, Thorsen, Welsh

Oppose: 0

Abstain: Benton, as Chair

MOTION PASSES

recorder setting 20 00 21 08

9. 1/22/13 FINAL REVIEW (PREVIOUSLY REVIEWED 12/18/12)

Project Name: **HUCKINS RESIDENCE**

1545 Virginia Way

Permits: CDP

Project #: PO# 293001

DPM: Laura Black

Zone: RS-1-7

LBlack@sandiego.gov

Scope of Work:

Applicant: Ricardo Torres 619-231-9905

Sustainable Expedite Program (process 2) Coastal Development Permit to construct a 3,818 sq ft, two-story, above basement, single family residence on a 7,000 sq ft vacant lot located at 1545 Virginia Way in the RS-1-7 Zone within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Ht Limit, Parking Impact, Residential Tandem Parking, Transit Area.

Provided for this REVIEW:

Applicant reply in italics

1. Site plans showing foot prints, setbacks of the project with neighboring houses to compare setbacks and relative positions. *Provided a Google map photo with a shopped image of the Project inserted to provide comparison.*
2. Have an Engineer examine the issue of the abutting retaining walls and explain any issues and solutions to Dr. Wickersham. *Their Office has discussed the retaining wall issue with the Neighbors' Architect, Bill Hayer, and will continue cooperating. Still talking to Structural Engineer.*
3. Provide a neighborhood FAR study, include lot size, floor area, FAR. *A Google map provided with the statistical information overlaid on each house.*

Discussion:

Centered on the non-permitted grading on the Huckins lot. Torres indicated the neighbor, Bak, was given permission to transport materials and equipment across the Huckins lot, but not to grade. Photographs shown of non-permitted grading by Bak. Code Enforcement stopped grading. As a side issue, it was pointed out the Bak property has neither driveway or garage, exceeded limits of permit (earth movement, grading requires CDP), canyon preservation an issue, building a 4,000 sq ft house, no SDP, no CDP, no Historic Review. Neighbors, Drs Wickersham and Kerns, would like an additional 3 ft setback of Huckins house. Neighbors are concerned about construction being done by persons that knowingly do not follow the laws and rules.

Please Provide for FINAL REVIEW:

recorder setting 20 01 08 47

- a. Please provide topographic map of property and surroundings (canyon, alley, neighbors) at least 50 ft radius.
- b. Can the house be setback an additional 3 ft? (Grading to the back has been done.)

La Jolla Shores Permit Review Committee Minutes

4:00 p.m. Tuesday, January 22, 2013

Committee members in attendance: Helen Boyden (chair), Laura DuCharme-Conboy, Dolores Donovan, Janie Emerson, Tim Lucas, John Schenck. **Members absent:** Phil Merten, Myrna Naegle

1. Non-Agenda Public Comment --None

2. Chair Comments

- 7940 Costebelle was pulled from the LJCPA January consent agenda by trustee Nancy Manno for a full hearing.
- At its January 15 meeting, the LJS AB recommended that a two-story 991 sq ft addition to 8733 Dunaway Drive be considered major in scope but said it met LJSPDO standards. It also advised the applicant at 2264 Paseo Dorado met PDO standards and was minor in scope.
- LJS AB agendas have an official posting URL of:
<http://www.sandiego.gov/planning/community/profiles/lajolla/pddoab.shtml>
- The Viterbi project will not be heard until some issues are resolved with the City.
- Hillel project: the draft EIR from November was withdrawn by the applicant. It is being revised and will be re-submitted in full with a new 45 day comment period. According to the La Jolla Light the reason was that the house at 8976 Cliffridge Avenue is over 45 years old and is subject to historical review, which was not addressed in the draft EIR.
- The City has sent notice of an amendment to the Sudberry project on Calle del Cielo which we expect will go through the community review process soon.

3. Project review Trogen Enterprises CDP

- Project No. 302415
- Type of Structure: existing Single Family Residence
- Location: 7949 Lowry Terrace
- Project Manager: Morris Dye; 619-446-5201; mdye@sandiego.gov
- Owner's rep: Golba Architecture-Cathy Coleman; 619-231-9905;ccoleman@golba.com
-

Project Description: Demolition of a 3,912 sf existing single family residence and two car garage on a 14,217 sf lot.

Seeking: Coastal Development Permit (non-appealable)

Presented by: Sasha Varone, of Golba Architecture.

This property has been acquired and the owners will be building a new house, but it has not been designed yet. They are trying to get the demolition done first as this is a neighborhood eyesore.

The property was lost by the previous owner at a tax sale. The previous owner had hoarding issues and the house was in disrepair and was filled with piles of "stuff" which the new owners have spent a lot of time clearing out. One neighbor reported that the general consensus of the neighbors is that they want the building removed.

There were a lot of comments from the City in the cycle letter. Most of those comments had to do with the archaeological and paleontological monitoring needed if the ground was being disturbed. Our compromise with the City is that we will just remove the structure down to the slab and leave the slab on grade as it is. There will be no excavation. The construction fence has been put up due to ongoing issues with trespassing by the previous owner. The sooner the house can be demolished the better off the neighborhood will be. This is a 45-year-old house and the City will determine whether it is historic or not. The City has asked for additional documentation regarding the history of the house which has been provided. We are expecting the City to complete their review within the next few days. We anticipate it will be found non-historic.

Boyden: One never knows. It could have been designed by a famous architect or had a Nobel prize winner reside there...

Conboy: Or once you restore it you might find it to be an excellent example of a certain architectural style. **Donovan:**

There was a time on the street when there was a Japanese influence and some of the homes had a Japanese style. Not sure if

this is one of those? **Emerson:** Believes it is. **Varone:** We have done the research and believe that nobody famous lived there and it wasn't designed by a noted architect. We don't believe that there is anything valuable about the structure.

Schenck: What happens after the house is demo-ed? What will the erosion and drainage issues be? **Varone:** They will use BMP (best management practices) to control runoff during demolition. The landscaping will remain the same, so there shouldn't be any change in the drainage over what is in place now. **Schenck:** Will the construction fence stay up? **Varone:** They want to have it removed, but it will depend on if there are continuing issues with the previous owner.

Emerson: Who are the owners? I have concerns, because there are several properties in the LJ Shores that have been acquired as spec homes by a person that has not maintained the properties. One of these properties is next to me and there has been a water leak issue going on affecting my house and others that they can not get resolved. **Boyden:** According to the plans, the owners are Trogen Enterprises LLC giving Golba Architecture's address as theirs. **Varone:** This is common. She does not know the names of the company officers. **Emerson:** I hope that these are not the same owners and that they will be responsible. **Eric Dye** (neighbor): I have met the owners and believe that they are good people. They have spent a lot of time trying to clean up the property. I do not believe that these are the same owners that the committee member has concerns with.

Donovan: The City cycle document has an issue to be cleared about the possible nesting birds and Torrey Pines on the property. **Varone:** The project was evaluated under categories of geology and conservation efforts. They will have to follow the guidelines in the issued permit. They will be monitoring for the birds and for potential archaeological/paleontological findings. **Donovan:** Will the Torrey Pines be cut down? **Varone:** For this demolition phase, only the house will be removed. The slab and trees will remain. They are not sure what will happen in the future when the new house is designed. That will be addressed in a construction permit. **Lucas:** Torrey Pines have an extensive surface root system that can be damaging to structures and foundations. They may not be the best thing to have next to a house and may not be part of the new design.

Conboy: Biggest concern is the historical review. She does not feel it is appropriate for the committee to make a comment before the City weighs in on the historical review--especially if the City is close to finalizing its review. There are too many unknowns and she can not vote on a motion regarding approval or denial of the project. The Red Robin and Red Roost don't look like much now, but there is a lot of historical significance to them. Just because these are not in very good condition doesn't mean that there is no significance to them. **Varone:** There are two possibilities. Assume you make a positive recommendation. Either it is not historical and the demolition can proceed, or it is historical and the City will overrule your recommendation and not allow the demolition. **Emerson:** I have to agree with Conboy. This is too important a determination to make without key information. **Boyden:** Usually the historical issues are settled before this comes to the committee. **Varone:** They were hoping to have the determination from the City last week, but the packet submitted to the City was broken up and sent to the various departments, but the historical review was missed. The City caught the mistake and the historical information was re-submitted, but the City has not come back with a determination. **Conboy:** When was house built? **Varone:** The house was built in 1952.

Schenck: Could you have this information for next months meeting, February 26? **Varone:** Yes, but they would rather have a committee decision today. **Boyden:** The other possibility is to contact CPA president Tony Crisafi and have him put it on the agenda directly for the Feb 7 meeting if they have the historical determination from the City. **Emerson:** We are not trying to hold the project up, but historical determinations are important and we have a majority on the committee that feels uncomfortable making a decision without having all the facts in front of us. Our committee and CPA rules prevent us from making a conditional decision. **Varone:** We thought that we would have the decision by now and the neighbors are anxious to get this removed. **Conboy:** Is this just one vocal neighbor, or other neighbors? **Schenck:** I know one neighbor across the street that wants it down now.

Public comment

Eric Dye 7935 Lowry Terrace: Neighbors want this demo-ed. Letters have been written to the City. **Boyden:** They didn't come to this committee. **Dye** (not related to Morris Dye): (pointed out on the display and listed residents in the neighborhood that want it removed). This property is a health and safety hazard. It's a fire trap. Two weeks ago there was a termite storm coming from it. My mother-in-law lives two houses away and she doesn't feel safe walking by this. The new owners are a husband and wife that have been over on weekends cleaning the house. Last weekend they were sweeping off the roof.

End of public comment

Lucas: How fast can you get permits and demo this? In other words has this been scheduled for demo-ing next month, or April, or??? Will the committee not coming to a decision today affect your schedule? **Varone:** We have already gone through coastal, so all that remains is the historical determination and adherence to the paleontological and conservation issues noted in the cycles.

Kim Whitney: What is the reservation with not going directly to CPA? **Varone:** She needs to talk with the clients and find out how they want to proceed.

Boyden: We can take a vote on this today and if the committee decides to not make a decision and continue the item, and if project time-line is affected, the applicant can apply to CPA President Crisafi to be placed on the February CPA agenda for a full review. You would have to make a presentation there. **Conboy:** If the timing is critical, then you can present to the CPA that you were delayed by the historical review, and that you are not trying to skip the PRC subcommittee. And that the termites, break-ins, and other public safety issues warrant an expedited decision.(Further committee discussion ensued regarding timing issues and deadlines for the committee and CPA meetings)

Lucas: From a health and safety perspective, I would like to go ahead and vote on the project and not wait for the City. I don't think that the neighbors want it delayed further. I will make the motion that the committee can make the findings for a CDP permit.

Boyden: Any second? None – the motion dies.

Motion: Donovan **Second:** Conboy

To continue the project until the historical review has been completed by the City.

Approve: Conboy, Donovan, Emerson, Schenck

Oppose: Lucas

Abstain: Boyden

Emerson: If the historical review comes through in the next few days, could we hold a special meeting? **Boyden:** Yes, we could but even though the CPA meeting is 16 days away, there are noticing requirements. Special meetings require 7-days notice. If the applicant gets word back from the City by this Friday, it would be possible to schedule a special meeting.

La Jolla Traffic and Transportation Board: Minutes of Meeting, January 24th, 2013

Attendance: Todd Lesser LJSA, Michelle Fulks BRCC, Orrin Gabsch LJCPA, Tom Brady LJVMA, Rob Hildt LJTC, Patrick Ryan BRCC,

Absent: Dan Courtney LJCPA, John Kassir LJSA, Joe Matibag LJVMA, Earl Van Inwegen LJTC

Voting Agenda Items

- 1. Install 2 hour parking signs on Glenwick Place and Glenwick Lane –**
Over 75% of the residences have requested that 2 hour parking signs be installed to curb student parking

Motion: Approve –Orrin Gabsch – Second Rob Hildt – Approved 6-0

- 2. Change of Use 1020 Prospect Street–**Applicant is changing use to a 54 Room Hotel with retail, restaurant and spa from a 42,000 square foot office building.

Motion: Table until PDO Approval

Orrin Gabsch – Second Tom Brady – Motion passes 5 -1

- 3. Move two 15 minutes zones from Herschel to Prospect Street–**The La Jolla Village Merchant Association would like to have two 15 minute zones installed at their new location.

Motion: Approve the move. If possible, convert existing spaces on Herschel to diagonal parking. Two closest spaces to Prospect stay 15 minute green zone.

Approve –Orrin Gabsch – Second Tom Brady– Approved 6-0

- 4. Junior League of San Diego Food & Wine Festival at the Cove–** The Junior League of San Diego is requesting street closures May 3rd -4th for their event on May 4th, 2013

Motion: Approve –Tom Brady– Second Rob Hildt – Approved 6-0

- 5. Update to the LDC (Permit Process, Measurement, Parking, Green Building, and PDO –** Proposed amendments -

Motion: Table until a representative from the city explains the prospective changes and what effect it will have on T&T issues. Motion – Rob Hildt Second Michelle Fulks.
Approve 6-0

6. Green Zone 7841 Fay Ave– GW Eye Associates is requesting a 15 minute green zone so its customers can pick up glasses or contacts since their customers are having difficulty finding parking. Motion: Deny –Patrick Ryan– Second Tom Brady– Motion passed 6-0

7. Yellow zone request on Pearl Street –Maserati of San Diego is requesting a 40 foot yellow zone on the Pearl Street side of the business next to the alley. Motion: Deny – Orrin Gabsch Second Michelle Fulks Motion passed 6-0