



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: Jim Fitzgerald

Secretary: Helen Boyden

La Jolla Community Planning Association

Regular Meetings: 1st Thursday of the Month

La Jolla Recreation Center, 615 Prospect Street

Thursday, 6 June 2013

D R A F T AGENDA – REGULAR MEETING

6:00p

1. Welcome and Call To Order: **Joe LaCava**, Vice President
2. Adopt the Agenda
3. **Meeting Minutes Review and Approval:** 2 May 2013
4. **Elected Officials Report** – Information Only
 - A. Council District 1 – Councilmember Sherri Lightner
Rep: **Erin Demorest**, 619.236.7762, edemorest@sanidiego.gov
5. **Non-Agenda Public Comment**

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

 - A. UCSD - Planner: **Anu Delouri**, adelouri@ucsd.edu, <http://commplan.ucsd.edu/>
6. **Non-Agenda Items for Trustee Discussion**

Issues not on the agenda and *within LJCPA jurisdiction*, two (2) minutes or less.
7. Officer's Reports
 - A. Secretary**
 - B. Treasurer**
8. **President's Report**
 - A.** LJCPA Committee Appointments
For ratification by trustees (list below) – Action Item
La Jolla DPR – Robert Mapes; La Jolla Shore PRC - Bob Steck; La Jolla PDO – Gail Forbes, Jim Fitzgerald
 - B.** LJCPA Committee Appointments by other groups –
For ratification by trustees (see attached list) – action item
 - C.** July CPA meeting date – Action Item
Adjourn Regular Meeting on July 4th to Special Meeting on Wednesday July 10th
 - D.** Community Orientation Workshop (COW) – Reminder to take the eCOW if you did not attend the May 18th training session.
 - E.** La Jolla Input to the City's FY2015 Public Infrastructure Budget will start at our July Meeting.
All La Jollans and La Jolla organizations are welcome to submit suggestions.
 - F.** Bernard-Ticino Residence (Appeal heard at City Council, June 3) – Information Only

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. Starbucks Torrey Pines

DPR Action: Motion to approve a Coastal Development Permit and Site Development Permit for outdoor patio seating for the existing Starbucks at 1055 Torrey Pines Rd (existing commercial building). 4-1-1

1055 Torrey Pines Rd. – CDP & SDP for outdoor patio seating of approximately 1,099 square feet, for an existing Starbucks in an existing commercial building

B. Rudolph Garage/Guest Quarters

DPR Action: Findings can be made for a Coastal Development Permit to construct a new detached 660 sq. ft. garage with 660 sq. ft. guest quarters above, on a 0.56 acre site with an existing 4,047 sq. ft. SFR at 1559 El Paso Real. 5-0-0

1559 El Paso Real - CDP to construct a new detached 660 sq. ft. garage with 660 sq. ft. guest quarters above, on a 0.56 acre site with an existing 4,047 sq. ft. Single Family Residence

C. 12th Annual Taste at the Cove

T & T ACTION:

Street closures for annual Taste of the Cove at Scripps Park at La Jolla Cove

D. Scripps Park loading zones

T & T ACTION:

Reconfigure some or all of the 3 minute loading zones to 15 min. loading zones in front of Scripps park.

E. Handicap parking at Bird Rock Elementary

T & T ACTION:

5371 La Jolla Hermosa Ave- Install two handicap parking places

F. Remove 90 Feet of Commercial loading along Camino Del Reposo

T & T ACTION:

Remove the 90 feet of Commercial loading on the side of La Jolla Shores Market

G. 20th Annual San Diego Triathlon

T & T ACTION:

Street closure Oct. 20th at Coast Blvd near Ellen Browning Scripps Park

H. OEX La Jolla Commercial loading zone

T & T ACTION:

2243 Avenida De La Playa – loading zone to unload kayaks

I. Old Town Trolley Tours bus stop

T & T ACTION:

Requesting a bus stop at the Cove and on top of Mount Soledad near the cross

J. Remove Green Zone in front of La Jolla Shores Market

T & T ACTION:

Remove the 23 feet of green zone

Time
Certain:
6:30p

10. REPORTS FROM OTHER ADVISORY COMMITTEES - Information only

A. COASTAL ACCESS AND PARKING BOARD – Meets 1st Tues, 5pm, Rec Center

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

11. Pipeline Rehabilitation W-1 & Y-1 – Information only

Sewer Rehab W-1 - rehabilitation of approximately 21,731 linear feet (4.12 miles) of sewer main within the City's right of way utilizing trenchless technology. Map attached. Construction: Fall 2013 through Spring 2014

Presented by Lisa Canning , Maryam Liaghat, City of San Diego Public Works

Sewer Rehab Y-1 - This project will rehabilitate 41,846 linear-feet (7.93 miles) of existing 8-inch and 10-inch sewer mains and laterals, including rehabilitation or replacement of manholes, installation of new cleanouts, and pipeline point repairs within the La Jolla and University City Community. Related work will include curb ramp installation or replacement, roadway resurfacing, and restoration of disturbed areas to their original condition. Construction: November 2013 through December 2015

Presented by Francis S. Marquez, City of San Diego, Public Works.

12. Morreale Residence - Action Item – pulled by Dan Allen

1644 Crespo Dr. - A Coastal Development Permit to construct a 700 square-foot, detached guest quarters, on a 0.20-acre site

DPR Action (March 2013): Findings can be made for a Coastal Development Permit to construct a 700 square foot detached guest quarters, on a 0.20-acre site containing a single-family residence located at 1644 Crespo Drive. 7-0-1

Applicant: Brook Papier, Conrado Gallardo

13. Tree Removal- 7850 Ivanhoe Street – Action Item – pulled by D. Courtney

7850 Ivanhoe St - Removal of a tree located that has caused damage to the sidewalk and continues to do so.

PDO ACTION April 2013: To recommend removal of the tree 5/2/0

Applicant: CA Marengo

14. Huckins Residence- Action Item – pulled by Jean Wickersham

1545 Virginia Way - 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.

DPR Action (April 2013): Findings can be made for a 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. 7-0-1

Applicant: Tim Golba

15. Children's Pool Beach Closure - Action Item

Note: Item was opened at the May 2nd regular meeting. Applicant made their presentation. **Public Testimony was taken and closed (public testimony will not be re-opened.)** Trustee deliberations were started and the following motions were passed:

** Approved Motion: To reject the Draft Negative Declaration and request the City process an Environmental Impact Report.*

** Approved Motion: To request the City extend the deadline for responses to the Draft Negative Declaration so that the LJCPA can develop responses at its June 6, regular meeting (City extended deadline only until June 3.)*

** Tabled Motion: To reject the proposed amendment to the La Jolla Community Plan*

Trustee deliberation will resume with the following Potential Action Items:

1. Whether to take the motion: "To reject the proposed amendment to the La Jolla Community Plan" off the table.
2. Consideration of the proposed amendment to the Community Plan
3. Consideration of a response to the Draft Negative Declaration.

Background:

A. Proposed amendment to the La Jolla Community Plan and Local Coastal Program to establish an Environmentally Sensitive Habitat Area (ESHA) and buffer area for the Children's Pool Beach. The amendment will also include modification to community plan policies related to beach access to prohibit access to the ESHA during harbor seal pupping season to contribute to the protection of sensitive habitat area for breeding pinnipeds, a Coastal Development Permit to prohibit access to the Children's Pool Beach annually from Dec. 15th to May 15th which would require installation of two signs & a chain barrier and an amendment to the SD Municipal Code to add a Section 63.0102(e)(2) that would state:

"It is unlawful for any person to be upon or cause any person to be upon the beach of the La Jolla Children's Pool, starting from the lower stairs to the beach, beginning with the second landing, from Dec. 15 to May 15th."

B. Notice of Draft Negative Declaration "The recommended finding that the project will not have a significant effect on the environment is based on an Initial Study." Comments due May 18, 2013.

CPA Action (July 2012): Approved Motion: To reaffirm LJCPA opposition to a year-round "Rope Barrier" at Children's Pool beach and supports LJP&B action of June 2012 to give the community six months to come forth with feasible mitigation alternative for people and seals to share the beach, (Courtney/Brady, 12-3-1).

LJ PARKS & BEACHES 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. 15-0-0

Exhibits:

1. Proposed text changes to La Jolla Community Plan (see attached)
2. Notice of Negative Declaration -

http://docs.sandiego.gov/citybulletin_publicnotices/CEQA/PN1300%2520%2523225045%2520Draft%2520ND%25204-18-13.pdf)

16. Children's Pool – Nighttime Closures through May 15, 2013

Application for a standard Coastal Development Permit (CDP) (Process 3) following the Emergency CDP under PTS 316719 for closure of the Children's Pool from sunset to sunrise effective through May 15, 2013 at the La Jolla Children's Pool. The property is located at 809 Coast Boulevard. Note this standard CDP replaces the emergency CDP but will impose no new requirements since the May 15, 2013 cut-off date has already passed; however, regulations require emergency CDPs to be replaced with a standard CDP.

Applicant: Dan Daneri, District Manager, Shoreline Parks and Mechanized Beach Maintenance

16. Adjourn to next Regular Monthly Meeting, TBD, 2013, 6:00 pm



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La Jolla Community Planning Association

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

Thursday, 2 May 2013

DRAFT MINUTES

Trustees Present: Patrick Ahern, Cynthia Bond, Helen Boyden, Tom Brady, Bob Collins, Dan Courtney, Tony Crisafi, Janie Emerson, Gail Forbes, Joe LaCava, Nancy Manno, Phil Merten, Myrna Naegle, Bob Steck, Ray Weiss, Frances O'Neill Zimmerman.
Absent: Jim Fitzgerald.

1. Welcome and Call To Order: Tony Crisafi, President, at 6:12 PM

2. Adopt the Agenda

Failed Motion: To amend agenda to add discussion of Deputy Director (DSD) Cecilia Gallardo's response to Bob Whitney correspondence re: LJCPA appeal policy. (Little, Weiss, 3-9-2)

In favor: Ahern, Little, Weiss.

Opposed: Bond, Boyden, Brady, Collins, Emerson, Forbes, LaCava, Manno, Merten

Abstain: Crisafi, Naegle.

Approved Motion: To adopt the posted Agenda with date in Item 3 corrected to read 4 April 2013 (LaCava/Manno, 13-1-1).

In favor: Ahern, Bond, Boyden, Brady, Collins, Emerson, Forbes, LaCava, Manno, Merten, Naegle, Steck, Weiss.

Oppose: Little.

Abstain: Crisafi.

3. Meeting Minutes Review and Approval – 4 April 2013

Approved Motion: To approve the Minutes of 4 April (Manno, Weiss, 14-0-1)

In favor: Ahern, Bond, Boyden, Brady, Collins, Emerson, Forbes, LaCava, Little, Manno, Merten, Naegle, Weiss.

Abstain: Crisafi.

4. Elected Officials Report - Information Only

A. Council District 1 – City Council President Pro Tem Sherri Lightner
Rep: Erin Demorest, 619.236.7762, edemorest@sandiego.gov

City Budget Process is underway. There will be increases for Lifeguards, Police Academy and Arts and Cultural and other items. Community input is sought and Council members will be preparing lists of their priorities which are due by May 31. The historic status of the Wall Street Post Office will be reviewed at the next meeting of the Historic Resources Board, Thursday May 23 at 1 PM. Construction of the La Jolla Shores Life Guard tower is moving along. There will need to be asbestos removal for the old tower. The large vehicle parking ordinance went before the Land Use and Housing Committee soon and will be heard at the City Council in the next few months. A project at 910 Turquoise in Pacific Beach is in a mixed use area and will have to be redesigned. Parking requirement in mixed use areas must be adhered to. A State attorney said that the Mayor could not veto Council appointments of Port Commissioners. Therefore Marshall Merrifield and Rafael Castellanos have been seated on the Port Commission.

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>

There are five construction projects due to be finished by late 2013. The student enrollment for the Spring Quarter is 26,999 of which 21,072 are undergraduates with approximately 6000 graduate students. This is approximately 1000 less than in 2008.

B. General Public Comment -

John Leek: There are now only two factions with respect to the Children's Pool—Those who want to share the beach with the seals and those who want to close the beach. Achieved by concerted efforts of the Friends of the Children's Pool and the Council of Divers.

Cheryl K Aspenleiter (RAMP –Restore Access to Many People - restorechildren'spool@gmail.com) advocating for full wheelchair access to the beach.

Jane Reldan - in response to **Ms. Aspenleiter's list of motorized vehicle beach access beaches.**

James Hudnall stating that the current rope is effective

6. Non-Agenda Items for Trustee Discussion - Issues not on the agenda and within LJCPA jurisdiction, two (2) minutes or less.

Trustee Little quoted from **Ms. Gallardo's** (see Item 2) stating that there was no requirement for the LJCPA trustees to vote on an appeal. He also presented a diagram of the property at 750 Nautilus and criticized the City interpretation of the height of the building. (See President's Report -8D.)

Trustee Courtney asked for more information on the progress of the Torrey Pines Corridor project. Council Rep. Demorest responded that the Project Manager will be making a presentation to the LJCPA in the future.

7. Officers' Reports

A. Secretary

Trustee Boyden stated that if you want your attendance recorded today, you should sign in at the back of the room. There are two sign-in lists: one for LJCPA members and a yellow one for guests.

LJCPA is a membership organization open to La Jolla residents, property owners and local business owners at least 18 years of age. By providing proof of attendance members maintain their membership status and become eligible for election as a Trustee. Eligible visitors wishing to join the LJCPA need to submit an application, copies of which are available at the sign-in table or on-line at the LJCPA website: www.lajollacpa.org/ We encourage you to join so that you can vote in the Trustee elections and at the annual meeting in March.

You are entitled to attend without signing in, but only by providing proof of attendance can you maintain membership or become a trustee. If you want to have your attendance recorded without signing in at the back, then hand to the Secretary before the end of the meeting a piece of paper with your printed full name, signature and a statement that you want your attendance recorded.

Please note that members who failed to attend a meeting between March of 2012 and February 2013 (and similar for all time periods) have let their membership lapse and will need to submit another application to be reinstated.

Trustee LaCava announced that a volunteer was needed to staff the sign-in table each month and collect and submit the sign in sheets and membership applications.

B. Treasurer

Trustee Boyden presented the financial report prepared by **Trustee Fitzgerald**: April Beginning Balance: \$358.79 plus income from donations and CD Sales of \$150.00 less Expenses of \$108.03 leaving a balance on 30 April of \$400.76.

Trustee Boyden reminded Trustees, Members and guests: LJCPA is a non-profit organization and must rely solely on the generosity of the community and the Trustees to sustain its operations. All donations are in cash to preserve anonymity.

8. President's Report – Action Items where indicated

President Crisafi swore in new **Trustee Bob Steck**.

- A. LJCPA Committee Appointments - Committee Appointments by other groups to be ratified next month. . **Bob Whitney** commented on lack of diversity of the LJSA appointments to the PRC. **President Crisafi** stated that he had several potential volunteers for listed vacancies.

Approved Motion: To ratify the following LJCPA appointments to the various joint committees and boards: Development Permit Review: Paul Benton, Bob Collins, Mike Costello, Lynn Hayes, Phil Merten. La Jolla Shores Permit Review: Phil Merten, Laura DuCharme Conboy, (one seat to be appointed); La Jolla Planned District Ordinance Committee: David Little, (two seats to be appointed). Traffic and Transportation Board: Dan Courtney, Tom Brady. Coastal Access & Parking Board: Tom Brady, Dan Allen, Ray Weiss. Community Planner's Committee: Representative: Joe LaCava; Alternate: Tony Crisafi. **(La Cava/Manno, 16-0-1)**

In favor: Ahern, Bond, Boyden, Brady, Collins, Courtney, Emerson, Forbes, LaCava, Little, Manno, Merten, Naegle, Steck, Weiss, Zimmerman.

Abstain: Crisafi

- B. Bernate Ticino CEQA appeal hearing – June 3rd @ 2p, City Council Chambers
Rescheduled by City Council President- City response letter in file.
- C. C.O.W. Training - All new Trustees required to take online Community Orientation Workshop or attend training Sat, May 18 (RSVP to SDPlanningGroups@sandiego.gov). Please send your certificates to info@lajollacpa.org for record keeping. New trustees must requalify.
- D. 705 Nautilus - building inspector confirmed this home is under the 30 ft height limit and is in compliance with the permits. The property is zoned to allow for a rental unit, but it doesn't have the off-street parking to accommodate one. DSD made contact with the owners and informed them they cannot have a rental unit because they don't meet the parking requirements. The ad for the rental unit has been taken down. **Trustees Zimmerman, Manno and Little** commented on the need for enforcement. **President Crisafi** will verify plans at DSD accompanied by **Trustee Little**.
- E. Code Enforcement Volunteer Program – reactivation of the community volunteer program to inspect properties from the street with the goal of reducing visual blight in neighborhoods, training required. Contact Mr. Dauphin at 619-533-6145. Training will be offered at the end of May. **President Crisafi** will arrange to e-blast letter from City.
- F. Bird Rock Mixed Use – Draft Negative Declaration Report out 4/24/13, comments due 5/14/13. LJCPA approved 13-2-1 in August 2012. See link [here](#) for draft report. **President Crisafi** will contact the Project Manager to verify that there have been no changes to the project.

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 LJCPA 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

PRC – No Action this month

T&T – No meeting this month

- A. **Tree Removal- 7850 Ivanhoe Street** – pulled by **Trustee Courtney** to assure for right reasons

PDO ACTION: To recommend removal of the tree 5/2/0

Removal of a tree located at 7850 Ivanhoe Street that has caused damage to the sidewalk and continues to do so.

- B. **Goodwill**

PDO Action: Proposed awning complies with the PDO 7/0/0

7631 Girard Ave. Awning re-cover for an existing awning. The awning frame will not change. Only fabric.

- C. **Adoption of DPR Committee Exhibit Requirements** – pulled by **Trustee LaCava** to edit language

DPR Action: To approve the Exhibit Requirements and continue refinements 6/0/0

Draft dated December 19, 2012, Benton's Document, Island Architects Statistics Sheet, see attachment.

D. Huckins Residence – pulled by Jean Wickersham

DPR ACTION: Findings can be made for a 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. 7-0-1

1545 Virginia Way - 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.

Approved Motion: To accept the recommendation of the Planned District Ordinance Committee (B) 7631 Girard Avenue, Proposed awning complies with the PDO, and forward the recommendation to the City. (Emerson/Zimmerman, 16-0-1)

In favor: Ahern, Bond, Boyden, Brady, Collins, Courtney, Emerson, Forbes, LaCava, Little, Manno, Merten, Naegle, Steck, Weiss, Zimmerman.

Abstain: Crisafi.

10. Reports from Other Advisory Committees - Information only

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

B. Community Planners Committee – Meets 4th Tues, 7pm, 9192 Topaz Way, San Diego. **Trustee LaCava** reported that 12 of the 225 Capital Improvement Projects recommended by Community Planning Groups would be funded in the coming fiscal year. A change is proposed to the SDMC that to reduce processing time, all Capital Improvement Projects will either be Process Two or go directly to the City Council as Process Five.

11. Costebelle Residence SDP Amendment– Action Item

Whether to Ratify the April 4th, 2013 appeal of CEQA Exemption (April 4th, 2013 appeal deadline)

Appeal was filed on April 4, 2013; a non-agendized vote was taken on April 4th, 2013. Trustees were asked to discuss and vote on the appeal.

Approved Motion: To ratify the appeal (Manno, Naegle,13-1-3)

In favor: Ahern, Bond, Boyden, Brady, Collins, Courtney, Emerson, Little, Manno, Merten, Naegle, Steck, Weiss, Zimmerman.

Opposed: Forbes,

Abstain: Crisafi, LaCava.

12. Visin Duplex Project No. 280069- Action Item

Appeal Deadline: May 6th, 2013

Whether to appeal Development Services Staff decision to approve an application for a Process Two Coastal Development Permit (CDP) to demolish an existing duplex and construct a 3,273 square foot duplex on a 0.04 acre site due to incomplete LJ LCPA process. The proposed project will conform to the Council Policy 900-14 criteria by generating 50% or more of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic). Property is located at 337 Playa Del Sur Street in the RM-3-7 Zone.

DPR member Mike Costello commented that the DPR had obtained agreement for the applicant to return to the DPR.

Owner **Karen Visin** commented and made allegations of improper lobbying against the project. **Dolores Donovan** also spoke. **Trustees LaCava, Crisafi, Boyden** and **Merten** spoke with **Trustee LaCava** asking that the allegations be investigated. President Crisafi acknowledged the request and stated that the City notices with respect to the project will be posted on the LCPA website.

Approved Motion: Appeal the DSD staff decision to approve the project in order for the Planning Commission to consider all historical issues concerning the demolition of the existing buildings. (Merten, Brady, 13-2-2)

In favor: Bond, Boyden, Brady, Collins, Courtney, Emerson, Little, Manno, Merten, Naegle, Steck, Weiss, Zimmerman.

Opposed: Ahern, Forbes.

Abstain: Crisafi, LaCava.

13. Morreale Residence - Action Item – pulled by Dan Allen

1644 Crespo Dr. - A Coastal Development Permit to construct a 700 square-foot, detached guest quarters, on a 0.20-acre site.

DPR Action (March 2013): Findings can be made for a Coastal Development Permit to construct a 700 square foot detached guest quarters, on a 0.20-acre site containing a single-family residence located at 1644 Crespo Drive. 7-0-1

Applicant: Brook Papier, Conrado Gallardo

Neighbors **Tom Liu** and **Dan Allen** commented, stating that the street address (front) of this house is on Crespo, but the guest house would abut on Kearsage. They alleged the property had not been posted, nor had mailed notices been received.

Approved Motion: To continue the item so that the applicant can appear (LaCava, Emerson, 15-0-2)

In favor: Ahern, Bond, Boyden, Brady, Courtney, Emerson, Forbes, LaCava, Little, Manno, Merten, Naegle, Steck, Weiss, Zimmerman.

Abstain: Collins, Crisafi,

14. La Jolla Children's Pool Lifeguard Station - Information only

The new La Jolla Children's Pool Lifeguard Station Project to demolish the existing condemned structure and construct a new facility with public restroom, public plaza with hardscape and landscape, accessible ramp to the public restroom and a new lifeguard tower. The proposed tower will include public restrooms, male/female locker rooms for lifeguards, second observation area, Administration work area, first aid room, and main observation tower.

This project has already received the community's approval, applicant presenting an update to the trustees on the project schedule, duration, features and colors.

Applicant: Jihad Sleiman, PM, City of San Diego. Also presenting were: Patrick Walls, of Stronghold Engineering, and Jay W. Janda and Robb M. Walker of KMA Architecture and Engineering.

Mr. Seiman stressed the prior approval of the project and that all changes had been approved by the California Coastal Commission. The City has a live web page devoted to the project. They had received a waiver for the summer moratorium. Nearby residents will be notified of the time of construction start.

Members of the public (**Sally Miller, Patrick Hord, Carol Archibald, Tim Lucas, James Hudnall, Cheryl Aspenleiter, Mary Coakley Munk, Mike Costello, John Leek, Bill Robbins, Deborah Cohen, Phyllis Minick**) received information that the color palette was the same as was approved; noise levels will be mitigated for the seals; even though Children's Pool may no longer be a factor, this lifeguard station serves five nearby beaches with a 270 degree view as desired by the lifeguards; NOAA will be posting for public comment as early as next week; the installation adheres to ADA standards; some people wanted more and some people wanted fewer or no showers; 4 teams had bid on the project-the winning bid was \$2,707,127 with about \$500,000 in early costs; the viewer corridor over the tower is less than what exists, but more than the earlier three story design; the tower lifeguards can provide emergency services to pedestrians and residents of nearby senior residences.

Trustees Weiss, Forbes, Zimmerman expressed desires that the colors be moderated to be more like the rendering and that there be more showers/toilets.

15. Children's Pool Beach Closure - Action Item

A. Proposed amendment to the La Jolla Community Plan and Local Coastal Program to establish an Environmentally Sensitive Habitat Area (ESHA) and buffer area for the Children's Pool Beach. The amendment will also include modification to community plan policies related to beach access to prohibit access to the ESHA during harbor seal pupping season to contribute to the protection of sensitive habitat area for breeding pinnipeds, a Coastal Development Permit to prohibit access to the Children's Pool Beach annually from Dec. 15th to May 15th which would require installation of two signs & a chain barrier and an amendment to the SD Municipal Code to add a Section 63.0102(e)(2) that would state:

"It is unlawful for any person to be upon or cause any person to be upon the beach of the La Jolla Children's Pool, starting from the lower stairs to the beach, beginning with the second landing, from Dec. 15 to May 15th."

B. Notice of Draft Negative Declaration "The recommended finding that the project will not have a significant effect on the environment is based on an Initial Study." Comments due May 18, 2013.

LJCPA Action (July 2012): Approved Motion: To reaffirm LJCPA opposition to a year-round "Rope Barrier" at Children's Pool beach and supports LJP&B action of June 2012 to give the community six months to come forth with feasible mitigation alternative for people and seals to share the beach, (Courtney/Brady, 12-3-1).

LJ PARKS & BEACHES 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. 15-0-0

Exhibits:

1. Proposed text changes to La Jolla Community Plan (see attached)
2. Notice of Negative Declaration -

http://docs.sandiego.gov/citybulletin_publicnotices/CEQA/PN1300%2520%2523225045%2520Draft%2520ND%25204-18-13.pdf

Applicant: Chris Zirkle, Deputy Director, Parks & Rec Open Space Division
Dan Daneri, District Manager, Shoreline Parks and Mechanized Beach Maint., Parks & Rec

Mr. Zirkle reviewed the changes to the SDMC and the La Jolla Community Plan cited above and included in the agenda packet. He gave the rationale of conformance with recently approved state legislation and existing federal law and gave examples of other cities with equivalent policies relevant to ESHA. **Mr. Morris Dye**, the project manager expressed the desire that the LJCPA deal with the requested changes to the LJCP and the SDMC as well as the Draft Negative Declaration

Members of the public speaking in favor of the City proposal: **Carol Archibald, Robert Mead, Deborah Saracini, Roberta Wolff, Nancy Lee, Ellen Shively, Lisa McDermott, Kathe Myrick, Jane Reldan, Jhon Jacobelli, Cary Jack, Jennifer Regge, Renee Owens, and Trustee Fitzgerald** with letter on file. Members of the public speaking against the City proposal: **Michael Morton, John Leek, Dan Allen (President, La Jolla Parks & Beaches) Melinda Merryweather, Michael Costello, Stanley Minick, Cheryl Aspenleiter, Patrick Lee Hord, Tim Lucas, Ken Hunrichs, Marie Hunrichs, Sally Miller, Mary Coakley Munk, Kilma Lattin.**

Trustees Ahern, Boyden, Brady, Emerson, Forbes, LaCava, Little, Merten, Weiss and Zimmerman spoke to the issue.

Approved Motion: To reject the Draft Negative Declaration and request the City process an Environmental Impact Report. (Ahern, Manno, 8-5-1)

In favor: Ahern, Boyden, Brady, Forbes, Little, Manno, Merten, Steck.

Opposed: Bond, Emerson, LaCava, Weiss, Zimmerman.

Abstain: Crisafi

Approved Motion: To request the City extend the deadline for responses to the Draft Negative Declaration so that the LJCPA can develop responses at its June 6, regular meeting (Merten, Little, 10-2-1)

In favor: Ahern, Boyden, Brady, Emerson, Forbes, Little, Manno, Merten, Weiss.

Opposed: LaCava, Zimmerman.

Abstain: Crisafi

Tabled Motion: To reject the proposed amendment to the La Jolla Community Plan (Little, Brady, no vote)

Approved Motion: To table the previous motion (Emerson, Brady, 9-4-0)

In favor: Ahern, Boyden, Brady, Crisafi, Emerson, Forbes, Manno, Merten.

Opposed: LaCava, Little, Weiss, Zimmerman.

16. Adjourn at 9:24 PM- Next Regular Monthly Meeting, June 6, 2013, 6:00 pm.

**UNAPPROVED MINUTES OF THE LA JOLLA
PLANNED DISTRICT ORDINANCE COMMITTEE
May 13, 2013**

1. **Public Comment** – Issues not on today's agenda (2 minutes maximum.) **No public comment was given**

2. **Chair Report / Board Discussion**

- a. Review and Approve April Minutes **No Minutes were presented** (I believe that we voted to approve the April Minutes since we had an April meeting. Please re-check your notes.)
- b. Letter sent by CPA regarding the role of the PDO committee in the city review process. **The letter was not reviewed**
- c. Issues regarding PDO compliance and means to promote enforcement. (Little)
After the meeting with Chris Larsen from the city, it was made clear the PDO would not have jurisdiction for Process 1 issues. The city has no requirement to refer projects to community groups, including the LJPDO Committee, that are subject to "ministerial" approval. It was estimated that 80% of the estimated 50% of eligible applicants the PDO Committee sees are for Process 1 issues. It was agreed that this would be acceptable if the city correctly applied the LJPDO. Lack of compliance on these issues may also reflect the applicants' lack of awareness of the PDO's requirements during Process 1 approval. Discussion of increasing compliance then focused on the PDO Committee working with the Merchants Association or simply becoming an "advocacy voice" trying to maintain the integrity of the community aesthetic as opposed to policing our fellow community members. We agreed to canvas Village streets, noting PDO violations. Ione would then send a letter informing businesses of their violations with the understanding that they might not be aware of their non-compliance. Ione will also attend the next Merchants Association meeting and write the various papers in hopes of raising community awareness about the LJPDO.
- d. 30 height limit and how it should be measured under the Municipal Code.
Prop D from 1972 30'0" height limit is from the final grade up. Municipal code from the 1998 update has a 30'0" measurement from existing OR final grade depending upon whichever is lower. Ione explained the code in a drawing that is used by the city to explain the differing ways to evaluate the 30'0" height limitation.
- e. Discuss issues to consider when hearing variances and deviations
There is a disparity between the LJPDO and the Land Development code regarding parking. The city is using the 14 division 5 article 2 code which applies the lowest parking requirement for mixed-use space, including applying it to restaurants and other businesses with higher intensity of use. Finally, we agreed that shared parking agreements are difficult to understand and enforce, especially when the city has no accurate record of those agreements already in place. We were reminded that these

agreements can only be made between the tenant and the owner of the additional parking spaces—not between the tenant and the parking management company.

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LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

COMMITTEE REPORT

For
May 2013

May 14 2013 Present: Collins, Costello (Chair Pro Tem), Grunow, Hayes, Leira, Welch

May 21 2013 Present: Benton (Chairman), Collins, Costello, Hayes, Leira, Welch

1. NON-AGENDA PUBLIC COMMENT 05/14/13

Costello: The deadline for comments to the Children's Pool Negative Declaration is May 20. It contains issues about changing the La Jolla Community Plan, which might not be agreeable to us. Details are on the City's website.

2. NON-AGENDA PUBLIC COMMENT 05/21/13

Costello: The Negative Declaration, regarding the Children's Pool Rope, deadline has been extended by City to Monday, June 3. It has implications for the La Jolla Community Plan.

Costello: Suggested that DPR to send an email to Jeff Peterson to counter an email that suggests DPR was unfair to an applicant. It should be brief, but indicate that we pride ourselves in being fair and that our record shows this fairness.

3. SUBCOMMITTEE MOTION 05/14/13: As Chairman Paul Benton was unable to attend, a Chair Pro Tem was elected. Motion to appoint Mike Costello Chair Pro Tem.

In Favor: Collins, Costello, Grunow, Hayes, Leira, Welsh

Oppose: 0

Abstain: 0

Motion Passes

recorder setting 003 00 01 30

4. SUBCOMMITTEE MOTION 05/21/13: As Chairman Benton recused himself for the remainder of the meeting, motion to appoint Mike Costello Chairman Pro Tem.

(Benton/Hayes 6-0-0)

In Favor: Benton, Collins, Costello, Hayes, Leira, Welsh

Oppose: 0

Abstain: 0

Motion Passes

recorder setting 004 00 09 32

5. FINAL REVIEW 05/14/13 (PREVIOUSLY REVIEWED 3/12/2013, 3/19/2013, 4/16/13).

DPR NOTIFIED 4/9/2013 THAT APPLICANT WOULD NOT BE PRESENTING.

Project Name: **VISIN DUPLEX**

337 Playa Del Sur St

Permits:

CDP

Project #: O# 280069

DPM:

Jeffrey Peterson, (619) 446-5237

Zone: RM-3-7

japeterson@sandiego.gov

Applicant: Sarah Horton, (619) 231-9905

Scope of Work:

(Process 2) Sustainable Expedite Program Coastal Development Permit to demolish an existing duplex and construct a 3,273 square foot duplex on a 0.04 acre site at 337 Playa Del Sur Street in the RM-3-7 Zone within the La Jolla Community Plan, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone.

DISCUSSION: The Applicant opted to not return to DPR for a review of the historic issues. They went to DSD and received a project approval without a La Jolla Community recommendation. The LJCPA has appealed the DSD approval.

Jack Visin: Applicant and Owner in attendance, but did not wish to give a presentation at this time. Mr. Visin expressed that his Project has been to us three times, and he believed that his team had answered all questions.

Prof. Blackmond: Submitted a “Timeline” for the Playa del Sur [Visin] Project as well as her emailed letter and the reports of John Eisenhart and Ron May.

There was much discussion as to how to proceed, and if so, would any Motion be redundant. One historic report has been discussed; the two opposing reports have not been discussed. The Applicant was encouraged to return to DPR for a presentation of the historical issues by the consultants, and to discuss their differing opinions. The DPR venue is less formal than some others, and a resolution might be found in this less formal setting.

SUBCOMMITTEE MOTION:

Motion to support the La Jolla Community Planning Association’s appeal of the Visin Project’s approval by DSD, in order to resolve procedural issues.

(Leira/Collins 5-0-1)

In Favor: Collins, Grunow, Hayes, Leira, Welsh

Oppose: 0

Abstain: Costello, as Pro Tem

Motion Passes

recorder setting 003 00 21 03

6. FINAL REVIEW 05/14/13 (PREVIOUSLY REVIEWED 4/9/13 & 4/16/13)

Project Name: **STARBUCKS TORREY PINES**

1055 Torrey Pines	Permits:	CDP, SDP
Project #: PO# 310878	DPM:	Jeannette Temple, (619) 557-7908
Zone: Zone 2		jtemple@sandiego.gov
	Applicant:	Elisabeth Valerio, (323) 954-8965

Scope of Work:

(Process 3) Coastal Development Permit and Site Development Permit for outdoor patio seating of approximately 1,099 square feet, for an existing Starbucks in an existing commercial building at 1055 Torrey Pines Road in Zone 2 of La Jolla Planned District within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Ht Limit, Transit Area.

APPLICANT PRESENTATION 05/14/13: (Elisabeth Valerio)

Provided for FINAL REVIEW:

Applicant response in italics.

a. Please indicate path of pedestrian travel from Bloomers to the deck. *Done by a colored drawing on the Parking Plan.*

b. Provide a clearer exhibit showing ADA handicapped parking, the sidewalks, and path of travel to office and commercial spaces. *Done by a colored drawing on the Parking Plan.*

c. Please provide a statement from the City that the ADA path of travel around the building is adequate.

Applicant stated the DSD will only give them comments if they apply for a permit (which the applicant has done already).

d. Please close the driveway from Torrey Pines Rd to Bloomers, use space for parking. ***Does not want to close the driveway. It could require a traffic study***

SUBCOMMITTEE MOTION:

Motion to approve a Coastal Development Permit and Site Development Permit for outdoor patio seating for the existing Starbucks at 1055 Torrey Pines Rd (existing commercial building).

(Hayes/Grunow 4-1-1)

In Favor: Grunow, Hayes, Leira, Welsh

Oppose: Collins

Abstain: Costello, as Pro Tem

Motion Passes

recorder setting 003 00 41 05

7. PRELIMINARY REVIEW 05/21/13

Project Name: **RUDOLPH GARAGE/GUEST QUARTERS**

1559 El Paso Real

Permits: CDP

Project #: PO# 320176

DPM: Cherlyn Cac, 619-446-5293

Zone: RS-1-2

CCac@sandiego.gov

Applicant: Paul Benton, (858) 459-0805

Scope of Work:

Coastal Development Permit to construct a new detached 660 sq. ft. garage with 660 sq. ft. guest quarters above, on a 0.56 acre site with an existing 4,047 sq. ft. SFR at 1559 El Paso Real in the RS-1-2 Zone within the Coastal Height Limit, Coastal (City), Fire Brush Zones 300' Buffer, Fire Hazard Severity Zone, Parking Impact, Steep Hillsides.

APPLICANT PRESENTATION 05/21/13: (Paul Benton)

The site is 24,300 sq. ft. Existing house will remain unchanged. Existing setbacks are conforming. Proposing a 515 sq. ft. two-car garage, 525 sq. ft. guest quarters (home office) above. Both reduced from 660 sq. ft. 27 ft. 8 ½ inch high. Guest quarters will have a bathroom, bar sink. Existing driveway will go to proposed garage. Existing FAR = 0.15; proposed FAR = 0.17. Neighbors contacted, one concerned about visual impact (though lots of foliage), but not ocean view. All trees will remain. Parking spaces: existing five, one lost for new construction; new garage adds two, net of six parking spaces. Main house has four bedrooms.

SUBCOMMITTEE MOTION: to Combine Preliminary and Final Reviews.

(Hayes/Leira 5-0-0)

In Favor: Collins, Costello, Hayes, Leira, Welsh

Oppose: 0

Abstain: 0

Motion Passes

SUBCOMMITTEE MOTION: Findings can be made for a Coastal Development Permit to construct a new detached 660 sq. ft. garage with 660 sq. ft. guest quarters above, on a 0.56 acre site with an existing 4,047 sq. ft. SFR at 1559 El Paso Real.

(Hayes / Collins 5-0-0)

In Favor: Collins, Costello, Hayes, Leira, Welsh

Oppose: 0

Abstain: 0

Motion Passes

recorder setting 004 00 30 42

8. PRELIMINARY REVIEW 05/21/13

Project Name: **JASAK RESIDENCE EOT**

7235 Carrizo Drive

Permits:

EOT for CDP

Project #: PO# 288010

DPM:

Paul Godwin, (619) 446-5190

Zone: RS-1-4

Applicant:

pgodwin@sanidiego.gov

Paul Benton, (858) 459-0805

Scope of Work:

Extension of Time (EOT) for Coastal Development Permit No. 586275 to construct a new 5,766 sq. ft. single family residence on a vacant 0.25 acre site at 7235 Carrizo Drive in the RS-1-4 Zone within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit.

APPLICANT PRESENTATION 05/21/13: (Paul Benton)

Project was approved in Aug 2009. Filed for EOT in plenty of time. Project is unchanged. The top of the dome over the master bedroom is at 30 ft. Two garages, two spaces each, plus one space on driveway. Four spaces required. There will be street construction / dedication. Street will be widened, drainage improved.

Please Provide for FINAL REVIEW:

1. Please clarify the current state of the lot.
2. Please provide additional sections of the project.
3. Provide subdivision / parcel maps.
4. Brush management plan.

recorder setting 004 00 52 26

9. ACTION ITEM 05/14/13: Ongoing discussion of DPR Committee Exhibit Requirements

Updated draft provided by Angeles Leira.

DISCUSSION: Members had many suggestions for editing the document. Leira was asked to continue to edit the Exhibit Requirements and condense them.

recorder setting 003 01 07 56

10. ACTION ITEM 05/21/13: Ongoing discussion of DPR Committee Exhibit Requirements

Suggestions and updates to be provided by Committee Members.

DISCUSSION: Members will continue to work on the Exhibit Requirements individually and email their comments to Angeles Leira. Suggestions: shorten or keep personal touch? Replace term “adjacent” with “abutting” property; use specified distances. It was suggested that we use the City Matrix and numbering system to help architects follow an already-familiar system, and to avoid different, but redundant systems. It was suggested that the Exhibit Requirements be a tab on the LJCPA website.

Completion Objective: Complete this in June and present to the LJCPA in July.

recorder setting 004 01 06 26

La Jolla Shores Permit Review Committee Minutes

Tuesday May 28, 2013

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

Boyden was held up in traffic and arrived 15 minutes into the meeting. Lucas called the meeting to order and started with the agenda until Boyden arrived.

1. Non-Agenda Public Comment – 2 minutes each for items not on the agenda

Janie Emerson: There is a house at 8305 Camino del Oro at the south end of Kellogg Park. A large permanent contractor sign has been in front for 2 years. There is no construction activity currently and there has been none for at least a year. It should be removed as it violates the sign ordinances.

Phil Merten: The Costebelle residence went before the Planning Commission on appeal. The La Jolla CPA was unanimous in its appeal but the Planning Commission rejected the appeal unanimously. The design of the roof structure had changed from what was presented to the LJ CPA but there were still issues with the second floor setback from the street. The Planning Commission Chair Eric Naslund stated that the LJSPDO is a unique set of regulations that has characteristics the Planning Commission is not used to dealing with, and he believes the LJSPDO is not serving the neighborhood well and suggested the LJSPDO be changed to a more ministerial set of regulations.

Donovan: Emerson and Donovan attended the COW (Community Orientation Workshop) training session last Saturday. The session lasted 4 hours and they found it excellent and far superior to the online version. Useful information on municipal codes and project evaluation was given. The breakout sessions were very informative. They highly recommend it for all people serving on community input boards.

2. Chair Comments

- On May 16, the Planning Commission rejected the LJCPA appeal of the 7940 Costebelle project.
- A Draft Negative Declaration was issued for the Zegarra Walls project. Comments are due by June 3.
- The Comments deadline on the Children's Pool Draft Negative Declaration has been extended fourteen days until June 3.
- On May 21, the LJSAB considered the McIlvaine Project and a concept proposal.
- 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.
- The Sudberry residence has deferred until the June PRC meeting. The applicant has submitted new plans to the city which the PRC has received along with applicant's responses to the previous cycles.
- Whitney project: New plans have been received. Project has not been noticed as yet.
- Dolores Donovan, Janie Emerson, Tim Lucas, Myrna Naegle, John Schenck have been appointed by the La Jolla Shores Association to the LJSPRC. They will be on the LJCPA agenda for ratification on June 6. The LJCPA has already reappointed Phil Merten and Laura DuCharme Conboy. A third appointment is expected at the LJCPA meeting.

3. Project Review

- Dimenstein Residence - 8445 La Jolla Scenic Drive
- Project No. 313406
- Type of Structure: Single Family Residence
- Location: 8445 La Jolla Scenic Drive
- Project Manager: Glenn Gargas; 619-446-5245; ggargas@sandiego.gov
- Owner's rep: Scott Spencer; 858-459-8898; scottspencerarchitect@gmail.com
-

Project Description: Remodel and construct a 6,000 sf two-story addition to a 3,775 sf SFR to total 8,733 sf SFR on a 21,665 sf site at 8445 La Jolla Scenic Drive. Coastal Height Limit and Campus Impact Parking Zones.

Previous PRC Action: April 23, 2013 (Please see minutes for additional notes.)

Motion: Lucas **Second:** Conboy

Continue the item to a future meeting. Would like the following information from the applicant:

- Setback survey with street addresses added and averages provided to committee
- Provide a streetscape showing proposed structure and photos of the other houses. Make a reasonably accurate presentation, and include the 2 houses to the north and the 3 to the south – six in all
- Parking plan with parking spaces identified and measured
- Single curb cut and north driveway issue resolved with the city
- Update on seismic information if available
- Pool equipment location and sound mitigation
- Pool drainage plan
- Will they be adding solar voltaic panels? If so, how will they be situated?
- Landscape plan. What trees will be retained?

Motion carries: 6-0-1

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

5-28-2013 PRC Meeting

Presented by Scott Spencer:

He will address the bullet points in the PRC board motion from the previous meeting:

- **Setback survey with street addresses added and averages provided to committee:** That survey including 54 properties was emailed to Boyden last week and distributed to committee members. Today the applicant has provided a summary of individual properties as well as averages for the properties listed. The key statistics are: FAR for project = 0.40; neighborhood avg. FAR = 0.328; Front yard setback= 28'; neighborhood avg. =23.9'; Rear setback project= 84', neighborhood avg. = 57.5'. The combined side setback is 17' (4' + 13'), neighborhood avg. of combined setbacks= 19.4'.
- **Provide a streetscape showing proposed structure and photos of the other houses. Make a reasonably accurate presentation, and include the 2 houses to the north and the 3 to the south – six in all:** The streetscape presented had two parts. One part was with photographs and the second part was with drawn elevations. The photograph of the existing structure had the proposed structure drawn in. Roofpeaks are to 28' for this proposal and for the Aron residence under construction to the south. There are lower ranch style houses to the north of them and to the south of the Aron residence.
- **Parking plan with parking spaces identified and measured:** The planning department said that due to being in the Campus Parking Impact Zone, they can only have one driveway. They will remove the two existing driveways, adding a 12' driveway between the two oriented in front of the existing garage. They will re-configure the garage so that all 3 spaces will face the street (west) and be accessible from the single driveway. There are turnaround spaces at either end of the garage. There are 7 spaces total which are indicated on the site plan. Three spaces are garage parking, and four spaces are identified in what was a courtyard. These four are accessed via a north facing gate at the south of the garage. The garage footprint will remain the same, but will be styled to match the proposed architecture.
- **Single curb cut and north driveway issue resolved with the city:** There will only be a single 12' driveway as described in the item above. They are removing an existing low front wall that was encroaching in the setback between the current driveways.
- **Update on seismic information if available:** The city had identified a potential fault at the rear of the property near the pool area. The question is whether it is an active fault. The criterion for a fault to be considered active is to have had movement within 11,000 years. A summary letter from Geotechnical Exploration was read and a copy was left with the committee. Geotechnical Exploration is of the opinion that there is no active fault passing through the site. It was last active around 700,000 years ago.
- **Pool equipment location and sound mitigation:** To be located at the south east corner of the pool set back 5' from the south property line. It will have sound attenuation material lining the wall surrounding the enclosure. The Aron residence to the south would be most affected by the equipment and the enclosure should eliminate any sound issues.
- **Pool drainage plan:** The pool will seldom have to be drained. The pool pump is reversible. There will be a 200' hose to route the water to the curb on LJ Scenic at the front of the house.

- **Will they be adding solar voltaic panels? If so, how will they be situated?** This hasn't been decided. There is only one possible location for solar panels which is on the south side of the second story roof toward the rear of the building. They would not be visible from the street.
- **Landscape plan. What trees will be retained?** There are currently 4 trees in front. One tree is in front of the garage so it will be removed and another needs to be removed as well. That will leave 2 mature trees in the front. The 4 trees along the north side property line will be removed.

Boyden: The setback survey has one typo: the house listed as 8975 is actually 8425 LJ Scenic. There are 14 contiguous lots in the area that are 250' deep, including this project. 13 have houses on them. She presented photographs of these houses. 8 of these houses are single story (or have a small 2-story element at the rear). The houses grouped here vary from 44' to 60' front setback, except for one at each end. This project has a 28' front setback. The 2-story element for this proposal is farther forward than others in the area and is even with the Aron garage which will cause the house to appear large. She is concerned about the impact the front of the house will have. This will be the largest house in the neighborhood. The Arons have now planted two very large trees (6" to 10" trunk diameter) in their front yard. **Spencer:** The second story element is 60' back from the property line, and the front entry element is 85' from the property line. Add 10' to those numbers for the distance from the curb. The existing garage is 28' from the property line and is not changing in dimensions. The garage structure will be re-skinned and beefed up to support the roof tiles to match the proposed architecture.

Merten: Thinks that the second floor setbacks on the north side are important. However, the street scene shows that the second floor setbacks are not set back from the property line as far as other second floor structures in the neighborhood. The Aron house to the south has a larger second floor setback from the property line. The second floor setback on the north is too close to the property line. One of the findings for a SDP is that the development comply with the regulations of the Land Development Code. The Land Development Code states that the building and structure setbacks shall be in general conformity with those in the vicinity. The two adjacent houses can be considered as those in the vicinity. Comparing with these structures, it is apparent that this proposed setback is not in general conformity, and with houses further away with 2-story elements, those have a much larger setback. He has a problem with the second floor setback on the north and can't make the findings. **Spencer:** They are removing a 1-story element that currently exists and was built to the property line; the proposed structure will be further back, so this will be an improvement over what is existing. The closest points are 6' first floor, 8' second floor. Upper floor element is 78' in length total, but articulated into planes with 28' largest section. The city planner Joe Stanko found the articulation acceptable. The setback surveys only address the ground floor. It is difficult to get second floor setback numbers for other houses in the neighborhood. **Merten:** It is one thing to have an element that comes close to the property line at one point, but this proposed structure will have the entire north element close to the property line significantly increasing the massing of the house. **Spencer:** The second story varies from 8' to 10' to 11' to 14' back to 8' etc. There is articulation and movement in the design.

Emerson: The setbacks are somewhat symmetrical with the house to the north in that its setback is smaller on the north and larger on the south. The south setback for that house is about the same as this house. But the north setback proposed here is the smallest in the neighborhood.

Donovan: Is concerned about neighborhood creep. The next houses built or remodeled will be as large or larger as this, and the setbacks will continue to get smaller. Based on her experience in her neighborhood, even the newer houses get remodeled, not just the older ones. All the houses in this vicinity have the potential to be remodeled and made larger, which will affect the setbacks. It is important to be careful with conformance.

Schenck: Would be concerned if these setbacks are approved and the neighbor to the north goes even smaller.

Boyden: The neighborhood consists of the houses on LJ Scenic North. The Cliffridge Way, Lane and Court houses don't really count as reflecting the neighborhood character. **Spencer:** the 300' radius map was made per Development Services requirements. You don't count the width of the streets in the survey, so that brings in a lot of other properties into the 300' radius. There are basically 3 different environments within this radius and he agrees with Boyden that these houses along LJ Scenic have their own environment. **Boyden:** All these houses are in the Campus Parking Impact Zone. These 14 lots are unique in that they can have large houses with many bedrooms and many parking spaces. **Spencer:** The 300' radius only reaches 6 of these 14 lots.

Boyden: Concerned with the street setback being closer than others. **Schenck:** What are the setbacks from the street vs the Aron property? **Spencer:** 28' to the garage vs. approximately 45' for Aron (8435 new construction) garage. **Dimenstein** (owner): The Aron garage is much taller than the one that they have. The Aron garage extends across the property, whereas

theirs is lower and is only on half of the frontage. The Aron structure will appear larger in the neighborhood than this proposal. **Spencer:** The garage has 8' tall walls and 4' high roof for 12' total roof height. The Aron garage is 16' high. Aron side setbacks are 6' and 8' and the proposed for this project are 6' & 14'. **Schenck:** Calculating from the Aron drawings reviewed by this committee, the setback to the Aron garage is 45' and to the house 90'. It is 28' to the garage and 78' to second floor for Dimenstein (this project). **Spencer:** But once again the Aron garages are 16' high and are symmetrical across the front, creating more mass.

Lucas: Can the second floor be pulled back a bit more? **Dimenstein:** To pull it back would cause the hallways to be too narrow. They have to work within the limitation of the existing structure outline on the south. **Lucas:** with the proposed smaller north setbacks, this will set a precedent for the development houses in the vicinity. The house to the north could potentially be replaced or remodeled with a second story 6' from the property line. This would impact your privacy and quality of living. One needs to be careful with precedents.

Boyden: Front encroaching wall? **Spencer:** They are removing it completely. They will be adding a 6' high wall along the property line to south of the proposed driveway. **Donovan:** Has concerns with a wall so tall along the property line. Thinks it needs to be pulled back and lowered. **Merten:** The fence ordinance for San Diego states that fences along the property line should have the portion above 3' be 50% open. There are other front walls in the neighborhood that are solid 6' high, but these may have been built before the current ordinances. **Spencer:** They could look at pulling the wall back 3' from the property line and installing planting in front to soften the effect.

Public Comment

Bob Whitney: Thinks it is a good design and will improve the neighborhood.

Motion: Merten Second: Schenck

Findings for a SDP can not be made because the setback at the upper level along the northern property line is not in conformity with other second level side yard setbacks in the vicinity.

Motion carries: 4-1-1

Approve: Donovan, Merten, Naegle, Schenck, **Oppose:** Lucas, **Abstain:** Boyden
(Emerson had to leave before motion was made)

Note: The applicant may choose to revise the project and come back through the committee.

4. Possible Action Item. Election of new PRC officers for June 2013 till May 2014 –
No action taken

D R A F T
La Jolla Community Planning Association
Joint Committee & Board Appointments by other groups
2013 – 2014

Development Permit Review

LJTC Appointees

Matthew Welsh
Angeles Liera
Cindy Thorsen
Diane Kane
vacant

La Jolla Shores Permit Review Committee

LJSA Appointees

John Schenck
Janie Emerson
Dolores Donovan
Tim Lucas
Myrna Naegle

La Jolla Planned District Ordinance Committee

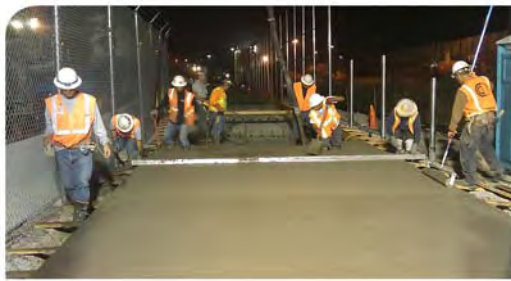
Appointees By Others

Michael Dershowitz - LJTC
vacant – LJTC
Jennifer Van Galder - LJTC
Matt Clifford – LJ BID
Anna Palmer – LJ BID
Deborah Marengo – LJ BID
Joe Parker - BRCC
Ione Stiegler - BRCC

Traffic & Transportation Board

Appointees By Others

BRCC – Michelle Fulks
BRCC – Patrick Ryan
LJSA - John Kassir
LJSA – Todd Lesser
LJTC – Robert Hildt
LJTC – Earl Van Inwegen
LJ BID – Tom Brady
LJ BID – Joe Matibag



FACT SHEET

Infrastructure Projects:

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

Sewer Pipeline Rehabilitation W-1

Background

Rehabilitation W-1 is part of a program established by the City of San Diego and the Environmental Protection Agency mandating the rehabilitation of old and deteriorated sewer mains. The rehabilitation of existing sewer mains will improve the sewage collection systems within the area of the project

Project Overview

Sewer Pipeline Rehabilitation W-1 is located within Council District 1, specifically within the community of La Jolla. The project includes the rehabilitation of approximately 21,731 linear feet (**4.12 miles**) of sewer main within the City's right of way utilizing **trenchless technology**. Access to rehabilitate the sewer mains will be made through the existing manholes and/or cleanouts. Other related work entails the reinstatement of laterals to the rehabilitated mains, manhole rehabilitations, manhole replacement, lateral rehabilitations, lateral cleanout installations and several external spot repairs to existing sewer mains and laterals as needed.

Odor generation might result from a material called resin used to solidify the lining that is installed along the walls of the existing sewer main. There is **no danger to residents and homes near the project area**. You will see construction crew members wearing personal protective gear, as required by the Occupational Safety and Health Organization (OSHA), to enter the manholes safely and prevent the inhaling of tiny filters resulting from construction activity inside the manholes. Residents near the construction area should not be concerned about exposure to these elements, as they are nowhere near the sewer pipe.

The project also requires the Contractor to develop, obtain City approval for, and implement traffic control during construction to protect everyone's safety within the project areas. The Contractor will also be directed to keep the area as clean as possible from dirt and dust at all times.

Project Schedule

Completion of Project Design: Summer 2013*

Construction: Fall 2013 through Spring 2014*

*All dates are approximate and subject to change.

Project Budget

The estimated cost of the project is \$5,034,830.

Month 2012



For information about active construction projects managed by the City,

Visit: www.sandiego.gov/cip and click on "Project Information" Call: (619) 533-4207 Email: Engineering@sandiego.gov

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Pipeline Rehab W-1

SENIOR ENGINEER
LOUIS SCHAAR
(619) 533-7492

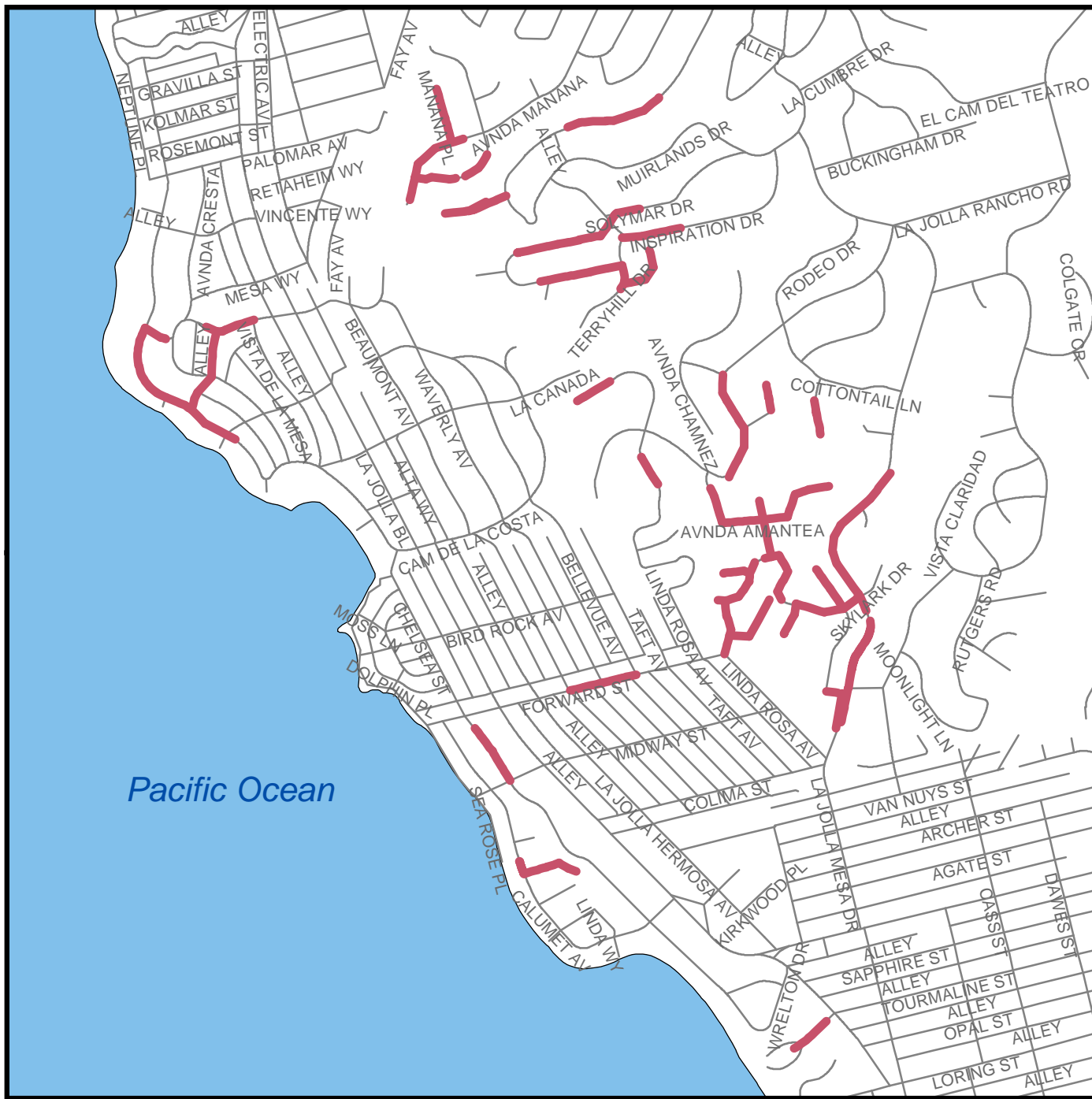
PROJECT MANAGER
MARYAM LIAGHAT
(619) 533-5192

PROJECT ENGINEER
LISA CANNING
(619) 533-4613

CONSTRUCTION PROJECT
INFORMATION LINE
(619)-533-4207



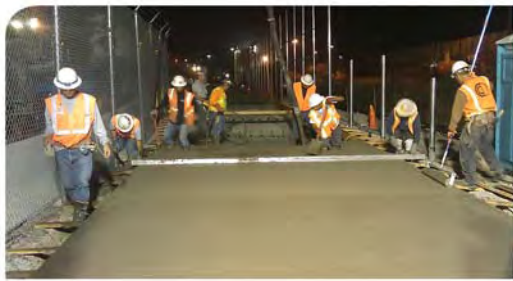
Right-Of-Way DESIGN GROUP 4



Legend

— Pipeline Rehab W-1





FACT SHEET

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Pipeline Rehabilitation Y-1

Background

The City of San Diego has more 3,000 miles of wastewater pipelines that help dispose of sewage for more than 2 million residents of San Diego County. Some pipelines are more than 100 years old, are deteriorating, and are in need of replacement, repair and upgrades. To avoid future service disruptions, such as sewer main stoppages and spills, the aging pipelines are replaced or rehabilitated. The new pipelines will bring the existing sewer mains up to modern standards, accommodate community growth and reduce maintenance requirements.

Project Overview

This project will rehabilitate 41,846 linear-feet (7.93 miles) of existing 8-inch and 10-inch sewer mains and laterals, including rehabilitation or replacement of manholes, installation of new cleanouts, and pipeline point repairs within the La Jolla and University City Community. Related work will include curb ramp installation or replacement, roadway resurfacing, and restoration of disturbed areas to their original condition.

Project Schedule

Completion of Project Design: May 2013

Construction: November 2013 through December 2015

*All dates are approximate and subject to change.

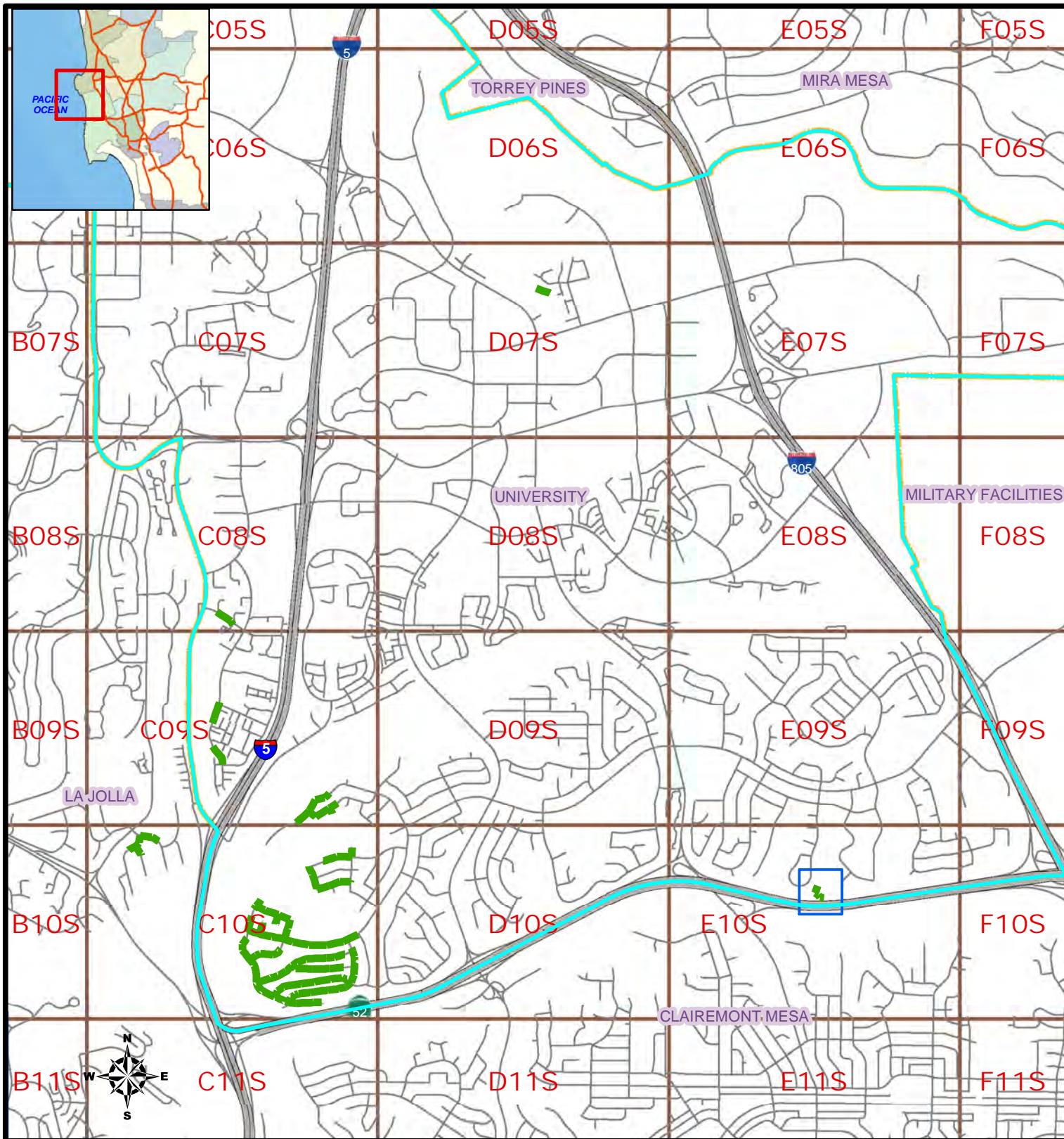
Project Budget

The project's planning, design, and construction budget is \$ 6,977,381.



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Visit: www.sandiego.gov/cip and click on "Project Information" Call: (619) 533-4207 Email: Engineering@sandiego.gov



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 PROJECT ENGINEER
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PIPELINE REHABILITATION Y-1 UNIVERSITY COMMUNITY

WBS: B-13094

Legend

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- Fieldbook Index
- Freeway

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PIPELINE REHABILITATION Y-1 LA JOLLA COMMUNITY

WBS: B-13094

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