



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 November 7, 2013

D R A F T AGENDA

6:00p

1. Welcome and Call To Order: **Tony Crisafi**, President
2. Adopt the Agenda
3. **Meeting Minutes Review and Approval:** 3 October 2013
4. **Elected Officials Report** – Information Only
 - A. Council District 1 – Council President Pro Tem Sherri Lightner
Rep: **Erin Demorest**, 619.236.7762, edemorest@sandiego.gov
 - B. 39th Senate District – State Senator Marty Block
Rep: **Allison Don**, 619-645-3133, Allison.don@sen.ca.gov
 - C. 78th Assembly District - Majority Leader Toni Atkins
Rep: **Toni Duran**, 619-645-3090, Toni.Duran@asm.ca.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. **Whitney Mixed Use project EIR**
http://google.sannet.gov/search?partialfields=&sort=date%3AD%3A%3Ad1&proxyreload=1&num=100&requiredfields=STARTED:TRUE,ENDED:FALSE,PATH:CEO&layout_type=datetitlelink&getfields=DOCUMENT_URL,TITLE,DOC_DATE&output=xml_no_dtd&ie=UTF8&client=scs_ocd&filter=0&site=documents&config=ceqa.js&proxystylesheet=scs_ocd&q=
-Public review extended 14 days to December 13, 2013
 - B. **Follow-up on Girard Ave School Crossing- trustee comments at September LJCPA meeting.**

C. November 20, 2013 will be the special meeting date for the La Jolla Shores permit review committee meeting as the regular date of November 26, 2013 is Thanksgiving week and there will not be a quorum. Three items will be docketed on the agenda.

D. Action to appoint second Vice-President

E. Action to appoint a new member to the Traffic and Transportation joint Committee

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 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 (vacant), 4th Tues, 4pm

T&T – Traffic & Transportation Board, Chair Todd Lesser, 4th Thurs, 4pm

No PRC meeting in October.

A. Morse Residence CDP/SDP

DPR Motion: Findings can be made to recommend a Coastal Development Permit and Site Development Permit to construct an addition at the first and second stories, and reconstruct existing wood deck 6-0-1

5550 Calumet Ave - (Process 3) CDP & SDP to remodel existing SFR, add 930 sq. ft., w/2nd-story addition, & reconstruct existing wood deck on a 0.12 acre site in the RS-1-7 zone of the La Jolla Community Plan area; Coastal (appealable), Coastal Height & Sensitive Coastal Overlay; First Public Roadway; Geo 12, 47 & 53; ESL-Sensitive Coastal Bluffs; Parking Impact-Coastal & Beach, Residential Tandem & Transit Area Overlay.

B. Guisti Residence

DPR Motion: Findings can be made to recommend a Coastal Development Permit and Site Development Permit to construct a new single-family residence 5-0-3

7062 Vista del Mar- A Coastal Development Permit to demolish an existing duplex and construct a new, approximately 2,593-square-foot, two-story, single-family residence (with 962 square foot basement), pool, spa and cabana on a 0.09-acre in the RS-1-7 Zone, the Coastal Overlay Zone (Coastal Commission Appeal Jurisdiction), the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone, the Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone, within the La Jolla Community Plan area.

C. “La Plaza”

PDO Motion:

7863 Girard Ave- Scope of work to include: Street furniture, paving materials, and signage locations with calculations presentation for the renovation at La Plaza.

D. Harcourts Prestige Properties

PDO Motion:

7938 Ivanhoe Ave- Signage

E. West Muirlands Traffic Calming Median Chokers

T&T Motion: Traffic Calming Median Chokers Approved 6-1

Traffic calming median chokes on West Muirlands

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. Biddulph Residence– Full hearing at request of applicant – Action Item

7106 Vista Del Mar – CDP and SDP (Process 3) to demolish a 3,321-square-foot, two-story residence, process a lot line adjustment, and construct a 3036-sq ft, two-story over a 2222-sq ft basement, single-family residence on a 0.12-acre site. *Applicant has met with primary opposition and has agreed to increase setbacks and reduce height. Request from applicant to submit for reconsideration and revote.*

DPR Action (July 2013): Findings can be made for a Coastal Development Permit and Site Development Permit to demolish a 3,321-square-foot, two-story residence, process a lot line adjustment, and construct a 2875-sq ft., two-story over a 2129-sq ft. basement, single-family residence located at 7106 Vista Del Mar as modified at the LJDPR meeting 16 July 2013. 3-2-1

LJCPA Action (Aug. 2013): The findings cannot be made because the project is not in conformance with the La Jolla Community Plan because the proposed building's bulk neither maintains nor enhances the existing neighborhood character with regard to surrounding structures as viewed from the public right of way. 12-0-2.

12. Adjourn to next Regular Monthly Meeting, Dec. 5th, 2013, 6:00pm



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La Jolla Community Planning Association

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

Thursday, 3 October 2013

DRAFT MINUTES -- Regular Meeting

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

1. Welcome and Call To Order: Joe LaCava, Vice-President, at 6:05 PM

2. Adopt the Agenda

Approved Motion: To approve the agenda as posted (Fitzgerald, Steck: 9-0-1)

In favor: Bond, Boyden, Brady, Collins, Fitzgerald, Forbes, Little, Manno, Merten, Steck
Abstain: LaCava

3. Meeting Minutes Review and Approval

Approved Motion: To approve the Minutes of 5 September 2013 (Manno, Merten: 9-0-1)

In favor: Bond, Boyden, Brady, Collins, Fitzgerald, Forbes, Little, Manno, Merten, Steck
Abstain: LaCava

4. Elected Officials Reports - Information Only

Council District 1 – City Council President Pro Tem Sherri Lightner reported: 1) The Plastic Bag Reduction Ordinance will be heard at the City Council Rules and Economic Development Committee on October 23. Other California jurisdictions have similar ordinances. Only 3% of plastic bags are recycled. Bags deposited at Von's and similar stores are recycled. Bags should not be placed in blue recycle bins as they jam the machinery. 2) Revisions to the SDMC code provisions with respect to the right to appeal an environmental determination will be heard by the City Council soon (see item 12). 3) There will be a Public Hearing on the proposal to increase water rates in the City on November 21. All will get a notice and can respond by mail or in person. Four tiers instead of the present three are proposed and "water conservers" may see a reduction in their bills. 4) Ribbon cutting for the La Jolla Shores Lifeguard Tower will take place at 9:30 AM on Friday, October 11. 5) City-wide Mayoral election will take place on Tuesday November 19.

39th District, California State Senate - State Senator Marty Block

Rep: Allison Don, 619.645.3133, allison.don@sen.ca.gov stated that the current California legislative session had ended; all bills must be passed by then or fail. She distributed a listing of the status of all of Senator Block's legislation, especially **Senator Block SB 527** making San Diego Lifeguards equivalent to the SDPD and SDFD in eligibility for Workers' Compensation which has been signed into law. She announced a free Senior Scam Stopper seminar, sponsored by **Senator Block** and **Congressman Scott Peters** to be held Monday November, from 9:30 to 11:30 AM at the Rancho Penasquitos Library. Contact the office for any info needed.

5. Non-Agenda Public Comment - Issues not on the agenda and within LCPA jurisdiction, two (2) minutes or less

UCSD - Planner: **Anu Delouri**, adelouri@ucsd.edu, <http://physicalplanning.ucsd.edu>, was not present.

Member Don Schmidt, following up on the BRCC meeting, announced the restoration of the Midway lookout and the need for repair of the Forward lookout. He also referred to the cessation of trash container emptying at those lookouts and the one at

Field Code Changed

Dolphin during the Sanders administration due to lack of access. Trash accumulation is a problem and is dependent on volunteers. These are designated view corridors.

Member Pat Granger commented on the dangerous speeding conditions on Expedition Way. She was referred to UCSD campus police.

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

Trustee Little mentioned **Trustee LaCava's** response to a local architect's criticism of Community Planning Groups, as posted on the Voice of San Diego website.

Trustee Manno inquired about the failure of T & T to meet the past two months. **Vice President LaCava** stated that there had been no projects.

Trustee Zimmerman cited an article in La Jolla Today about a transitional home for drug addicts on Mount Soledad. She decried the lack of medical personnel at such facilities. **Councilmember Lightner** stated that these homes are a state-regulated entity and state legislators could be contacted. Problems ~~can sometimes arise~~ ~~have arisen~~ due to adjacency. Community members can monitor the homes for any problems, such as noise.

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. 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 eligible for election as a trustee. You can become a Member after attending one meeting and must maintain your membership by attending one meeting per year. To qualify as a candidate in an election to become a Trustee, a Member must have documented attendance at three LJCPA meetings in the preceding 12-month period.

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

B. Treasurer

Trustee Fitzgerald reported that the beginning balance on September 1 was \$111.65 September from donations only were \$135.00. Expenses including agenda printing, telephone expenses and Post Office Box rental were \$221.15, for an ending balance on September 30, 2013 of \$25.50, a decrease of \$86.15.

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. He stressed the need for continued donations to support the expenses of the organizations. We do need to pay for after hours rental of the meeting room. All donations are in cash to preserve anonymity.

8. President's Report

- A. Bernate-Ticino Residence – City Council upheld LJCPA appeal of CEQA exemption.
- B. Henley Residence – LJCPA filed timely appeal of Hearing Officer approval.
- C. Children's Pool – PC recommended approval of closure during pupping season (4-2)

9. Consent Agenda – Ratify or Reconsider Committee Action

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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](#)

T & T did not have any projects for its September meeting so the meeting was cancelled.

A. Renda Residence

DPR Motion: Findings can be made that the project conforms to the Community Plan of La Jolla and to endorse that the project qualifies for a Coastal Development Permit. 5-0-0

9521 La Jolla Farms Road - Coastal Development Permit to construct a 2-story 10,298 square foot single family residence on a vacant 0.56 acre lot. PTS 29014 has expired and requires a new CDP. Project is the same as the previously approved CDP.

B. Gaxiola Residence DRAFT Mitigated Negative Declaration

PRC Motion: The committee takes no exception to the draft Mitigated Negative Declaration as prepared by the City Staff for the Gaxiola Residence 6-0-0

2414 Calle Del Oro - Seeking SDP and CDP to demolish existing 1-story 3,178 sf residence and construct a new 2-story 11,696 sf residence with 5 bedrooms, 7 bathrooms and 3 car garage, at 2414 Calle del Oro Coastal Overlay (non-appealable); Coastal Height Limit. Lot size: 29,120 Sq Ft.

D. "La Plaza"

PDO Motion for Structure: Building appears to conform to the PDO maker 9-0

PDO Motion for Landscaping: conforms to the PDO, special conditions applicable in zone 1. 8-0-1

7863 Girard Avenue - Issues raised at the last meeting to be addressed at this meeting. Landscaping percentages and the proposed placement of outdoor seating on Wall Street, questions of encroachment. Applicant was also asked to return to present signage, samples of building materials and proposed color scheme.

E. Esteban Interiors

PDO Motion: Storefront conforms to the PDO 9-0

7605 Girard Avenue -Review storefront change for LJPDO code compliance in LJPDO zone

Existing metal roof to be removed and replaced by a taller wall that will return into existing parapet wall; this new exterior wall will be faced with exterior rated stamped concrete 16" x 16" tile

Existing storefront window and door to be replaced with new taller UV / tempered glass

New exterior lid returns to be lightweight construction and include moisture proof modified bitumen with anodized aluminum flashing pitched at 10% with integral drip edge

F. Beads of La Jolla and Bard's Decorator Custom Shop

PDO Motion: Motion: Paint color conforms to the PDO 9-0

5645 La Jolla Blvd. -Scope of Work: Paint colors

Approved Motion: To accept the recommendation of the DPR Committee that (A) Renda Residence: Findings can be made that the project conforms to the Community Plan of La Jolla and to endorse that the project qualifies for a Coastal Development Permit; and to accept the recommendation of the PRC Committee that (B) Gaxiola Residence DRAFT Mitigated Negative Declaration: The committee takes no exception to the draft Mitigated Negative Declaration as prepared by the City Staff for the Gaxiola Residence; and to accept the recommendations of the PDO committee that (D) "La Plaza": Building appears to conform to the PDO and Landscaping conforms to the PDO, special conditions applicable in zone 1; and (E) Esteban Interiors: Storefront conforms to the PDO; and (F) Beads of La Jolla and Bard's Decorator Custom Shop: Paint color conforms to the PDO and forward the recommendations to the City. (Manno, Collins: 14-0-1)

In favor: Ahern, Bond, Boyden, Brady, Collins, Courtney, Fitzgerald, Forbes, Little, Manno, Merten, Naegle, Steck, Zimmerman

Abstain: LaCava

10. Reports from Other Advisory Committees - Information only

- A. **Coastal Access and Parking Board** - Meets 1st Tues, 5pm, La Jolla Recreation Center. No report.
- B. **Community Planners Committee** – Meets 4th Tues, 7p, 9192 Topaz Way – Discussed amending the Previously Conforming Ordinance and Marijuana Dispensaries.

11. 7755 Sierra Mar

Possible Action: Reconsideration of prior LJCPA votes in light of revised project.

Project Description: Coastal Development Permit and a Site Development Permit for construction of an 6,917 square-foot addition (formerly 8,592 sf) to an existing 5,300 square-foot single family residence and a 561 square-foot addition to an existing 757 square-foot garage and pool house, resulting in a total of approximately 12,974 gross square feet (formerly 15,026 sf) (residence plus garages) on a 37,790 square-foot legal lot. The project also includes the addition of 6,130 square feet of subterranean area. The property is a historically designated resource (HRB No. 866). Zoning: SF-LJSPDO, Coastal Overlay Zone (non-appealable), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone.
Recirculated MND Available upon Request.

Planning Commission: Appeal Hearing set for Oct 24, 2013.

LJCPA (Oct 2012): To appeal 7755 Sierra Mar project [as LJCPA had not seen the revised plans.] 11-3-2.

Hearing Officer (Sep 2012): Approved the 12,974 sf project.

Applicant: Worked with neighbors to refine and reduce project. Amended application. Opted not to return to LJCPA.

LJCPA (Dec 2008): To accept the recommendation of the Permit Review Committee to deny the approval of [the original] project, the findings cannot be made, due to its bulk & scale and the impact of the project on the neighborhood character. 10-0-0.

PRC (Oct 2008): Denied [original project] 3-0-0 based on bulk, scale and impact on neighbors

Presented by Robin Madaffer and John Oleinik

An appeal will be heard by the Planning Commission on October 24, therefore this could not be heard by the PRC in a timely fashion. The project is a major revision from the version denied by the LJCPA in 2008. The LJCPA had filed an appeal in 2012 due to the project not having returned for community review.

The current version represents a substantial reduction in size. Additionally the entire second story of the living area has been removed, only the garage has a second story. The addition is being made to accommodate current life styles and is being constructed over the present tennis courts at the back of the property. The lot is large and the FAR will be 0.34 and the 300' foot average of surrounding development is 0.42. Formerly the height was 30' and now various elements are 16' and 23' with much of the rest being much less. Actual square footage: Currently: 6057 sf including garage; addition of 6917, including garage addition for a total of 12, 974 sf. There will also be about 6000 subterranean square feet, not included in the GFA.

Discussion opposition centered on whether the revision ~~not~~ respects ing the historic character of the property. Several trustees commented it was not in their field of expertise to evaluate this. Comments also cited noted the compatibility with the La Jolla Shores PDO. The Historical Review Board approved the previous plans, ~~but~~ this reduced version was deemed acceptable by ~~PSD~~ HRB staff.

Speaker for: current property resident **Tommy Zimmerle**. Speakers against were: **Attorney Heather Riley**, representing neighbor **Barbara Levy**, ~~and~~ **Marina Baroff**, **Judy Swain**, and **DPR members Diane Kane** and **Mike Costello**. **Trustees Forbes**, **Merten**, **Little**, **Ahern**, **Naegle**, **Fitzgerald**, **Courtney**, **Zimmerman**, **Boyden** and **Manno** commented also.

Approved Motion: To reconsider the LJCPA prior actions in 2008 and 2012 in light of the revised plans. (Fitzgerald, Steck: 11-3-1)

In favor: Ahern, Bond, Boyden, Brady, Collins, Courtney, Fitzgerald, Little, Merten, Naegle, Steck

Opposed: Forbes, Manno, Zimmerman

Abstain: LaCava

Approved Motion: To recommend approval of the revised project, plans dated January 18, 2012. (Fitzgerald, Zimmerman: 9-5-1)

In favor: Ahern, Boyden, Brady, Collins, Fitzgerald, Little, Manno, Merten, Steck

Opposed: Bond, Courtney, Forbes, Naegle, Zimmerman

Abstain: LaCava

12. Amending 112.0310 Notice of Right to Appeal (NORA) Environmental Determination

Consideration of an proposed amendment to 112.0310 that will require DSD to notify the Council Office, the LJCPA, and interested parties on the city's project address list if the City makes a determination that a project is exempt from CEQA. Note, such notice is not required by CEQA and will be a significant expansion of the city's current noticing process. Amended noticing process has been piloted by staff for past year or so. Amendment supported by Community Planners Committee and Council Land Use & Housing Committee. To be heard by City Council in late October. (see attachment)

Member Mike Costello stated that many times the Notice for a Public Hearing states that the deadline for appealing the NORA has already expired and neighbors had never been informed that a determination had been made and that it could be appealed. He suggested that if the NOA does give the necessary information then a separate notice should be sent. **Members Diane Kane and Sally Miller and Trustee Boyden** also commented.

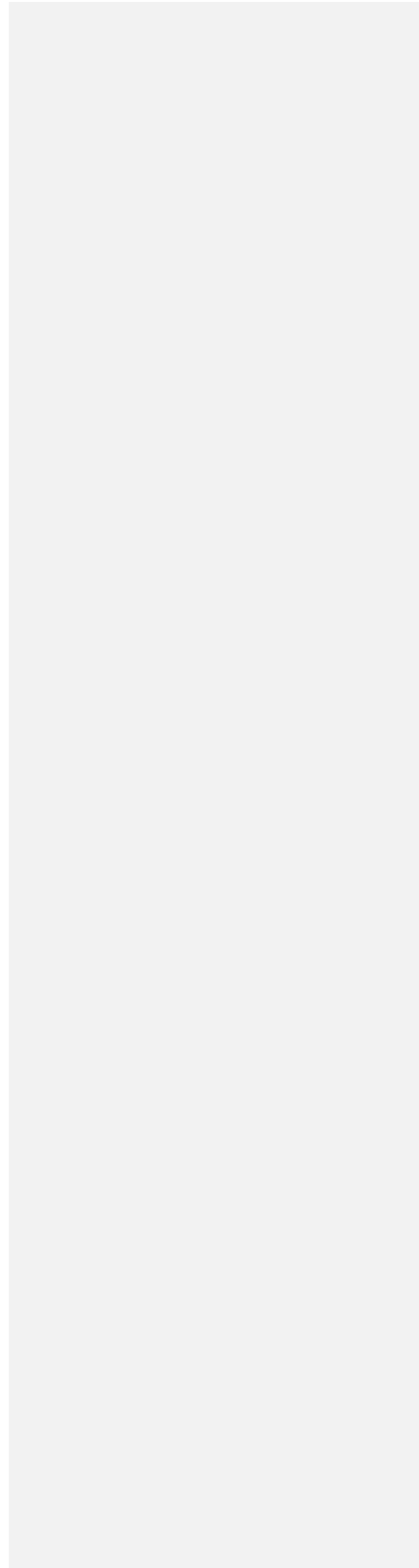
Vice President LaCava expressed the opinion that frequently the environmental determination is the last DSD decision made, sometimes only a week before the Public Hearing. Community Planning Groups could not wait that long to hear a project. The consensus was that he would work with **Trustee Boyden** to develop proposed language to alleviate perceived inadequacies in the proposal attached and the motion would reflect the trustees concerns. (see resulting motion text below)

Approved Motion: To support the proposed changes associated with the Notice of Right to Appeal Environmental Determination. In addition, the LJCPA recommends that the Land Development Code be further amended to require that the Notice of Right to Appeal Environmental Determination (112.0310) and the Notice of Availability (128.0305) be distributed pursuant to Section 112.0302. (Little, Courtney: 12-0-1)

In favor: Ahern, Bond, Boyden, Brady, Courtney, Fitzgerald, Little, Manno, Merten, Naegle, Steck, Zimmerman
Abstain: LaCava

13. Adjourn at 8:08 PM to next Regular Monthly Meeting, November 7, 2013, 6:00 pm.

Attachment



LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

COMMITTEE REPORT

For
OCTOBER 2013

October 08 2013 Present: Benton (Chair), Costello, Collins, Leira, Mapes, Merten, Welsh
October 15 2013 Present: Benton (Chair), Costello, Collins, Kane, Leira, Mapes, Merten, Welsh

1. NON-AGENDA PUBLIC COMMENT 10/08/13

Phil Merten and Mike Costello discussed the 754-758 Bonair project (last reviewed August 13, 2013), which was presented at the October 3 CPA meeting. The project was ultimately recommended for approval by the CPA.

2. FINAL REVIEW 10/08/13 (PREVIOUSLY REVIEWED 09/10/13)

Project Name: **MORSE RESIDENCE CDP/SDP**

5550 Calumet Ave.	Permits:	CDP, SDP
Project #: 323667	DPM:	John Fisher, (619) 446-5231
Zone: RS 1-7		JSFisher@sandiego.gov
	Applicant:	Tim Martin, (760) 729-3470

Scope of Work:

(Process 3) CDP & SDP to remodel existing SFR, add 930 sq. ft., w/2nd-story addition, & reconstruct existing wood deck on a 0.12 acre site at 5550 Calumet Ave. in the RS-1-7 zone of the La Jolla Community Plan area; Coastal (appealable), Coastal Height & Sensitive Coastal Overlay; First Public Roadway; Geo 12, 47 & 53; ESL-Sensitive Coastal Bluffs; Parking Impact-Coastal & Beach, Residential Tandem & Transit Area Overlay.

APPLICANT PRESENTATION 10/08/13 (Tim Martin):

The applicant presented a design for remodeling and additions to the existing residence. Development of the site is limited by the 40-foot setback from the existing seawall. All improvements in this project will be landward of the 40-foot setback. Certain changes have been negotiated with the Coastal Commission staff about the existing decks on the seawall.

Also presented were:

- a) *A review of the 1973 EMRA regarding the seawall. The chain link fence at mid-height of the seawall will remain. Alternatives were considered, but the fence is considered both necessary and the most durable solution.*
- b) *The original CC&Rs dating to 1951 were presented and were reviewed: minimum dwelling size, 2 stories permitted, and single-family residences establish the original pattern of development.*
- c) *Provided landscape and FAR calculations: landscape is approximately 14%, if a grasscrete driveway is included, FAR = 58% (maximum = 59%).*
- d) *A materials sample board was presented: bevel siding and stucco, rounded rock at the chimney, copper gutters and downspouts.*
- e) *Provided information on the shotcrete treatment of the existing seawall: the concrete will be stained to provide a varied and mottled pattern that has more brown.*
- f) *Provided a review of three photographs from different eras showing the pattern of development.*

DISCUSSION 10/08/13

A discussion ensued about the proposed design and the information presented.

SUBCOMMITTEE MOTION: Findings can be made to recommend a Coastal Development Permit and Site Development Permit to construct an addition of 930 sq. ft., at the first and second stories, and reconstruct existing wood deck at 5550 Calumet Ave.

(Merten/Collins 6-0-1)

In Favor: Collins, Costello, Mapes, Leira, Merten, Welsh

Oppose: 0

Abstain: Benton, as Chair

Motion Passes

3. PRELIMINARY REVIEW 10/08/13

Project Name: **GIUSTI RESIDENCE**

7062, 7064 Vista del Mar

Permits: CDP

Project #: 241883

DPM: Michelle Sokolowski, (619) 446-5278

Zone: RS-1-7

msokolowski@sandiego.gov

Applicant: Dena Gillespie, 858.756.1982

Scope of Work:

A Coastal Development Permit to demolish an existing duplex and construct a new, approximately 2,593-square-foot, two-story, single-family residence (with 962 square foot basement), pool, spa and cabana on a 0.09-acre site located at 7062 Vista Del Mar Avenue in the RS-I-7 Zone, the Coastal Overlay Zone (Coastal Commission Appeal Jurisdiction), the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone, the Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone, within the La Jolla Community Plan area.

APPLICANT PRESENTATION 10/08/13: (Dena Gillespie)

The applicant presented the proposed design, which is the new construction of the proposed residence, with a basement garage entered by a driveway from Vista del Mar, two stories of residence, a roof deck, and conversion of the existing garage to a cabana. FAR = .44, Landscape = .25

DISCUSSION 10/08/13

A discussion ensued about the proposed design, including the nature of the development as it relates to the character and scale of the neighborhood, the composition of the design, the use of stucco and tile roofs, the roof deck, the cabana, and the relatively steep driveway.

Please provide for FINAL REVIEW:

- a) A photomontage of the street frontage, showing the existing condition and the proposed residence, imposed to scale next to the adjacent buildings.
- b) At the north elevation, improved articulation of the wall using windows, horizontal variation in the wall plane, and other elements
- c) Check the visibility triangle at the driveway: it appears to be blocked by the garden walls and retaining walls at both sides of the driveway.

FINAL REVIEW 10/15/13 (Previously reviewed 10/08/13)

APPLICANT PRESENTATION 10/15/13 (Dena Gillespie):

The applicant reviewed her responses to the additional items requested. The photomontage was presented, as was a revised north elevation, with a projecting bay and decorative elements. The visibility triangles were reviewed and found to be improperly located and dimensioned. The applicant marked a revised site plan with the proper location and size, and this is a part of the record.

DISCUSSION 10/15/13

A discussion ensued about the proposed design, with the additional information presented.

SUBCOMMITTEE MOTION: Findings can be made to recommend a Coastal Development Permit and Site Development Permit to construct a new, approximately 2,593-square-foot, two-story, single-family residence (with 962 square foot basement), pool, spa and cabana at 7062 Vista del Mar.

(Collins/Costello 5-0-3)

In Favor: Collins, Costello, Mapes, Merten, Welsh

Oppose: 0

Abstain: Leira, Kane, and Benton, as Chair

Motion Passes

4. FINAL REVIEW 10/15/13 (PREVIOUSLY REVIEWED 10/16/12, 11/13/12, 1/8/13, 02/12/13)

Project Name: **GIRARD AVENUE MIXED USE**

7610 Girard Avenue	Permits:	CDP
Project #: PO# 274439	DPM:	John Fisher 619-446-5231
Zone: RS-1-2		jfisher@sandiego.gov
	Applicant:	Ashley Prikosovits 858-527-0818
		Beth Reiter 858-232-4580

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 PRESENTATION 10/15/13 (Ashley Prikosovits and Phillip Quatrino):

The applicant reviewed her responses to the items previously requested, and noted changes to the design as previously reviewed.

DISCUSSION 10/15/13

A discussion ensued about the proposed design, with the additional information presented. The interpretation of the various zoning ordinances was discussed, and the applicants presented reasoning for their interpretation. The members of the Committee as well as public expressed concern that the building appears to be three stories in height, and the reasoning for the calculation of stories appears flawed.

SUBCOMMITTEE MOTION: Findings can **NOT** be made for a Coastal Development Permit and Map Waiver to waive the requirements of a Tentative Map to construct the proposed eight residential condominium units and one 5,125 square foot commercial condominium unit in a three-story building (where a maximum of only two stories is allowed) at 7610 Girard Avenue. The proposed design is consistent with neither the intent nor the letter of the LJPDO, which clearly is intended to promote pedestrian-friendly accessible commercial environments with two-story buildings. The proposed project is not consistent with the neighborhood character of existing commercial development in the immediate vicinity of this LJPDO Zone 1 project site. The quality of the plaza space at the lower level fronting Girard Avenue is very poor. The placement of commercial uses 5' to 7' below the sidewalk level is not consistent with the PDO requirement that commercial uses be placed at the ground floor. The limited visibility of the commercial spaces and the difficulty in accessing the lower commercial level is not consistent with the neighborhood commercial character, nor with the intent nor spirit of the LJPDO. The proposed three-story building violates the LJPDO whether or not the overall structure height conforms to the SDMC.

(Leira/Kane 7-0-1)

In Favor: Leira, Kane, Collins, Costello, Mapes, Merten, Welsh

Oppose: 0

Abstain: Benton, as Chair

Motion Passes

5. PRELIMINARY REVIEW 10/15/13

Project Name: **CAFÉ LA RUE SIDEWALK CAFÉ NUP**

Project Name:	1132 Prospect Street	Permits:	NUP
Project #:	338454	DPM:	Laila Iskandar, (619) 446-5297
Zone:	1-A		LIskandar@sandiego.gov
		Applicant:	Carey Algaze, 619.296.9000 x 178

Scope of Work:

(Process 2) A Neighborhood Use Permit (NUP) for a 198-square-foot sidewalk cafe for an existing restaurant at 1132 Prospect Street in Zone 1 of the La Jolla Planned District within the La Jolla Community Plan and Local Coastal Program Land Use Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Parking Impact Overlay Zone (Coastal), and Transit Area Overlay Zone.

APPLICANT PRESENTATION 10/15/13 (Carey Algaze):

The applicant presented the proposed design, which is the new construction of the seating area enclosure, showing the path past the seating area, and the diminution of width of the pedestrian way. The valet parking station will be relocated away from the sidewalk area to a location on the private property.

DISCUSSION 10/15/13

A discussion ensued about the proposed design, including the changes to the pedestrian route, the relocation of the valet station, ADA accessibility to the restaurant and the seating area, the possible removal or relocation of a palm tree that is less than 4 feet from the perimeter guard, and the nature of construction of the perimeter guard. The committee and members of the public expressed concern about the “pinch point” of the sidewalk, as this is a fairly busy pedestrian area.

Please provide for FINAL REVIEW:

- a) Add the valet station to this application, showing the relocated position and dimensions, located on the private property.
- b) Show the accessibility dimensions for the seating area.
- c) Remove or redesign the gate so that it will not extend further onto the sidewalk.
- d) Evaluate the possible relocation of the palm tree.
- e) Provide a floor plan of the proposed seating within the Café la Rue interior and exterior spaces.
- f) Provide calculations of total existing and proposed table seating for the La Valencia property.

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

Attendance: Todd Lesser LJSA, John Kassir LJSA, Rob Hildt LJTC, Tom Brady LJVMA, Patrick Ryan BRCC, Dan Courtney LJCPA, Joe Matibag LJVMA

Absent: Michelle Fulks BRCC, Earl Van Inwegen LJTC

Voting Agenda Items

1. West Muriland Traffic Calming Mediam Chokers- Recommended by City Staff. Funding in place by the city for the project. Recent accidents. Support of the neighborhood. Motion Patrick Ryan to approve– Second Joe Matibag. –Vote 6-1. Dan Courtney voted against the motion.
2. Annual election results. No new nominations. John Kassir made a motion to keep the same officers. Second – Patrick Ryan. Vote 7-0