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La Jolla Community Planning Association

Regular Meetings: 1st Thursday of the Month

Regular Meeting- D R A F T Minutes

Thursday, 7 August 2008, 6:00 pm

La Jolla Recreation Center, 615 Prospect Street

President: Joe LaCava

V.P. Glen Rasmussen

Secretary: Darcy Ashley

Present: Darcy Ashley, John Berol, Tony Crisafi, Jim Fitzgerald, Orrin Gabsch, Joe LaCava, Tim Lucas, Paul Metcalf, Michael Morton, Alice Perricone, Glen Rasmussen, Ray Weiss

Absent: David Little, Phil McConkey, Lance Peto

1. Welcome and Call To Order: President Joe LaCava called the meeting to order at 6:08pm

2. Adopt the Agenda

Approved motion: to adopt the agenda. (Fitzgerald/ Gabsch 8-0-0)

In favor: Ashley, Berol, Fitzgerald, Gabsch, Lucas, Perricone, Rasmussen, Weiss

3. Meeting Minutes Review and Approval: 3 July 2008

Approved motion: to approve the July 3rd minutes. (Weiss/ Fitzgerald 9-0-0)

In favor: Ashley, Berol, Fitzgerald, Gabsch, Lucas, Morton, Perricone, Rasmussen, Weiss

4. President's Report – Possible Action Items

A. CPC (<http://www.sandiego.gov/planning/community/cpc/>)

B. CPA Bylaws – *At Council in late Sept. Approve attached memo or refer to Bylaws Com.*

The LJCPA bylaws are expected to be on the docket at City Council in late September.

The chair has drafted a response. The bylaw committee will meet to determine final responses to the six issues from our bylaws that will require City Council approval of the proposed deviations. The bylaw committee will review the subject and bring a draft to the trustees for ratification at the September meeting.

C. CPA Policies –

i. Chair is directed to file an appeal when City approves project denied by the CPA, whether on the consent agenda or at a full hearing. Filing shall be ratified at the next meeting of the CPA; otherwise it is to be withdrawn.

ii. Chair is directed to request a time extension on Process 2 applications as allowed under the Municipal Code.

iii. Chair is directed to send notice of CPA action to City of San Diego immediately after the meeting rather than waiting to approve the minutes at the following month's meeting.

Approved Motion: To adopt the policies C.i., C.ii., C.iii.. Rasmussen/Gabsch 10-0-0)

In favor: Ashley, Berol, Fitzgerald, Gabsch, Lucas, Metcalf, Morton, Perricone, Rasmussen, Weiss

- D. Special Election – Voting was closed at 7pm. Michele Addington, Leslie Lucas, Cindy Thorsen, Esther Viti adjourned to the voting room to count ballots. Maryanne Greene from the City Attorney's office was there as an observer.

The results announced were: Mike Costello 82, Bob Collins 81, Tom Brady 80. Therefore, Mike Costello and Bob Collins will fill the seats that expire in March 2010 vacated by Tim Golba & Sherri Lightner. Tom Brady will fill the seat that expires in March 2009 vacated by Dave Abrams. The new trustees will be seated at the September 4th meeting.

The section of the bylaws that pertains to challenging the election was read by the Secretary. The ballots will be destroyed by the Election committee chair Tim Lucas in one week if there is no challenge to the results.

- E. 5956 La Jolla Mesa – A letter has been sent to the City, a response has not been received.
- F. Bird Rock Mixed Use – an appeal of the Planning Commission decision on this project was made on behalf of the LJCPA, since the PC vote was not consistent with the LJCPA action.

Approved Motion: To ratify the appeal of the July 17, 2008 Planning Commission decision on Bird Rock Station to San Diego City Council. (Gabsch/ Fitzgerald 8-1-2)

In favor: Ashley, Berol, Crisafi, Fitzgerald, Gabsch, Lucas, Rasmussen, Weiss

Opposed: Metcalf

Abstained: Morton, Perricone

- G. Non-conforming PDO Signage- no action planned at this time due to lack of community interest.
- H. La Jolla Shores Lifeguard Station – *The project was approved by the LJCPA. It was appealed by others, will be at City Council Sept 16th.*
- I. Children's Pool Lifeguard Station - The permanent facility will be addressed starting this month at CDP. The temporary fencing and structure were deemed necessary by the lifeguards to do their jobs.

5. Officer's Reports

- A. Treasurer: Jim Fitzgerald-

Previous ending balance: \$720.47. Collected at July meeting: \$126

Expenses: \$64 printing, \$51 phone. Ending balance: \$731.12

- B. Secretary: Darcy Ashley- no report.

6. Agency Reports

- A. UCSD -Campus Community Planner: Anu Delouri, adelouri@ucsd.edu

Not present, no report. Anu will make a presentation on parking at UCSD at the October LJCPA meeting.

- B. City Of San Diego – City Planning & Community Investment Department

La Jolla Rep: Lesley Henegar, 619.235.5208, LHenegar@sandiego.gov

Not present- no report.

C. Council District 1 – Council President Scott Peters

Rep: Keely Sweeney, 619.236.6972, KSweeney@sandiego.gov

- i. Smoke shops- a letter has been sent to the City Attorney's office to express community concern on this issue.
- ii. Undergrounding- all the trench work is finished in the Barber Tract.
- iii. The Beach Alcohol Ban will be on the ballot in November. When asked, Keely said that if this ballot measure is defeated, the current bans in La Jolla would not be affected, this would not affect the La Jolla Shores Beach alcohol ban.
- iv. Ray Weiss asked that Scott Peters provide some public assurance that he would not support any action the City might take to install metered parking while the Parking Board is not operating.
- v. Scott Peters does not have a position on Bird Rock Station.

D. Council District 2 – Councilperson Kevin Faulconer

Rep: Thyme Curtis, 619.236.6622, TCurtis@sandiego.gov

- i. There is a new initiative that would provide a plan for revenue generated in the Mission Bay area to stay in Mission Bay
- ii. Soledad Mountain Road is expected to open in October.

7. Non-Agenda Public Comment - Comments on items not on the agenda and within CPA jurisdiction, two (2) minutes or less.

- A. Sheila Harden- CCDC. Announced that the office will move to Horton Plaza on August 18th.
- B. Esther Viti- Nell Carpenter Beautification Committee of the LJTC- announced the next cleanup will be held September 20th. Contact her for information: 619.742.1373.
Three new sidewalk benches were installed in La Jolla Shores.
- C. Sally Fuller- La Jolla Music Society is holding a free concert on August 14th at Scripps Park.
- D. Anne Cleveland- LJTC- The meeting August 14 has been cancelled. The first meeting of the Christmas Parade & Holiday Festival committee will meet Wednesday August 13th at 6pm at GDC Construction.
- E. Mike Costello- No Three Stories- Asked for community assistance when Bird Rock Station goes to City Council.
- F. Joe Dicks- On La Jolla Parkway the trash has gotten out of control. He is looking for support to get this corrected.
- G. Sherri Lightner- candidate for Council District 1.
- H. Ray Weiss- identified a new problem in the Village area- there are restaurants that may be operating at noise levels above what is allowed.
- I. Orrin Gabsch- called for the community to take action on Bird Rock Station. He inquired what the options were about hiring professional experts/attorney on behalf of the Planning Group.
- J. Mary Coakley- the ribbon cutting for the Map will be Sept 12th.

8. COMMITTEE REPORTS / CONSENT AGENDA

Note: Items pulled from the Consent Agenda are trailed to the next meeting.

A. Planned District Ordinance Committee (PDO)

Chair: **Tiffany Sherer**, 2nd Mon, 4pm, La Jolla Recreation Center

SUPPORTING DOCUMENTS: n/a

No meeting, no report.

B. Coastal Development Permit Review Committee (CDP)

Chair: **Tony Crisafi**, 2nd & 3rd Tues, 4pm, La Jolla Recreation Center

SUPPORTING DOCUMENTS: Committee Report for July 2008

1. SAUVAGE RESIDENCE (*Final Review, 7/08/2008*)

CDP ACTION: FINDINGS CAN BE MADE, 9-0-1

1375 & 1410 Inspiration Drive – Demolish existing, combine two lots, and construct two-story 16,987 sf single family residence.

Approved Motion: To accept the recommendation of the CDP committee that the findings can be made to approve the Sauvage residence and forward the recommendation to the City. (Metcalf/ Fitzgerald 10-0-0)

In favor: Ashley, Berol, Fitzgerald, Gabsch, Lucas, Metcalf, Morton, Perricone, Rasmussen, Weiss

Recused: Crisafi

2. DIX RESIDENCE (*Final Review, 7/15/2008*)

CDP ACTION: FINDINGS CAN BE MADE with Conditions, 6-1-0

6879 Fairway Road – SDP for Environmentally Sensitive Lands to construct a pool.

Approved Motion: To accept the recommendation of the CDP committee that the findings can be made to approve the Dix residence and forward the recommendation to the City. (Ashley/ Fitzgerald 11-0-0)

In favor: Ashley, Berol, Crisafi, Fitzgerald, Gabsch, Lucas, Metcalf, Morton, Perricone, Rasmussen, Weiss

3. KRETOWICZ RESIDENCE (*Final Review, 7/15/2008*)

CDP ACTION: FINDINGS CAN BE MADE with Conditions, 6-1-0

7957 Princess St. - Amend SDP for Environmentally Sensitive Lands for a 333 sq ft addition and remodel to an existing single family residence and a 52 SF addition to a casita.

Approved Motion: To accept the recommendation of the CDP committee that the findings can be made to approve the Kretowitz residence with the following condition: To exclude the proposed Jacuzzi and trellis on the seaward side which does not conform to environmentally sensitive lands guidelines and forward the recommendation to the City. (Metcalf/ Crisafi 6-5-0)

In favor: Crisafi, Fitzgerald, LaCava, Metcalf, Perricone, Rasmussen

Opposed: Ashley, Berol, Gabsch, Lucas, Weiss

Recused: Morton

C. La Jolla Shores Permit Review Committee (LJSPRC)

Chair: **Tony Espinoza**, 4th Tues, 4pm, La Jolla Recreation Center

SUPPORTING DOCUMENTS: Committee Report for Jun 24 2008, Jul 22 2008.

1. Changes in Procedures – Information Only

Procedure changes, including limiting project reviews to only two meetings and limiting meetings to two hours maximum. A summary of these updated procedures will be posted on the CPA website.

2. **DANIELS RESIDENCE** (6/24/2008 Review)

LJSPRC ACTION: FINDINGS CAN NOT BE MADE BECAUSE SIGNIFICANT ISSUES MUST BE SATISFIED: FAR, HISTORICAL, TREE HEIGHTS. APPLICANT TO RETURN TO PRC WITH HISTORICAL REPORT, ADDRESS SIGNIFICANT ISSUES ON CYCLE REPORT; WORK WITH THE NEIGHBORS ON TREES AND PRIVATE VIEW ISSUES. 5-0-0.

7907 Princess Street - 2703 square foot addition to existing single family residence comprised of new second story over part of existing first story, new basement area below, expanded garage to allow for (3) cars, and associated site walls and balconies.

The applicant asked that this be pulled so that they can return to PRC to try and resolve the issues.

3. **ZAHID RESIDENCE** (7-22-2008 Review)

LJSPRC ACTION: FINDINGS CAN BE MADE, 4-0-0

7884 Lookout Drive - New two-story detached guesthouse with four car garage.

Approved Motion: To accept the recommendation of the PRC that the findings can be made to approve the Zahid residence and forward the recommendation to the City. (Metcalf/ Fitzgerald 10-0-1)

In favor: Ashley, Berol, Crisafi, Fitzgerald, Gabsch, Metcalf, Morton, Perricone, Rasmussen, Weiss

Abstained: Lucas

D. Traffic and Transportation Board (T&T)

Chair: **Mark Broido**, 4th Thurs, 4pm, La Jolla Recreation Center

SUPPORTING DOCUMENTS: draft Minutes for July 24, 2008.

1. **LA JOLLA MOTOR CLASSIC**

T&T ACTION: Approve with Conditions (7-0)

5th annual event at Scripps Park, no parking along the park, potential closure of Coast Blvd from Prospect to Girard.

Pulled by: Fitzgerald/Rasmussen

2. **HILLEL OF San Diego STUDENT CENTER**

→ *Will be heard by full CPA at September Meeting*

T&T ACTIONS:

- a. Cannot make findings on Street Vacation (3-2-1)
- b. Deny project due to parking issues (4-0-2)
- c. Project creates an inadequate transportation plan with impacts on adjacent intersections and pedestrian movements (4-2-0).

8976 Cliffridge Avenue – SDP, Easement Abandonments and dedications, and R/W Vacation for a phased project to construct a 12,100 sf student center on a vacant 0.76 acre site on the south side of La Jolla Village Drive.

No action taken on this project since it will be addressed by the trustees at the September meeting when PRC has finished its review.

President LaCava asked for volunteers from the planning group to review the Mitigated Negative Declaration to provide a summary of the document to the Trustees. Glen Rasmussen volunteered.

9. REPORTS FROM OTHER ADVISORY COMMITTEES

- Information only unless otherwise noted

A. **COMPACT** (*Community Planners Advisory Committee on Transportation*)

CPA Delegate: **Vacant**, 4th Wed, 6:30pm, 202 C Street 12th floor

No report.

B. **LA JOLLA COMMUNITY PARKING DISTRICT ADVISORY BOARD**

CPA Delegate: **Vacant**, 3rd Wed, 4pm, La Jolla Recreation Center

1. Ratify President's appointment of Orrin Gabsch as CPA delegate, Ray Weiss as CPA alternate.

Approved Motion: To ratify the appointment of Orrin Gabsch and Jim Fitzgerald as representative and alternate to the La Jolla Community Parking District Advisory Board. (Morton/ Fitzgerald 9-0-2)

In favor: Ashley, Berol, Crisafi, Fitzgerald, Lucas, Metcalf, Morton, Perricone, Rasmussen

Abstained: Gabsch, Weiss

10. VONS

→ *Item pulled by trustees from June Consent (applicant could not make July mtg).*

SUPPORTING DOCUMENTS: PDO Minutes of 5/05/2008, Applicant's graphics.

PDO ACTION: Façade improvements in conformance, 9-0; New signage in conformance, 6-3.

7600 Girard Ave - Façade improvements and new signage.

Presentation by Chris Wines representing VONS. Presentation of square footage allowed & square footage of the signs. His presentation shows that the square footage of the signs proposed is less than what is allowed under the PDO.

Orrin Gabsch- Concern expressed about the way that this proposal alters the original proposal for signage when VONS was rebuilt. The goal was to ensure that it looked like a grocery store with one tenant- not a strip mall. Therefore this proposal with multiple company signage looks more like the strip mall that was to be avoided.

Mike Morton – concern about the fact that the signs are not located near the doors where the shops are located for marketing purposes rather than providing information to customers.

Gabsch- Asked how many of the companies are run by someone other than VONS. Answer was Wells Fargo. Jamba Juice, Starbucks, the Pharmacy are staffed with VONS employees.

Roger Wiggans- cautioned the group to be fair about requirements for the definition of "grocery store".

John Berol-

Approved Motion: To reject the recommendation of the PDO committee and deny approval of this signage plan based on concerns about location of multiple signs across the length of the building, the signs should be clustered and send the recommendation to the City. (Rasmussen/ Gabsch 6-3-1)

In favor: Ashley, Fitzgerald, Gabsch, Metcalf, Perricone, Rasmussen

Opposed: Berol, Metcalf, Morton

Abstained: Weiss (It conforms to the PDO, yet is not good for the community.)

11. Coastal Permit Exemption - INFORMATION ONLY

SUPPORTING DOCUMENTS: Attached draft from the City

Possible change to land development code to eliminate "50% wall preservation" limitation in exchange for building only to 80% of allowed FAR and 90% of allowed height.

Dan Joyce from CPCI will be making a presentation at the September meeting. This discussion is being held to provide an opportunity for the trustees to identify questions that Dan can address when he comes.

*Please provide the number of CDP permits versus the number of building permits granted under the current categorical exemption within the La Jolla Community; in other words, what percentage of new construction/remodels are subject to public notice/community review?

*What is the City's purpose in making such a change; what problem is the City trying to fix?

*What does the City hope to gain in making such a change; what are the expected benefits?

*It is theoretically possible to get to a 3-story building at 27 feet (90% of 30 feet), especially in a hillside setting. How would the 40% of FAR on the 2nd floor restriction apply if the project had a 3rd story or penthouse?

*Under this exemption would the building permit be treated as a "new construction" or a "remodel"?

*Is there a way to notice to neighbors?

12. Adjourned to September 4, 2008

Submitted 8-10-08 Darcy Ashley