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## La Jolla Community Planning Association

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

**Thursday, 2 October 2008, 6:00 pm**

La Jolla Recreation Center, 615 Prospect Street

### **D R A F T MINUTES**

President: Joe LaCava      VP: Glen Rasmussen      Secretary: Darcy Ashley

Present: Darcy Ashley, John Berol, Tom Brady, Robert Collins, Mike Costello, Tony Crisafi, Jim Fitzgerald, Orrin Gabsch, Joe LaCava, David Little, Tim Lucas, Paul Metcalf, Michael Morton, Lance Peto, Glen Rasmussen, Ray Weiss  
Absent: Alice Perricone

1. **Welcome and Call To Order: Joe LaCava, President** called the meeting to order at 6:05pm.

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

**Approved motion: to adopt the agenda. (Fitzgerald/ Rasmussen 12-0-0)**

In favor: Ashley, Berol, Brady, Collins, Costello, Fitzgerald, Gabsch, Little, Lucas, Metcalf, Rasmussen, Weiss

3. **Meeting Minutes Review and Approval: 4 September 2008**

**Approved motion: to approve the Sept. 4th minutes. (Gabsch/Rasmussen 11-0-1)**

In favor: Ashley, Berol, Brady, Collins, Costello, Fitzgerald, Gabsch, Lucas, Metcalf, Rasmussen, Weiss

Abstain: Little

#### 4. **President's Report – Possible Action Items**

**A.** Community Planners Committee (<http://www.sandiego.gov/planning/community/cpc/>)

**B.** CPA Bylaws – Ratify attached memo for submittal to City.

**Approved motion: to approve CPA Bylaws memo for submittal to City (Little/Costello 12-0-0)**

In favor: Ashley, Berol, Brady, Collins, Costello, Fitzgerald, Gabsch, Little, Lucas, Metcalf, Rasmussen, Weiss

**C.** 8341 Paseo del Ocaso – No response yet from Mayor's Office.

**D.** "Municipal Code Committee" – committee has met and continue discussions.

**E.** La Jolla Parkway Trash Issue – No response yet.

**F.** Bird Rock Mixed Use – CPA and Private Appeal at City Council October 14.

**G.** CPA Regular Mtg. Dec 4 – Trustees confirmed attendance for quorum for Dec. 4<sup>th</sup> meeting.

**H.** CPA Regular Mtg. Jan 1. Since this is a holiday, an alternative date in January is needed. Glen Rasmussen to determine alternate date in Jan. for meeting.

#### 5. **Officer's Reports**

**A.** Treasurer: **Jim Fitzgerald**

Previous ending balance: \$730.79 Collected at the September meeting: \$194.00

Expenses: \$196.39. Ending balance: \$728.40

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*If a Sign Language Interpreter, aids for the visually impaired, or Assisted Listening Devices (ALDs) are required, please contact the City's Disability Services Coordinator at 619-321-3208 at least (5) five work days prior to the meeting date to insure availability.*

*Times assigned are approximate; "Time Certain" means item will not be heard any earlier than listed time; order of agenda items may be modified at the beginning of the meeting.*

**B. Secretary: Darcy Ashley**

1. Set date for Special Election (within 120 days per bylaws) for vacant CPA Trustee seat.

**Approved motion: to approve a Special Election held on Dec. 4th (Fitzgerald/Brady 14-0-0)**

In favor: Ashley, Berol, Brady, Collins, Costello, Crisafi, Fitzgerald, Gabsch, Little, Lucas, Metcalf, Morton, Peto, Weiss

**6. Agency Reports – Information Only**

**A. UCSD - Campus Community Planner: Anu Delouri, [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu)**

- i. Special Presentation: UCSD Housing, Transportation and Parking  
Presenting: Milton Phegley, Director of UCSD Community Planning  
Brian d'Autremont, Director of UCSD Transportation & Parking Services  
See <http://commplan/ucsd.edu>

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

La Jolla Rep: **Lesley Henegar**, 619.235.5208, [LHenegar@sandiego.gov](mailto:LHenegar@sandiego.gov)

- i. LJSPDO advisory board meeting on October 21<sup>st</sup>- every 3<sup>rd</sup> Tuesday. The meetings will now be held regularly at the La Jolla Rec. Center instead of City Hall.

**C. Council District 1 – Council President Scott Peters**

Rep: **Keely Sweeney**, 619.236.6972, [KSweeney@sandiego.gov](mailto:KSweeney@sandiego.gov)

- i. Environmental Services Construction & Demo workshop on Oct. 6<sup>th</sup>
- ii. Mayor Sanders Town Hall meeting at La Jolla Riford Library on Oct. 7<sup>th</sup> 6p re: water issues
- iii. Navy Broadway Complex meeting on Oct. 7<sup>th</sup> in afternoon
- iv. Oversized Vehicle Ordinance still under review by City Council next mtg: Oct 28<sup>th</sup>
- v. Weiss received Notice to UCSD re: street sweeping, asked why not taking place at night. Street sweeping routes have increased due to storm water requirements. Contact Jennifer Nichols Kearns at Storm Water Dept. for further information.
- vi. Little inquired re: Linda Rosa resurfacing/repaving, center line is showing. Sweeney confirms there will be no center line, construction progressing.
- vii. Gabash inquired on status of LJPDO to be completed before S. Peters leaves office. Berol commented that it is very important to have a PDO for La Jolla/La Jolla Shores. Collin states LJPDO issues from 6-7 years back are still a work in progress at the City Level. Keely is working on the PDO amendments and hopes to come to the next PDO committee to discuss her progress.

**D. Council District 2 – Councilperson Kevin Faulconer**

Rep: **Thyme Curtis**, 619.236.6622, [TCurtis@sandiego.gov](mailto:TCurtis@sandiego.gov)

Not Present – no report

**7. Non-Agenda Public Comment**

Comments on items not on the agenda and within CPA jurisdiction, two (2) minutes or less.

**A.** Shelia Harden, CCDC: gave report on CCDC.

**B.** Helen Boyden – San Diego Planning Commission Notice for Hearing on Hillel on Oct. 16<sup>th</sup>. Starts at 9am, no agenda out yet. Sign up sheet circulated for anyone who wants to be informed on the matter.

**C.** Jim Fitzgerald: Bird Rock Station will be at City Council on Oct. 14<sup>th</sup> at 2pm.

**D.** Cindy Thorson: Support Sherri Lightner for City Council and vote on Nov. 4<sup>th</sup>.

## 8. CONSENT AGENDA

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 full discussion.

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

PDO – Planned District Ordinance Committee, Chair Tiffany Sherer, 2<sup>nd</sup> Mon, 4pm

CDP – Coastal Development Permit Committee, Chair Tony Crisafi, 2<sup>nd</sup> & 3<sup>rd</sup> Tues

PRC – La Jolla Shores Permit Review Committee, Chair Tony Espinoza, 4<sup>th</sup> Tues, 4pm

T&T – Traffic & Transportation Board, Chair Mark Broido, 4<sup>th</sup> Thurs, 4pm

### A. 7580 & 7590 FAY AVENUE

PDO ACTION: Approved as presented as it conforms to the PDO, 8-0-0

Remodel façade.

**Approved motion: To accept the recommendation of the PDO committee that the findings can be made to approve 7580 & 7590 Fay Ave. and forward the recommendation to the City. (Gabsch/Collins 14-0-0)**

In favor: Ashley, Berol, Brady, Collins, Costello, Crisafi, Fitzgerald, Gabsch, Little, Lucas, Metcalf, Morton, Peto, Weiss

### B. TASSIVIRI HOTEL

CDP ACTION: Findings Can Not Be Made (see CDP minutes), 4-3-1.

1135 Torrey Pines Road - Conditional Use Permit to convert 3 residential apartment units to 6 hotel rooms within an existing building on an 8,378 sf site, Zone 2 of the La Jolla Planned District.

**Pulled by applicant: James Alcorn**

### C. T-MOBILE @ ALTA LA JOLLA TENNIS CLUB

CDP ACTION: Findings can be made with conditions (see CDP minutes), 6-1-0

1570 Alta La Jolla Road - Conditional Use Permit for a Wireless Communication Facility (WCF) consisting of a 30' high light standard supporting three antennas within a randome. Associated equipment is to be located adjacent to the light standard within an enclosure.

**Pulled by Phil Merten.**

### D. CHABAD LA JOLLA

PRC ACTION: Denial as findings can not be made (see PRC minutes), 5-0-0

T&T ACTION: Denial due to inadequate parking and traffic hazards, increases in traffic flow, and history of accidents, 6-0-2.

2466 Hidden Valley Road – SDP and CDP to demo existing 2,951 sq/ft single family residence (SFR) and construction of an 11,666 sq/ft two story synagogue, pre-school and a SFR over 33 space basement parking.

**Pulled by Richard Adams.**

### E. LOEW RESIDENCE

PRC ACTION: Approval with conditions (see PRC minutes), 5-0-0

7750 Lookout Drive – SDP and CDP to demolish existing single family residence. Construct new single family house at 5844 SF on a 9555 SF lot.

**Approved motion: To accept the recommendation of the PRC committee that the findings can be made to approve the Loew Residence and forward the recommendation to the City. (Gabsch/Collins 14-0-0)**

In favor: Ashley, Berol, Brady, Collins, Costello, Crisafi, Fitzgerald, Gabsch, Little, Lucas, Metcalf, Morton, Peto, Weiss

**F. LA JOLLA CHRISTMAS PARADE & HOLIDAY FESTIVAL**

T&T ACTION: Approved as presented, 8-0-0

Village, Sun, Dec 7, Parade starts at 2pm: Annual event including street closures.

**Approved motion: To accept the recommendation of the T & T committee that the findings can be made to approve the La Jolla Christmas Parade & Holiday Festival and forward the recommendation to the City. (Gabsch/Morton 13-0-0)**

In favor: Berol, Brady, Collins, Costello, Crisafi, Fitzgerald, Gabsch, Little, Lucas, Metcalf, Morton, Peto, Weiss

Recused: Ashley

**G. LA JOLLA MESA DRIVE AT VAN NUYS AVENUE**

T&T ACTION: Approve Flashing Cross-walk and seriously consider bulb-outs, 8-0-0.

PACIFIC BEACH CPG: Approved

Proposed installation of flashing pedestrian crossing at existing crosswalk.

**Approved motion: To accept the recommendation of the T & T committee that the findings can be made to approve the La Jolla Mesa Dr. at Van Nuys Ave. and forward the recommendation to the City. (Gabsch/Collins 14-0-0)**

In favor: Ashley, Berol, Brady, Collins, Costello, Crisafi, Fitzgerald, Gabsch, Little, Lucas, Metcalf, Morton, Peto, Weiss

**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: **Orrin Gabsch**, 3rd Wed, 4pm, La Jolla Recreation Center

No Report.

**10. LA JOLLA MOTOR CLASSIC**

T&T ACTION: APPROVE WITH CONDITIONS, 7-0

LJTC: APPROVED 15-1-1

*Pulled by Trustees at August meeting.*

5<sup>th</sup> annual event at Scripps Park, January 11, 2009, no parking on Coast Boulevard along the park, potential closure of Coast Blvd from Prospect to Girard.

Tiffany Sherer, Promote La Jolla presenting.

Pushing for parking in garages or valet to keep traffic moving and not back up.

Event costs \$15, kids 12 & under – free. First year charging admission.

Hoping to raise \$40,000 to be put back into La Jolla community.

Gabsch: vote to approve today, but for future organization will be a negative vote.

Little: public parks should not be rented out.

Lucas: suggest a time limit for the road closure that can be publicly noticed.

Morton: what is the use fee from Park & Rec? \$100

Melinda Merryweather- LJTC Parks & Beaches: event should be free, Promote La Jolla originally promised event would always be free.

Alex Varon: how is beach access affected?

**Approved motion: To approve project as presented. (Fitzgerald/Morton 7-5-1)**

In favor: Brady, Collins, Crisafi, Fitzgerald, Metcalf, Morton, Peto

Opposed: Berol, Costello, Little, Lucas, Weiss

Abstain: Gabsch

## 11. CHILDREN'S POOL LIFEGUARD STATION

CPA (10/04/07): TO APPROVE [CONCEPT] WITH CONDITION THAT THE BUILDING IS MADE MORE TRANSPARENT, 9-5-0.

CDP (8/19/08): NO RECOMMENDATION.

*Continued from Sept 4 for revised drawings incorporating trustee's comments.*

Children's Pool - Coastal Development Permit and Site Development Permit to demolish existing lifeguard station and construct a new 1,899 sf lifeguard station.

Jilhad Slieman, City of San Diego Capital Project presenting.

Morton: revised ramp design is 7ft. wided. Is this wide enough for emergency vehicles – YES.

Is ramp open to sand? There is a gate at then of ramp that is outside the scope of this project. It is a Park & Rec. issue. Flag pole location will be in the plaza.

Gabsch: Workstations & observation room are too big for their intended use.

Collins: Kitchen is too big.

Crisafi: Toured P.B. Lifeguard Station on Garnet and felt that room sizes are appropriate. The revised ramp location further enhances site. Concerned about building height. According to LDC this structure is over the 30ft. height limit.

Costello: Bluff erosion preservation.

Little: There is not much activity to lifeguard here and this is definitely more of an administrative building. Proposes researching another location.

Brady: Merten's plan to 3 level.

Lucas: square footages seem reasonable but requests further explanation of Crisafi's height calculations.

Peto: Supports project as is.

Weiss: Not convinced it is a lifeguard building, but rather an administrative office. Opposes project.

Metcalf: Believes the city has made the changes CPA has requested.

### **Approved motion: to approve project with the following conditions:**

- 1. The roof be adjusted to meet the 30' height limit.**
- 2. There is a provision that if the Coastal commission rejects the ramp, that an ADA accessible restroom facility is added to the plaza level.**
- 3. The gate at end of ramp be opened as a second beach access point.**
- 4. That there is bluff mitigation for erosion.**

### **(Ashley/Morton 8-6-0)**

In favor: Ashley, Berol, Costello, Crisafi, Lucas, Metcalf, Morton, Peto

Opposed: Brady, Collins, Fitzgerald, Gabsch, Little, Weiss

Room Vote: 8 Approve, 7 Opposed

### **Approved motion: If ADA bathroom is required in the main plaza area it will not increase the footprint.**

### **(Lucas/Morton 12-1-0)**

In favor: Ashley, Berol, Brady, Costello, Crisafi, Fitzgerald, Gabsch, Lucas, Metcalf, Morton, Peto, Weiss

Opposed: Little

## 12. COAST BOULEVARD SOUTH PROJECT

LJTC PARKS & BEACHES: APPROVES THE SOUTH COAST BLVD. PLAN AS SUBMITTED, 7-0-2; RATIFIED BY LJTC ON CONSENT AGENDA.

Coast Blvd Park – Privately initiated and funded proposed renovation and maintenance from the Climbing Wall to the south end of the park.

Jim Neri, Landscape Architect presenting.

Morton: trash cans to be improved, additional paving to be permeable.

Costello: decomposed granite material at Bird Rock park is hard to walk on.

Lucas: Consider bird resistant trash can covers.

Peto: Solar powered trash cans at La Jolla Shores beach

Alex Varon: concerned about traffic backing up at new landing at wedding lawn.

Adrian McKibbon: please clarify type of granite proposed.

**Approved motion: That the LJCPA supports the project to approve the Coast Blvd. South Project as presented and forward the recommendation to the City. (Ashley/Peto 13-0-1)**

In favor: Ashley, Berol, Brady, Collins, Costello, Crisafi, Fitzgerald, Gabsch, Little, Lucas, Metcalf, Morton, Peto  
Abstained: Weiss

**13. DANIELS RESIDENCE**

PRC ACTION: DENY PROJECT BECAUSE FINDINGS CANNOT BE MADE TO SUPPORT BASED ON BULK & SCALE AND FAILURE TO ADEQUATELY COMMUNICATE WITH ALL NEIGHBOR(S), 3-2-0.

*Pulled by the public.*

7907 Princess Street - 2,259 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.

Presentation by Tony Crisafi, Island Architects, Matt Peterson.

Presentation of opposition by Phil Merten: on behalf of neighbors opposed to project re: setback issues, bulk & scale, FAR. Spoke in opposition: Adrian McKibbin, Roger Craig.

Public comment: Janie Noon, neighbor: the design is best possible taking her home into consideration. Plan is more acceptable than other options she has seen over the years.

Morton: What amount of ridge height that has been reduced? How tall is the new Southwest corner in comparison to existing cupola?

Little: existing building is out of compliance, bulk & scale concerns.

Lucas: can some upper level bathrooms be removed to reduce FAR?

Collins: explain "Previously Conforming" terminology.

Ashley: conflicts with regard to preserving historic buildings vs. tear downs to accomplish conformance to current codes.

Brady: Reynolds neighbors wrote letter stating they have not been contacted by Island Architects.

**Failed Motion: To approve project as presented on the basis that the historic character is being preserved. (Peto/Metcalf 6-7-0)**

In favor: Ashley, Brady, Lucas, Metcalf, Morton, Peto

Opposed: Berol, Collins, Costello, Fitzgerald, Gabsch, Little, Weiss

Recused: Crisafi.

Gabsch: opposes because FAR is too large, princess street side projects too much, out of character for neighborhood with regards to bulk & scale.

Fitzgerald: Bulk & scale too big.

Weiss: agrees with Gabsch

**Failed Motion: To approve project as presented with the condition to reduce the height of hedges on Princess St. (Morton/Peto 2-9-2)**

In favor: Morton, Peto

Opposed: Ashley, Berol, Collins, Costello, Fitzgerald, Gabsch, Little, Lucas, Weiss

Abstained: Brady, Metcalf

Recused: Crisafi

**Approved Motion: To accept the recommendation of the PRC that the findings can not be made to approve the Daniels residence and forward the recommendation to the City. (Little/Weiss 9-3-1)**

In favor: Berol, Brady, Collins, Costello, Fitzgerald, Gabsch, Little, Lucas, Weiss

Opposed: Metcalf, Morton, Peto

Abstained: Ashley

Recused: Crisafi

#### 14. THE CHILDREN'S SCHOOL

PRC ACTION: None (Vote invalidated due to subsequent disclosure of conflict).

2225 Torrey Pines Lane – SDP and CDP for additional classroom space with no increase in student enrollment.

Asphalt existing decomposed granite parking lots. New landscaping. New construction: 15,182 sf, proposed, total: 39,113 sf on a 260,924 sf lot.

Tim Scott, The Children's School & Tim Shaw, Latitude 33 presenting.

Joe Dicks, LJSA: LJSA assisted The Children's School & neighbors in mediation. Agreement was met but neighbors never signed.

Morton: Calle Juela road not up to city standards.

Dan Courtney: Calle Juela bad condition, plans changing, The Children's School does not have a Site Development Permit, Torrey Pines Ln. – restricting public st. for private use.

Courtney presented petition of 20 neighbors opposed to the parking lot.

City has waived a Traffic Study.

Todd Cardiff, environmental attorney: no environmental docs have been submitted to the neighbors.

Todd Lesser, La Jolla Shores Association: LJSA approved the project.

Metcalf: School District owns property and can do what they wish.

**Approved motion: To approve The Children's School project with the following conditions:**

- 1. No construction vehicles on Calle Juela**
- 2. Patch & resurface Calle Juela**
- 3. Route all deliveries to enter The Children's School through the front.**
- 4. All items outlined in draft agreement letter from The Children's School and the neighbors will be completed. See attachment.**

**(Metcalf/Peto 10-0-2)**

In favor: Berol, Brady, Costello, Crisafi, Fitzgerald, Gabsch, Little, Metcalf, Morton, Peto

Abstained: Ashley, Collins

Recused: Lucas

#### 15. ADJOURNMENT Meeting adjourned 9:58pm

***Next Regular Meeting: Thursday, 6 November 2008***

***Possible Agenda Items***

**A.** Tassiviri Hotel

**B.** T-Mobile La Jolla Alta

**C.** Chabad La Jolla

Submitted: Darcy Ashley 10-5-08