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La Jolla Community Planning Association

Regular Meetings: 1st Thursday of the Month

Thursday, 6 November 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, Joe LaCava, David Little, Tim Lucas, Paul Metcalf, Michael Morton, Alice Perricone, Lance Peto, Glen Rasmussen, Ray Weiss
Absent: Orrin Gabsch

1. Welcome and Call To Order: Joe LaCava, President
2. Adopt the Agenda

Approved motion: To adopt the agenda (Fitzgerald 12-0-0)

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

3. Meeting Minutes Review and Approval: 2 October 2008

Approved motion: To approve the minutes of October 2, 2008. Collins/Berol 12-0-0)

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

4. President's Report – Possible Action Items

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

B. CPA Bylaws – Nov 18th at City Council.

1. Special Meetings: Majority (not 3 trustees) or President to call, 1 week minimum notice
2. Corporate Bylaws: City Attorney's Office still reviewing.
3. City Attorney's Office will not protest other "deviations".

C. PDO Updates – La Jolla PDO, La Jolla Shores PDO

Next month LJCPA will consider an amendment to the PDO that eliminates the option to deviate from a two story height limit in zones where a two story height limit is called out.

D. 8341 Paseo del Ocaso – City rejects CPA plea, proposes to define "minor" as <10%

E. Cell Towers Ad Hoc Committee – Mtg with City in light of 5 T-Mobile projects

F. CDP Regular Mtg Nov 11 to be held Nov 12 – due to Veteran's Day

G. CPA Regular Mtg Jan 1 to be held Jan 8 – A special thank you to the Town Council

H. Hillel will be at City Council on December 2, 2008.

I. Special Election – December 4, voting 3pm to 7pm. Jim Fitzgerald & Tim Lucas are on the election committee.

J. Candidate Forum

Ryan Hill, Dan Courtney, Greg Salmon

5. Officer's Reports

A. Treasurer: Jim Fitzgerald Opening balance: \$728.40 Additions: \$89 Expenses: \$106.39 Balance: \$711.03

B. Secretary: Darcy Ashley- present, no report

6. Agency Reports – Information Only

- A. UCSD - Campus Community Planner: Anu Delouri, adelouri@ucsd.edu – not present. Report provided online at LJCPA website.
- B. City Of San Diego – City Planning & Community Investment Department
La Jolla Rep: Lesley Henegar, 619.235.5208, lhenegar@sandiego.gov – not present
- C. Council District 1 – Council President Scott Peters
Rep: Keely Sweeney, 619.236.6972, ksweeney@sandiego.gov

The La Jolla PDO updates will not be on the docket before December 8th when Scott Peters leaves office.

Brief summary of the Mayors proposed budget cuts that would affect La Jolla, with particular note that there is a proposal to close the north comfort station in Kellogg Park in the winter months & that the public ocean overlooks will not be maintained on a regular schedule.

- D. Council District 2 – Councilperson Kevin Faulconer
Rep: Thyme Curtis, 619.236.6622, tcurtis@sandiego.gov

Reported on the opening of Soledad Mountain Road.

7. Non-Agenda Public Comment

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

- A. Michelle Fulks- BRCC Annual Home Tour will be held on Sunday, January 24th 11am-3pm.
- B. Dan Courtney- Requests that the Children's School SDP be heard at the next meeting.

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, 2nd Mon, 4pm

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

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

T&T – Traffic & Transportation Board, Chair Mark Broido, 4th Thurs, 4pm

A. 7580 & 7590 FAY AVENUE

PDO ACTION: Both colors presented conform with the PDO, 7-0-0

Remodel façade (Note: Applicant revised previously approved design).

B. Eisenberg Residence

CDP ACTION: Findings can be made for CDP, ESL & NUP, 8-0-0

9862 La Jolla Farms Road - Coastal Development Permit, Site Development Permit for Environmentally Sensitive Lands and Neighborhood Use Permit to construct a new, two story, single family residence on a 2.31 acre site in the RS-1-2 Zone

C. Mazon Residence

PRC ACTION: Approved 4-0-0 with conditions (See PRC Minutes)

7921 El Paseo Grande – New 2-story, 3781-sf Single Family Residence to replace 1-story, 2167 sf residence on 6302 sf lot (FAR=0.59, site coverage 42%)

D. Verizon Mandell

PRC ACTION: Approved 3-1-0 with conditions (See PRC Minutes)

8625 La Jolla Scenic – Installation of 12 antennas in 30-foot Monopine with 3 aboveground equipment cabinets.

Pulled by Dr. Wilson.

E. Sierra Mar

PRC ACTION: Denied 3-0-0 based on bulk, scale and impact on neighbors.

7755 Sierra Mar – Remodel of 5,006 sf home and addition of 8,714 sf on 37,790 sf lot (FAR =0.40, site coverage 21%)

Pulled by Drex Patterson

F. T-Mobile Pottery Canyon Row

PRC ACTION: Approved 3-1-0 with conditions (See PRC Minutes)

La Jolla Scenic, east side between Cmto Bello and Via Posado – 3 antennas attached to 30-foot street light, underground vault, above ground vents and utility boxes>

Pulled by the applicant.

G. La Jolla Hermosa Avenue, 5700 Block, Centerline Striping

T&T ACTION: Approved 9-0-0

H. Install Stop Sign on Kline at Ivanhoe

T&T ACTION: Approved 9-0-0

Approved motion: To accept the recommendation of the committees on items 8 A, 8B, 8C, 8G & 8H and forward the recommendations to the City of San Diego. (Brady/Crisafi 15-0-0)

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

9. REPORTS FROM OTHER ADVISORY COMMITTEES

Information only unless otherwise noted

A. COMPACT (Community Planners Advisory Committee on Transportation) – No report

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

B. LA JOLLA COMMUNITY PARKING DISTRICT ADVISORY BOARD- No report

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

10. THE CHILDREN'S SCHOOL – MND Only

http://docs.sandiego.gov/citybulletin_publicnotices/CEQA/PN1300%2523151283%2520Draft%2520MND.pdf

CPA ACTION: Approved Project with Conditions, 10-0-2 (Oct 2 2008 Meeting)

New closing date for public comment on MND is November 20, 2008.

2225 Torrey Pines Lane – Mitigated Negative Declaration (MND) for SDP and CDP for additional classroom space with no increase in student enrollment. Asphalt existing decomposed granite parking lots. New landscaping. New construction: 11,711 sf proposed, total: 39113 sf on a 260,924 sf lot.

Public comment from : Dan Courtney and Todd Cardiff

Trustee comment on the MND from Metcalf.

Approved motion: Not to comment on the Mitigated Negative Declaration. Metcalf/Morton 8-5-1)

In favor: Ashley, Berol, Crisafi, Fitzgerald, Metcalf, Morton, Perricone, Peto

Opposed: Brady, Collins, Costello, Little, Rasmussen

Abstained- Weiss

Recused: Lucas

Trustee comment in support of reconsidering the project by Costello & Little.

Approved motion: To reconsider the Site Development Permit on the Children's School. (Little/ Weiss 8-7-0)

In favor: Ashley, Berol, Brady, Collins, Costello, LaCava, Little, Weiss

Opposed: Crisafi, Fitzgerald, Metcalf, Morton, Perricone, Peto, Rasmussen

Recused: Lucas

11. CHABAD LA JOLLA

Plans and Traffic Study at <http://www.lajollacpa.org>. Click on "Downloads."

PRC ACTION: Denial as findings can not be made due to (1) bulk & scale, (2) increased parking and traffic concerns, (3) pre-school use and multiple use of the site; 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.

Pulled by the Public

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

Presentation by Ron Buckley and Ed Laser (architect) on behalf of the applicant.

Presentation by Rick Adams on behalf of Friends of Hidden Valley, in opposition to the project as proposed. Concerns about traffic impact, onsite parking provided, lack of loading/drop-off area.

Public comment in support: Rabbi Baruch Ezagui, Fred Schultz, Jeff Graham

Public comment in opposition: Steve Haskins, Marilyn Barrett, Rhoda Slipka, Tina VanVechten.

Trustee comments: LaCava, Crisafi, Lucas, Berol, Ashley

Room vote taken: 70 people in room in opposition to the project as proposed.

Approved motion: To accept the recommendation of the La Jolla Shores Permit Review Committee & Traffic & Transportation committees and deny the project: Chabad La Jolla and send the recommendation to deny the project to the City of San Diego. (Berol/Fitzgerald 14-0-0)

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

12. T-MOBILE @ ALTA LA JOLLA TENNIS CLUB

CDP ACTION: Submit final design to city for circulation back to LJCPA, 2) Remove existing pole adjacent to proposed, 3) Uniform 16" diameter pole, 4) Strongly recommend vault relocated to lower landscape area below ramp beyond public view; 6-1-0

Pulled by the Public

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 random. Associated equipment is to be located adjacent to the light standard within an enclosure.

Applicant represented at the meeting by Jim Kennedy for T-Mobile

Public comment in support: Gary Roth – representative of the HOA

Public comment: Phil Merten

Trustee comments: Crisafi, Ashley, Collins, Weiss, Little, Lucas

Approved motion: To accept the recommendation of the CDP committee to approve proposed project: T-Mobile @Alta La Jolla Tennis Club and forward the recommendation to the City of San Diego. (Crisafi/ Little 12-2-0)

In favor: Ashley, Berol, Brady, Collins, Costello, Crisafi, Little, Lucas, Metcalf, Perricone, Peto, Weiss

Opposed: Fitzgerald, Rasmussen

13. TASSIVIRI HOTEL

CDP ACTION: Findings for a CDP cannot be made because 1) The amount of parking provided is not sufficient, 2) 6 new hotel units in combination with all other existing hotel units within PDO Zones 1, 2 and 3 will further exceed the total maximum number of hotel units allowed within Zones 1, 2, and 3; 4-3-1.

Pulled by the Applicant

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.

Applicant requests recusal of Collins due to owning a hotel, Collins reports that owning a hotel does not require recusal.

Presented by Jim Alcorn representing the applicant.

Public comment: Phil Merten, Julie Hamilton, Brian Butler, Hillary Fellows

Email sent in opposition by Maureen Beinbrink

Approved motion: To deny the project due to intensification of use, inadequate parking, inadequate ADA parking, the need for a standard loading zone and trash area. (Lucas/Weiss 13-0-1)

In favor: Ashley, Berol, Brady, Costello, Crisafi, Fitzgerald, Little, Lucas, Metcalf, Perricone, Peto, Rasmussen, Weiss

Abstain: Collins

Adjourned at 9:40pm to the next regular meeting: Thursday, December 4, 2008

Submitted: Darcy Ashley 11-7-08