



PO Box 889, La Jolla, CA 92038  
<http://www.LaJollaCPA.org>  
Voicemail: 858.456.7900  
[info@LaJollaCPA.org](mailto:info@LaJollaCPA.org)

President: Joe LaCava  
Vice President: Tony Crisafi  
Treasurer: Jim Fitzgerald  
Secretary: Nancy Manno

## La Jolla Community Planning Association

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

**Thursday, 7 January 2010**

La Jolla Recreation Center, 615 Prospect Street

### FINAL MINUTES – REGULAR MEETING

Present: Michele Addington, Darcy Ashley, John Berol, Tom Brady, Michael Costello, Tony Crisafi, Jim Fitzgerald, Joe LaCava, David Little, Tim Lucas, Nancy Manno, Glen Rasmussen.

Absent: Dan Courtney, Orrin Gabsch, Phil Merten, Greg Salmon, Ray Weiss.

1. Welcome and Call To Order: **Joe LaCava**, President @ 6:05 PM

#### 2. Adopt the Agenda

**Approved Motion: To adopt the Agenda, (Fitzgerald/Addington 11/0/1).**

In favor: Addington, Ashley, Berol, Brady, Costello, Crisafi, Fitzgerald, Little, Lucas, Manno, Rasmussen.

Abstain: LaCava.

3. Meeting Minutes: Review and Approval: 3 December 2009

**Approved Motion: To approve the Minutes of 03 December 2009, (Ashley/Brady 10/0/2).**

In favor: Addington, Ashley, Brady, Costello, Crisafi, Fitzgerald, Little, Lucas, Manno, Rasmussen.

Abstain: Berol, LaCava.

#### 4. Elected Official Reports – Information Only

##### A. Council District 2 – Councilmember Kevin Faulconer

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

Not present.

##### B. Council District 1 – Councilmember Sherri Lightner

Rep: **Erin Demorest**, 619.236.7762, [edemorest@sandiego.gov](mailto:edemorest@sandiego.gov)

Present: Deferred to Councilmember Lightner.

*Special appearance by Councilmember Lightner for Q&A to kick off the New Year!*

**President LaCava** welcomed "Our honored guest," **District One Councilmember Sherri Lightner**.

Councilmember Lightner responded: Rather than honored guest, I am your employee, and I hope you continue to treat me in that fashion. And I thank you for the opportunity to continue to work for you. Councilmember Lightner reported the Budget Committee has endorsed and has sent to San Diego City Council, with their support for an initiative being taken: Local Taxpayer, Public Safety and Transportation Protection Act of 2010. Councilmember Lightner fully expects the San Diego City Council to take action in the near future in support of this initiative, which would reduce the State of California's ability to capture local tax revenue. Councilmember Lightner outlined a number of problems facing San Diego City, primarily related to severe budget concerns. Councilmember Lightner responded to questions/comments on current La Jolla community/San Diego City concerns from **Trustees Addington, Brady, Fitzgerald, Rasmussen**. And to Community members **Dori Robbins, Robert McCue, Devin Berstein, Morris Nachtomi** who asked questions, made comments.

---

*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.*

*\*Time Certain simply means the item will not be heard any earlier than the listed time.*

## 5. Non-Agenda Public Comment

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

A. UCSD - Planner: **Anu Delouri**, [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu), <http://commplan.ucsd.edu/>

**Ms. Delouri** referred to the Project Updates notes for Community Groups available to Community members in attendance at this meeting and the UCSD electronic updates that contain additional information.

**Trustee Lucas** reported on the ongoing effort to update the La Jolla Shores Planned District Ordinance, noted future committee meetings. And asked for community support/volunteers for this important project.

**Trustee Fitzgerald** reminded the community about the superb La Jolla Motor Car Classic Show on Sunday, January 10.

**President LaCava** invited the community to participate in the fourth annual Bird Rock Home Tour, Saturday January 30.

## 6. President's Report – Action Items Where Indicated

A. Community Planners Committee: There was no meeting, December 2009.

B. Tsunami Map: Is now available on LJCPA website. **President LaCava** reported: San Diego City may present the Tsunami Map to the La Jolla Shores Association, January 13.

C. Rainbow Curbs: With the success of Phase 1 (12 spaces): **President LaCava** reported: San Diego City will move forward on the balance of the designated spaces and expects to generate between thirty and forty additional parking spaces in the Village.

D. San Diego City Wireless Task Force – A first meeting will be held Wednesday, January 13, Development Services Department: Agenda available on request. The Task Force, chaired by **LJCPA President LaCava**, will revisit Cell Tower regulations and guidelines applicable throughout San Diego City. **President LaCava** noted there has been general dissatisfaction expressed by all interested parties, the Industry, the City and the Community.

E. LJ Shores Permit Review Committee: Ratify **Phil Merten** as CPA appointee to vacant seat.

**Trustee Merten** has graciously agreed to serve as the LJCPA representative to the La Jolla Shores Permit Review Committee.

**Approved Motion: to ratify the appointment of Trustee Philip Merten to the LJ Shores PRC, (Ashley/Manno 11/0/1)**

In favor: Addington, Ashley, Berol, Brady, Costello, Crisafi, Fitzgerald, Little, Lucas, Manno, Rasmussen.

Abstain: LaCava.

F. Membership: Need successor to **John Berol**. **Trustee Berol**, complimented by **President LaCava** for his extraordinary organization of the LJCPA Membership records will be traveling during much of 2010. **President LaCava** called for an immediate volunteer for the position, to facilitate training that will generously be provided by **Trustee Berol**.

G. Annual Elections to be held March 04, 2010. **President LaCava** called for candidates for open Trustee positions, and stated there will be a Candidate's Forum during the February 04 LJCPA meeting.

H. Election Committee: Appoint **Michele Addington** chair, (trustees to ratify). Need volunteers.

**Approved Motion: to ratify the appointment of Trustee Michele Addington, chair of the Election Committee, (Costello/Lucas 11/0/1)**

In favor: Addington, Ashley, Berol, Brady, Costello, Crisafi, Fitzgerald, Little, Lucas, Manno, Rasmussen.

Abstain: LaCava.

**President LaCava** noted, in reference to the Trustee election: There will be one more meeting, (February 04), for membership renewal. At this time the LJCPA may lose half the membership registered last year. **Trustee Berol** suggested Members contact those community members whose membership will expire and urge them to renew their membership.

**President LaCava** noted: The San Diego Triathlon, scheduled for March 2010, has been cancelled, due primarily to a late organizational start and economic considerations.

## 7. Officer's Reports

### A. Treasurer – Jim Fitzgerald

Beginning Balance: \$670.76 + Income \$110.25 – (Expenses \$454.38) = Ending Balance: \$326.63.

Expenses: Printing, telephone & Rec. Center rent for period January 2010 through June 2010.

**Trustee Fitzgerald** commented on the generosity of the Membership 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. All donations must be in cash to preserve anonymity. In regard to community cash donations, **President LaCava** noted: the number of hours Recreation Centers, (funded by San Diego City), are open have been cut over the past several years. La Jollans have not been affected by these cuts because La Jolla Park & Recreation, Inc., that provides funding support for our Recreation Center has paid for additional hours, therefore the number of hours our Rec. Center is open have remained constant. The San Diego City December budget cuts were so severe; La Jolla Park & Recreation, Inc. may be unable to increase their level of support for additional hours. Our Rec. Center may be forced to reduce its hours; therefore the LJCPA may need increased cash donations to rent additional Rec. Center hours. Your cash donations benefit the LJCPA and our Recreation Center.

### B. Secretary – Nancy Manno

Remarks, prepared by **John Berol**, read by **President LaCava**, for secretary **Nancy Manno**: If you want your attendance recorded today, please sign-in at the back of the room. 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 your attendance recorded without signing-in at the back, then hand to me 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. Eligible non-members wishing to join must have recorded attendance for one meeting and must submit an application, which is available at the membership table and on-line. **President LaCava** noted: For those members interested in becoming a candidate for a Trustee position: attendance at three LJCPA meetings is a requirement. Attendance at the December 2009 and January, and February 2010 meetings would meet this requirement. **President LaCava** clarified: a membership requires attending only one meeting per year.

## 8. 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 full discussion.

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

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

DPR – Development Permit Review Committee, Chair Tony Crisafi, 2<sup>nd</sup> & 3<sup>rd</sup> Tues, 4pm

PRC – LJ Shores Permit Review Committee, Chair Helen Boyden, 4<sup>th</sup> Tues, 4pm

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

T&T – No meeting in December

### A. HERSCHEL RETAIL

PDO – Motion to approve project with a warm gray matte finish at the window frames, Unanimous.

7836 Herschel Ave – Building permit to modify façade as part of tenant improvements.

*Requires concurrent waiver of CPA policy prohibiting conditional approvals.*

### B. CANTER RESIDENCE

DPR – Findings can be made for a SDP, CDP and Variance, 6-0-0.

202 Kolmar Street - Coastal Development Permit and Variance to demolish existing duplex and construct a single family residence with reduced setbacks on a 0.06 acre site in the RM-1-1 Zone.

### C. SVEDLUND MAP WAIVER

DPR – To approve the CDP and map waiver not to require under grounding of utility wires from the building to the utility boxes/poles, 6-0-0.

7331 Eads Avenue - Coastal Development Permit (CDP) and Map Waiver (MW) to amend CDP 172953 and MW 241267 to remove one condition to underground overhead utilities in the RM-1-1 Zone. The project's CDP already includes a waiver of under grounding overhead lines and telephone poles along the frontage.

### D. DESSERT/HANNEKEN RESIDENCE

PRC – Findings can be made for a SDP, 4-0-1(See attached PRC minutes for actual motion)

8646 Cliffridge Avenue – Site Development Permit for a 184 sf first floor addition and 1626 sf second floor addition to an existing 2886 sf residence on a 0.35 acre lot.

**Approved Motion: Motion to accept the recommendation of the DPR Committee: (B) Canter Residence: Findings can be made for a SDP, CDP and Variance and forward the recommendation to the City. To accept the recommendation of the DPR Committee: (C) Svedlund Map Waiver: To approve the CDP and map waiver not to require under grounding of utility wires from the building to the utility boxes/poles and forward the recommendation to the City. To accept the recommendation of the PRC Committee: (D) Dessert/Hanneken Residence: Findings can be made for a SDP and forward the recommendation to the City. (Ashley/Lucas 11/0/1)**

In favor: Addington, Ashley, Berol, Brady, Costello, Crisafi, Fitzgerald, Little, Lucas, Manno, Rasmussen.

Abstain: LaCava.

**Approved Motion: Motion to accept the recommendation of the PDO Committee, with concurrent waiver of LJCPA policy prohibiting conditional approvals: (A) Herschel Retail: to approve project with a warm gray matte finish at the window frames and forward the recommendation to the City. (Fitzgerald/Rasmussen 11/0/1).**

In favor: Addington, Ashley, Berol, Brady, Costello, Crisafi, Fitzgerald, Little, Lucas, Manno, Rasmussen.

Abstain: LaCava.

## **9. REPORTS FROM OTHER ADVISORY COMMITTEES**

*Information only unless otherwise noted*

A. LA JOLLA COMMUNITY PARKING DISTRICT ADVISORY BOARD – *Inactive*

B. COASTAL ACCESS AND PARKING BOARD – Meets 1<sup>st</sup> Tues, 4pm, Rec Center: No meeting: January 2010.

## **10. OFF-SITE PARKING FOR MOTOR CAR CLASSIC:**

Withdrawn by applicant. **President LaCava** noted that the applicant has resolved issues with San Diego City and the event will proceed as planned.

## **11. CARDENAS RESIDENCE**

PRC ACTION: Project as presented with plans reviewed that had been submitted 10/31/2009 and printed 11/2/2009 meets the findings for a Site Development Permit for environmentally sensitive lands, 4-0-0.

*Pulled from December 3 Consent Agenda*

8466 El Paseo Grande – Process 3 Site Development Permit for Environmentally Sensitive Lands (coastal beach). Extension of existing deck with support wall and surrounding guardrail/screen wall with storage space below; addition of retaining wall with masonry fence and cable guardrail above supporting new turf area; 6' fence at south property line; increase in height of existing site wall at the house entry and addition of planting areas and enhanced driveway paving. Lot Size: 11,879 sf; Existing House: 3467 sf; Zoning: La Jolla Shores PDO.

*Note: Plans reflect change in deck construction method from imported fill and concrete to beams and woods requiring no fill.*

Presentation in opposition to the project: An initial presentation by **Tony Crisafi, Architect**: representing **Rob Whittemore**, property owner directly north of subject property (Cardenas residence), and a second presentation, in opposition, by property owner **Rob Whittemore**. In summary, both presentations concluded: As proposed, the Cardenas terrace project will present a massive and bulky structure, out of scale with the surrounding homes as viewed from the public right-of-way along the La Jolla Shores beach front. The project will create an intrusive change to the residential scale of the surrounding homes on either side, and disrupt the architectural unity of the area. **Mr. Crisafi** and **Mr. Whittemore** asserted that the project does not meet the 30% landscape requirement of the LJSPDO because the portion of the lot covered in beach sand does not qualify as a landscaped area. **Mr. Crisafi** and **Mr. Whittemore**, while not suggesting the project be abandoned, did suggest the proposed project be substantially redesigned and a variance, in respect to the LJSPDO Landscape requirement, should be obtained. Presentation in support of the project: **Claude Anthony Marengo**, representing the Cardenas family. **Mr. Marengo** responded to the concerns expressed by **Mr. Crisafi** and **Mr. Whittemore**. In summary: The Cardenas project will not alter or disturb the silhouette of the property as viewed from any public area, is located within the profile of the existing structure. The western extremities of the existing deck structure/landscaped areas will be moved westward, only two feet further west than Mr. Whittemore's residence; their final locations within the character of the surrounding houses. The proposed deck wall will be set back from the access easement atop the seawall. This configuration cannot be described as abrupt, intrusive or fortress-like, when compared to nearby properties.

Community members **Bill Eigner & Devin Berstein** commented in opposition to the project. Applicant, **Ms. Cardenas**, commented and described her reasons for the proposed project, primarily privacy.

**Trustees Addington, Brady, Costello, Fitzgerald, Little, Lucas, Manno, Rasmussen and President LaCava commented & questioned Mr. Crisafi, Mr. Marengo, Mr. Whittemore.**

**Approved Motion: Motion to deny the Cardenas Project because it does not meet the LJSPDO 30% landscape requirement and because without making the proposed masonry wall a glass wall, the project is not in character with the surrounding community. (Lucas/Manno 9/1/1).**

In favor: Addington, Ashley, Berol, Brady, Costello, Fitzgerald, Little, Lucas, Manno.

Opposed: Rasmussen

Abstain: LaCava.

Recused: Crisafi

## **12. FAKHIMI RESIDENCE**

PRC ACTION: The findings cannot be made to add second driveway, because it doesn't meet the second finding for depriving reasonable use of the property, 3-1-1.

*In October 2009, CPA found that the findings could be made for a SDP for the project, 14-1-1. Project returns at request of City and applicant to address a proposed Variance for two driveways. Discussion will be limited to the Variance request.*

7790 Via Capri - Site Development Permit for a 3,134 square foot addition to an existing single-family residence on a 0.46 acre site in the SF Zone of La Jolla Shores Planned District. Variance for 2 driveways on a 134-foot frontage where the Code allows 1 driveway per 100 feet of frontage.

Presented by **Architect John Jensen** for applicants **Mr. & Mrs. Fakhimi**. **Trustees Ashley, Crisafi, Little, Lucas, Manno, Rasmussen & President LaCava** questioned **Mr. Jensen**. Community members **Helen Boyden** and **Barry Graceman** commented. Applicant, **Mr. Fakhimi** commented.

**Approved Motion: Motion to support the action of the La Jolla Shores Permit Review Committee: Findings cannot be made to add second driveway, because it does not meet the second finding for depriving reasonable use of the property. (Crisafi/Fitzgerald 7/3/1).**

In favor: Ashley, Berol, Brady, Costello, Fitzgerald, Little, Manno.

Opposed: Addington, Lucas, Rasmussen.

Abstain: LaCava.

**Trustee Tony Crisafi**, at this time, left the room and did not return to the meeting.

## **13. PROSPECT RESIDENTIAL CARE**

DPR – The findings cannot be made for a CUP, 4-2-0.

(See attached DPR minutes for reasons for denial.)

484 Prospect Street - Conditional Use Permit (CUP) to change the use from office to a residential care facility in an existing 17,838 square foot building in Zone 5A of the La Jolla Planned District.

**President LaCava** invited the Trustees to read the minutes of the La Jolla Development Permit Review Committee: wherein there was an Approved Motion, (4/2/0), that findings can not be made for a CUP, and listed six reasons for denial.

Presented by **Ms. Diana Scheffler, James Alcorn & Associates & Architect James Alcorn** for applicant Prospect Residential Care: **Ms. Scheffler** described the Project, the reason for the application for a CUP, and addressed the six reasons for denial by the DPR Committee. **President LaCava** responded to Trustee procedural questions. Community members **Scott Benson, Sharon Darrough, Jack Florio, Bob Goldstein, Morris Nachtomi, Sally Miller** expressed concerns, primarily relating to parking, noise, traffic, and general opposition to the Project, as presently envisioned. Trustees **Addington, Ashley, Berol, Costello, Little, Lucas, Manno** commented and questioned: **Ms. Scheffler** and **Mr. Alcorn** responded and **Mr. Darryl Chubb**, a representative of the applicant responded. **Trustee Lucas** expressed concern that there was insufficient information available to him to evaluate the project and time constraints, (the LJCPA meeting must end no later than 9:45 PM), made it impossible for him to pursue his specific concerns with the applicants representatives.

**Approved Motion: Motion to continue to LJCPA meeting of 04 February 2010, (Lucas/Costello 6/5/0)**

In favor: Addington, Costello, Fitzgerald, Lucas, Manno, LaCava

Opposed: Ashley, Berol, Brady, Little, Rasmussen.

NOTE: Initially, there was a tie vote on the above Motion. **President LaCava** broke the tie by voting in favor of the Motion, noting there was no time left to pursue any other action.

## **14. ADJOURNMENT: 9:40 PM**

**Next Regular Meeting: Thursday, 4 February 2010**

*In February...*

*A. Last opportunity to renew an expiring membership and therefore be eligible to vote in March election.*

*B. Last call for candidates to run in March trustee elections; must have verified attendance at 3 CPA meetings in 12 months prior to March election.*

*C. Candidate forum*

*In March...*

*D. Annual trustee elections (6 seats)*