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

La Jolla Community Planning Association

Regular Meetings: 1st Thursday of the Month

Thursday, 03 June 2010

La Jolla Recreation Center, 615 Prospect Street

FINAL MINUTES – REGULAR MEETING

Present: Michele Addington, Tom Brady, Devin Burstein, Michael Costello, Tony Crisafi, Laura Ducharme Conboy, Jim Fitzgerald, Orrin Gabsch, Joe LaCava, David Little, Tim Lucas, Nancy Manno, Phil Merten, Glen Rasmussen, Greg Salmon, Rob Whittemore, Ray Weiss.

Absent: Dan Courtney,

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

2. Swear in of newly re-elected trustee, (Weiss).

President LaCava invited the newly re-elected Trustee to come forward and administered the LJCPA Trustees oath to **Trustee Ray Weiss**.

3. Adopt the Agenda.

Approved Motion: Motion to adopt the Agenda, (Addington/Fitzgerald 13/0/1).

In favor: Addington, Brady, Burstein, Costello, Crisafi, DuCharme Conboy, Fitzgerald, Gabsch, Little, Manno, Merten, Weiss, Whittemore.

Abstain: LaCava

4. Meeting Minutes Review and Approval: 06 May 2010

Approved Motion: Motion to approve the Minutes of 06 May 2010, with one correction: Agenda Item 7, President's Report: D: Motion to reconsider the previous Motion: Delete word "affirmation" insert word "acclamation." (Brady/Merten 12/0/3).

In favor: Addington, Brady, Burstein, Costello, Crisafi, DuCharme Conboy, Fitzgerald, Gabsch, Merten, Salmon, Weiss, Whittemore.

Abstain: LaCava, Little, Manno

5. Elected Official Reports – Information Only

A. Council District 2 – Councilmember Kevin Faulconer

Rep: **Thyme Curtis**, 619.236.6622, tcurtis@sandiego.gov

Ms. Curtis was not present.

B. Council District 1 – Councilmember Sherri Lightner

Rep: **Erin Demorest**, 619.236.7762, edemorest@sandiego.gov

Ms. Demorest presented an update on the Children's Pool, on the Capital Improvement Projects in La Jolla.

Requested community input on the City budget. Additional information on subjects addressed may be accessed on the District One website.

6. 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, <http://commplan.ucsd.edu/>

Ms. Delouri presented report: Invited comments on University House and the Jacob's Medical Center. The latest issue of the Spring 2010 UCSD Newsletter can be accessed on-line for additional information.

Mr. John Leek, secretary, San Diego Council of Divers, announced the S. D. Council of Divers will clean the beaches at Wipeout Beach, South Casa Beach, Children's Pool Beach as a community service. Mr. Leek received verbal support and gratitude from the community in the room and the Trustees.

Trustee Tim Lucas reported on the effort to determine and enforce City wide base zones in La Jolla Shores. Thanked **Trustee Rob Whittemore** for his excellent supporting presentation.

Mr. William Robbins requested the La Jolla community and the LJCPA Trustees formally thank Councilmember Sherri Lightner in recognition of her superb assistance in attempting to resolve the on-going issues regarding the Children's Pool. Mr. Robbins' request elicited applause from the membership and the Trustees.

Trustee David Little discussed the ramifications of deviations to the La Jolla Planned District Ordinance.

Ms. Sally Fuller, board member of the Riford Center, invited those members of the La Jolla community, over fifty years of age, to join in the Riford Center activities.

President LaCava, in Ms. Esther Viti's absence, reminded the community to participate in the very successful monthly "Clean-up La Jolla," Saturday, June 12.

Agenda item 11 is Time Certain @ 6:20 PM and is heard out of sequence:

11. Sewer Rehabilitation Phase L-1 – Information Only

Muirlands/Nautilus Neighborhood – Brief presentation by City Staff on upcoming sewer work. This includes work in the same area as Water Group 790 presented in April.

Presented: **Mr. Mahyar Navizi**, Project Engineer, City of San Diego. Mr. Navizi described the planned scope of work during 2011. **President LaCava** emphasized the absolute necessity of advance planning regarding street closures, specifically re Nautilus Street and the need to avoid diverting traffic onto West Muirlands Drive.

Agenda Item 12 is Time Certain @ 6:30 PM and is heard out of sequence:

12. Remove 2-hour Time Limit on 7400 & 7500 Blocks of Olivetas Avenue

T&T ACTION: To approve removal of 2-hour parking, 7-1-1.

Pulled from May 6 Consent Agenda by Trustee Gabsch.

Presented: Mr. Scott Noya, for the residents of League House, 7468 Olivetas Avenue, and community members adversely affected by the 2-hour Parking Time Limit on the 7400 & 7500 blocks of Olivetas Avenue.

Mr. Noya described the problems associated with the Time Limit: presented a petition with ninety-two signatures requesting the removal of the two-hour Restricted Parking Zone. League House residents: Ms. Donna Pearson, **Ms. Elizabeth MacDonough, Mr. Robert Scott, Mr. Robert Andrews, Mr. John Eddy** requested removal of the Time Limit currently in force. **Mr. Ed Ward**, referring to his participation in the La Jolla Community Parking Study, spoke in support of the request. **Trustees Addington, Fitzgerald, Gabsch, Little, Rasmussen, Whittemore** commented. **Trustee Lucas** noted: there had been a "micro experiment" when the time limit had been removed for an extended period during building construction in the immediate area; there had been no adverse effects.

Approved Motion: Motion to support the removal of the 2 Hour Time Limit on the 7400 & 7500 blocks of Olivetas Avenue, (Whittemore/Weiss 14/2/1).

In favor: Brady, Burstein, Costello, Crisafi, DuCharme Conboy, Fitzgerald, Little, Lucas, Manno, Merten, Rasmussen, Salmon, Weiss, Whittemore.

Oppose: Addington, Gabsch.

Abstain: LaCava.

8. Officer's Reports

A. Treasurer – Jim Fitzgerald

Beginning Balance: \$566.34 + Income \$71.03 – (Expenses \$85.38) = Ending Balance: \$551.99

Expenses: include printing, telephone.

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.

B. Secretary – Nancy Manno

Presented 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 the LJCPA must have recorded attendance for one meeting and must submit an application, which is available at the membership table and on-line.

Agenda Item 13 heard out of sequence to accommodate the community.

13. Palazzo Condominiums

T&T ACTION: To approve as presented with no right turn on red, 7-0-1.

PRC ACTION: The builders have made efforts to conform to the PDO and zoning regulations. Approve as presented. The findings can be made, 3-0-2.

Pulled from May 6 Consent Agenda: Mr. Nick Sauer

2402 Torrey Pines Road – Coastal Development Permit for 50 residential condos (previously approved for 30 units, this application originally for 52) on a vacant 1.21 acre site (former Andrea Villa Hotel) in the V Zone of Shores Planned District. Single driveway to align with existing Torrey Pines Road/Ardath Road signalized intersection with modifications to signals with full right in/out, left in/out.

Presented: Mr. Paul Lamme: for Applicant Intergulf Palazzo Condominium Project, for Architect: Mr. Stephen Jones, for Traffic Engineer: Mr. Scott Ballard: Mr. Lamme described the history of the Project. **Mr. Jones** continued with a description of the Project, as presently envisioned.

President LaCava asked if there were community members who wished to speak in support of the project: there were none.

Presented: Mr. Nick Sauer, introduced the organized Del Charro Woods resident's opposition to the Palazzo Condominium Project. Expressed his gratitude to the Trustee for this hearing. Presented a petition signed by 25 Residents of Del Charro Woods. Requested those persons in the audience who wished to register their opposition to the Project, raise their hands. **President LaCava** counted approximately 45 persons.

Mr. Nick Sauer: Discussed, illustrated, with supporting documents, addressed residents concerns re: the Bulk and Scale of the Project

Ms. Sandra Cohen: Discussed, illustrated, with supporting documents, addressed residents concerns re: Density.

Mr. Marvin Cohen: Discussed, illustrated, with supporting documents, addressed residents concerns re: Traffic.

Ms. Denise McGuire: Discussed, illustrated with supporting documents, addressed residents concerns re: Landscape & Emergency Access

Mr. Gary Reisl: Discussed, illustrated, addressed residents concerns re: Environment and Privacy, noting specific concerns re a 40' high wall at the rear of the property.

Residents, **Ms. Nina Terebinski**, Del Charro Woods, **Ms. Susan Stillings**, Sandpiper, **Mr. Roy Shiepe**, Sandpiper, spoke in opposition to the Project.

Ms. Helen Boyden, Chairman PRC committee, expressed concerns re inadequate planning for traffic, Garage entrance, service vehicle access.

Trustees Crisafi, Whittemore, Lucas, Fitzgerald, Gabsch, Rasmussen, Merten, Burstein, DuCharme Conboy, Little, Salmon, Manno commented and questioned the Applicants representatives: focusing on the described traffic problems, the absence of adequate provision for service and delivery vehicles, the height of the retaining walls. During the discussion it was discovered that the plans distributed to the trustees by the chair was an old set of plans." **Approved Motion: Motion to deny the Palazzo Condominium Project for the following reasons:**

1. **The project's bulk and scale is not compatible with surrounding properties.**
2. **The relationship of the project and surrounding buildings is so different that the project disrupts the architectural unity of the area.**
3. **The project imposes an unacceptable burden on traffic congestion.**
4. **There is inadequate landscape coverage as a major portion of the landscaped area is set on a concrete "structure."**
5. **There is inadequate provision for service trucks and insufficient loading zone capacity. (Whittemore/Little 12/2/1).**

In favor: Addington, (Item 5 only), Brady, Costello, Crisafi, DuCharme Conboy, Gabsch, Fitzgerald, Little, Lucas, Manno, Merten, Rasmussen, Whittemore.

Oppose: Burstein, Salmon

Abstain: LaCava

7. President's Report – Action Items Where Indicated

A. Community Planners Committee – <http://www.sandiego.gov/planning/community/cpc/index.shtml>

President LaCava was not present: in his absence he was elected Vice Chair of the CPC.

B. Neptune Apartments – Planning Commission this morning:

President LaCava reported that the LJCPA appeal was rejected by the Planning Commission, and noted the Planning Commissioners had a very thoughtful discussion before their unanimous vote rejecting the LJCPA appeal 6/0.

C. Aroma Bakery & Sidewalk Café – Planning Commission scheduled for June 17th

President LaCava reported on the explanation received from the City Attorney's Office that clarifies how the PDO reads. That is, the language of the Sidewalk Café in the Municipal Code is in fact part of the PDO.

Trustee Gabsch discussed his opposition to the City Attorney's Office interpretation and his support of the PDO and urged the Trustees to be particularly vigilant in defending the PDO. **Trustee Fitzgerald** discussed his opposition to the City Attorney's Office interpretation. **Trustee Whittemore** commented on the responsibility of the LJCPA to act as an advisory committee. **President LaCava** commented and noted the LJCPA action narrowly focused on upholding the integrity of the PDO. A general discussion amongst the Trustees focused on the advisability of pursuing an action that would appear to be ultimately unsuccessful.

Approved Motion: Motion to reconsider the May 06, 2010 Motion to appeal decision of San Diego City Staff, (Aroma Bakery & Barfly Café), (Lucas/Burstein 10/5/1)

In favor: Addington, Brady, Burstein, Costello, Crisafi, DuCharme Conboy, Lucas, Merten, Rasmussen, Whittemore.

Oppose: Fitzgerald, Gabsch, Little, Manno, Merten.

Abstain: LaCava

Approved Motion: Motion to withdraw appeal, (Aroma Bakery & Barfly Café), based on new information received from City Attorney, (Burstein/Brady 10/5/1).

In favor: Addington, Brady, Burstein, Costello, Crisafi, DuCharme Conboy, Lucas, Rasmussen, Salmon, Whittemore.

Oppose: Fitzgerald, Gabsch, Little, Manno, Merten

Abstain: LaCava

D. Sorokin Duplex – LJCPA denied on consent, City approved, Appeal?

Failed Motion: Motion to direct LJCPA President LaCava to not file an appeal: Sorokin Duplex / Project No. 190364, (DuCharme Conboy/Crisafi 6/7/3).

In favor: Addington, Brady, Burstein, Crisafi, DuCharme Conboy, Salmon.

Oppose: Costello, Fitzgerald, Little, Lucas, Manno, Merten, Rasmussen.

Abstain: Gabsch, LaCava, Whittemore

Trustee Costello: re the Sorokin Project, noted the proposed projects lack of transition, expressed strong sentiment advocating an appeal. **Trustee Merten:** Advocated an appeal: To maintain our credibility as a planning organization we must base our decisions on the stated rules and regulations, adhere to the Community Plan, noted it is inherently unfair to make decisions to enforce or ignore arbitrarily.

Approved Motion: Motion to direct LJCPA President LaCava to file an appeal: Sorokin Duplex / Project No. 190364, (Costello/Little 7/6/3).

In favor: Costello, Fitzgerald, Little, Lucas, Manno, Merten, Rasmussen.

Oppose: Addington, Brady, Burstein, Crisafi, DuCharme Conboy, Salmon.

Abstain: Gabsch, LaCava, Whittemore

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 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, 2nd Mon, 4pm

DPR – Development Permit Review Committee, Chair Tony Crisafi, 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

Note: Approving Benson Glass House on Consent will require a waiver of the CPA policy prohibiting Conditional Approvals.

PDO – No Action Items

A. Beyster Residence

DPR ACTION: The findings can be made for CDP, 7-0-0

9321 La Jolla Farms Road - Coastal Development Permit for a 330 square foot addition to an existing single family residence on a 0.46 acre site in the RS-1-2 Zone

B. Benson Glass House

DPR ACTION: The findings can be made for a CDP requested to include in addition to Development Services Department prescribed side yard view corridor condition: side yard be modified to "maintain a 5' high x 10' wide view corridor from the front property (sidewalk) line to the ocean.", 6-0-0.

5960 – 5970 Camino de la Costa - Coastal Development Permit to demolish existing residences on properties and construct a 9,931 sq. ft. single-family residence w/basement on a 1.45 acre site in the RS-1-5 Zone.

C. Bird Rock Sprint/Clearwire

DPR ACTION: The findings can be made for NUP, 6-0-0. (See minutes for full motion.)

5639 La Jolla Boulevard - Neighborhood Use Permit for a Wireless Communication Facility consisting of an existing Sprint/Nextel facility with the addition of Clearwire antennas.

D. Hooshmand Residence: Pulled: Applicant

PRC ACTION: Motion to deny, 7-0-1. (See minutes for full motion.)

2480 Rue Denise - Coastal Development Permit and Site Development Permit for a 4,463 sq. ft. addition to an existing single family residence on a 0.29 acre site. Subsequent redesign reduced addition to a total square footage of 4073 sq ft.

E. Ninkovic Residence

PRC ACTION: Findings can be made for an SDP, 7-0-1. (See minutes for full motion.)

8902 Nottingham Place - A 1,494 square feet second story addition and remodel to an existing 1,853 single family residence on a 0.18 acre site.

F. T-Mobile La Jolla Shores/Cliffridge Park

PRC ACTION: Findings can be made, 7-0-1. (See minutes for full motion.)

8311 Cliffridge Avenue - Wireless Communication Facility (WCF) consisting of a 20.5' high pole supporting three antennas and associated equipment in the OP-1-1 zone. Dedicated parkland. Same location as previously approved Sprint/Clearwire wireless installation.

G. Via Casa Alta – Change No Parking Signage from 2a-6a to 10p-7a Pulled: Applicant

T&T ACTION: To deny proposal, 4-3-1.

H. Sewer and Water Construction in the Village

T&T ACTION: To approve extension to end of June, 6-0-1 (See minutes for full motion).

Whether to extend construction through June or halt for the Summer Moratorium and finish in September.

I. 16th Annual San Diego Triathlon Challenge (Oct 24 2010)

T&T ACTION: To approve as presented, 7-0-0.

Proposed closure of Coast Boulevard and on-street parking.

Consent Agenda:

Approved Motion: Motion:

To accept the recommendations of the Development Permit Review Committee:

(A) Beyster Residence, 9321 La Jolla Farms Road - Coastal Development Permit for a 330 square foot addition to an existing single family residence on a 0.46 acre site in the RS-1-2 Zone, findings can be made for CDP, and forward the recommendation to the City.

(B) Benson Glass House. The findings can be made for a CDP requested to include in addition to Development Services Department prescribed side yard view corridor condition: side yard be modified to "maintain a 5' high x 10' wide view corridor from the front property (sidewalk) line to the ocean. 5960 – 5970 Camino de la Costa - Coastal Development Permit to demolish existing residences on properties and construct a 9,931 sq. ft. single-family residence w/basement on a 1.45-acre site in the RS-1-5 Zone, and forward the recommendation to the City.

(C) Birdrock Sprint /Clearwire: 5639 La Jolla Boulevard: Findings can be made for: Neighborhood Use Permit for a Wireless Communication Facility consisting of an existing Sprint/Nextel facility with the addition of Clearwire antennas, and forward the recommendation to the City.

To accept the recommendations of the Permit Review Committee:

(E) Ninkovic Residence: 8902 Nottingham Place: Findings can be made for an SDP: A 1,494 square feet second story addition and remodel to an existing 1,853 single family residence on a 0.18 acre site, and forward the recommendation to the City.

(F) T-Mobile La Jolla Shores/ Cliffridge Park - 8311 Cliffridge Avenue Findings can be made: Wireless Communication Facility (WCF) consisting of a 20.5' high pole supporting three antennas and associated equipment in the OP-1-1 zone. Dedicated parkland. Same location as previously approved Sprint/Clearwire wireless installation, and forward the recommendation to the City.

To accept the recommendations of the Traffic & Transportation Committee:

(H) Sewer and Water Construction in the Village: Whether to extend construction through June or halt for the Summer Moratorium and finish in September: To approve extension to end of June, and forward the recommendation to the City.

(I) 16th Annual San Diego Triathlon Challenge (Oct 24 2010): Proposed closure of Coast Boulevard and on-street parking: To approve as presented, and forward the recommendation to the City.

(Addington/Salmon 15/0/1)

In favor: Addington, Brady, Burstein, Costello, Crisafi, DuCharme Conboy, Fitzgerald, Gabsch, Little, Lucas, Manno, Merten, Rasmussen, Salmon, Whittemore.

Abstain: LaCava

10. REPORTS FROM OTHER ADVISORY COMMITTEES - Information only

A. LA JOLLA COMMUNITY PARKING DISTRICT ADVISORY BOARD – *Inactive*: No report

B. COASTAL ACCESS AND PARKING BOARD – Meets 1st Tues, 4pm, Rec Center: No report

14. FY2011 Capital Improvements Program Budget

City staff seeks community input on the FY2011 budget as assembled by the Mayor for conformance with the La Jolla Community Plan as well as other action we may choose to take. Possible Action Item. (See attachment).

President LaCava reviewed the document, answered Trustees questions. **Trustee Merten** reiterated his position that the design of the Children's Pool lifeguard station does not comply with the Community Plan.

Approved Motion: Motion to approve Fiscal Year 2011 Capital Improvement Program, Community of La Jolla: Capital Improvement budget is consistent with the Community Plan with deletion of Item (1): Community Parking Structure, Item (10): Prospect Street/Silverado Street Roundabout, Item (13): Children's Pool Lifeguard Station: (Manno/Little 11/2/3)

In favor: Addington, Brady, Burstein, Costello, Fitzgerald, Gabsch, Little, Manno, Merten, Salmon, Whittemore.

Oppose: Lucas, Rasmussen,

Abstain: Crisafi, DuCharme Conboy, LaCava

Agenda Item 7/E, (Presidents Report), was heard out of sequence:

E. Joint Committee Appointments – Ratify appointments by LJTC, PLJ, and LJSA

La Jolla Town Council:

Development Permit Review Committee:

1. Beth Gaenzle, 2. Angeles Leira, 3. Cindy Thorsen, 4. John A. Frangos, Ph.D., 5. Diane Kane, Ph.D.

Planned District Ordinance Committee:

1. Pancho Dewhurst, 2. Jim Fitzgerald, CPA, 3. Cristull Hasson

Traffic & Transportation Committee:

1. Rob Hildt, 2. "Van" Van Inwegen

La Jolla Shores Association:

La Jolla Shores Permit Review Committee:

Helen Boyden, Ed Furtek, Tim Lucas, Betty Morrison, Dale Naegle

La Jolla Traffic & Transportation Board:

Todd Lesser, Joe Dicks

Approved Motion: Motion to ratify 2010-2011 Joint Committee appointments submitted by the La Jolla Town Council, Promote La Jolla, La Jolla Shores Association: (Costello/Fitzgerald 14/0/2).

In favor: Addington, Brady, Burstein, Costello, Crisafi, DuCharme Conboy, Fitzgerald, Gabsch, Little, Lucas, Manno, Merten, Rasmussen, Whitemore.

Abstain: LaCava, Salmon.

15. Adjourn to Next Regular Meeting on July 1, 2010, 6:00 pm