



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

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, 02 September 2010
La Jolla Recreation Center, 615 Prospect Street

FINAL MINUTES – REGULAR MEETING

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

1. Welcome and Call To Order: **Joe LaCava**, President @ 6:10 PM

Voting Record #1

2. Adopt the Agenda.

Failed Motion: Motion to amend the Agenda, Agenda Item #11: to continue/not hear tonight/return to DPR Committee/ return to PDO Committee, (Costello/Conboy 5/6/2).

In favor: Addington, Brady, Conboy, Costello, Fitzgerald.
Oppose: Courtney, Crisafi, Gabsch, Little, Manno, Whittemore.
Abstain: LaCava, Weiss.

Voting Record #2

Approved Motion: Motion to adopt the Agenda, (Fitzgerald/Courtney 9/3/1).

In favor: Brady, Conboy, Courtney, Crisafi, Fitzgerald, Gabsch, Manno, Weiss, Whittemore.
Oppose: Addington, Costello, Little.
Abstain: LaCava.

Voting Record # 3

3. Meeting Minutes Review and Approval: 05 August 2010

Approved Motion: Motion to approve the Minutes of 05 August 2010, (Fitzgerald/Courtney 11/0/3)

In favor: Addington, Brady, Conboy, Costello, Courtney, Crisafi, Fitzgerald, Lucas, Manno, Weiss, Whittemore.
Abstain: Gabsch, LaCava, Little.

4. Elected Official Reports – Information Only

A. Council District 2 – Councilmember Kevin Faulconer

Rep: **Thyme Curtis**, 619.236.6622, tcurtis@sanidiego.gov
Ms. Curtis was not present.

B. Council District 1 – Councilmember Sherri Lightner

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

Ms. Demorest was present/deferred to **Councilmember Lightner's** subsequent report: Agenda Item 10.

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, <http://commplan.ucsd.edu/>
including brief report re the proposed MESOM Lab Building on La Jolla Shores Drive.

Ms. Delouri: updated/reported on the MESOM Project and other ongoing UCSD projects, referred Trustees and Community Members to the UCSD Website for additional information.

Mr. Jerry Hall: Pacific Beach resident, asked the LJCPA to consider addressing the issue of Alcohol Licenses/Alcohol Licensee-applicant applications in process in La Jolla. Mr. Hall advocates requiring CUP's, with specific operating conditions, for businesses serving alcohol.

Ms. Sherry Ahern and Ms. Darci Manzo: Invited the community to participate in the La Jolla Art & Wine Festival, scheduled for Saturday, October 9 and Sunday, October 10, 2010.

LJCPA Member, **Ms. Esther Viti** reported on the "Nell Carpenter Beautification/Streetscape Committee of the LJ Town Council," and invited community participation in the monthly La Jolla "Clean-Up."

President LaCava noted the L. J. Historical Society will celebrate the 75th Anniversary of the La Jolla Post Office.

Agenda Item #10: Time Certain: Heard out of sequence:

10. PROPOSITION C (November 2010 Ballot)

Shall Proposition M be amended, allowing completion of parks, library, trails, recreation and transportation facilities for Pacific Highlands Ranch by removing a development timing restriction based on completion of the SR-56/1-5 Interchange, only after City Council approves a program of phased development ensuring facilities are constructed before or concurrent with new development, paid for by developers at no cost to taxpayers?

Presenters: **Councilmember Sherri Lightner** and **Scott Tilson, Carmel Valley Planning Board.**

Councilmember Lightner presented the reasoning behind Proposition C, why she supports Proposition C, and emphasized that the original Proposition M is a stark reminder of "unintended consequences," especially when related to Land Use Planning. **Councilmember Lightner** noted: There is no opposition to Proposition C. There will be no cost to Taxpayers.

Trustees **Addington, Costello, Gabsch, Lucas, Weiss, Whitemore** and **President LaCava** asked questions/commented: **Councilmember Lightner** and **Mr. Tilson** responded.

Voting Record #4

Approved Motion: Motion to support Proposition C, City of San Diego Ballot Measure, November 02, 2010 election, (Costello/Whitemore 9/1/4).

In favor: Addington, Brady, Conboy, Costello, Courtney, Crisafi, Fitzgerald, Manno, Whitemore.

Oppose: Weiss.

Abstain: Gabsch, LaCava, Little, Lucas.

President LaCava suggested this would be an appropriate moment to express appreciation for the efforts of **Councilmember Lightner** on behalf of the La Jolla Community: Trustees and members of the community enthusiastically agreed.

Agenda Item #11: Heard out of sequence to accommodate the Trustees and the Applicant:

11. BISHOP SCHOOL LIBRARY & LEARNING CENTER

Pulled from August Consent Agenda

DPR ACTION: Motion that the variance findings can be made for variance of zoning height per Land Development Code Section 113.0270(a)(1) and 113.0270(a)(2) of a maximum of 2.1 ft. or less for no more than an area which is equal to or less than 39% of proposed ground floor area. 7-0-0.

7607 La Jolla Blvd. – Amend existing PDP, CDP, SUP, SDP to increase the maximum building height of the previously approved library structure by 4 feet (as measured by the PDO, project conforms to Prop D) in PDO Zones 5 & 6.

Agenda Item #11 was pulled from the August 11, 2010 Consent Agenda by **Trustee Little.**

Mr. Chris Neils, presented on behalf of the Applicant: Commented on the unusual topography of the Project and, thereof the requirements for a variance. **Mr. Neils** noted the Project was presented to the DPR Committee on three separate occasions, and the Applicant accepted, without reservation, the DPR Committee's recommendations. **Mr. Neils** discussed the significant differences between Proposition D requirements and the requirements of the San Diego City Municipal Zoning Code, in relation to this specific Project.

Trustee Crisafi presented the reasoning behind the DPR Committee's recommendations and subsequent unanimous action. **Trustee Crisafi** elaborated on **Mr. Neils** remarks relative to Proposition D definitions and requirements and Municipal Zoning Code and Land Development Code definitions and requirements.

LJCPA Member **Louis Beacham** spoke in support of the Project.

LJCPA Member **Don Schmidt** asked that the Trustees remember: The Bishops School is a private institution.

Trustee Little presented in opposition to the DPR Committee action: **Trustee Little's** primary concerns were as follows: 1. Allowing this variance to the 30-foot height limit that has withstood without exception for 37 years would set a terrible irreversible precedent. 2. Bishop's School failed to make the findings for a variance. Since they already have a Community and City approved permit for the building, the hardship finding could not be made. 3. Allowing an unwarranted variance would damage the LJCPA's credibility for future unrelated requests. **(From un-edited document submitted by Trustee Little)**

President LaCava provided an analysis/clarification of the relevant regulations in regard to Proposition D. **Trustees Addington, Brady, Conboy, Costello, Courtney, Fitzgerald** spoke in opposition to the Project. **Trustees Gabsch, Lucas, Whittemore** spoke in support of the Project. **Michael Wilks**, Project Architect, responded to Trustees questions. **Trustee Crisafi**, in support of the Project, asked the Trustees to clearly understand that the DPR Committee did not, under any definition, approve any variance of Proposition D.

Voting Record #5

Approved Motion: Motion to recommend denial of the Project because the findings for a PDP and/or a variance cannot be made, (Costello/Little 8/5/1).

In favor: Addington, Brady, Conboy, Costello, Courtney, Fitzgerald, Little, Weiss.

Opposed: Crisafi, Gabsch, Lucas, Manno, Whittemore.

Abstain: LaCava

6. President's Report – Action Items Where Indicated

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

There was no meeting.

B. Whitney Mixed Use Appeal – Planning Commission, Sept 9

President LaCava reported that the Staff Report for the Whitney Project is available for review.

C. Denounce recent "Clean News" Advertorial (Light, Aug 26, pg A7) - Ratify

After expressions of support from several Trustees, **President LaCava** withdrew his request.

7. Officer's Reports

A. 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.

B. Treasurer – Jim Fitzgerald

Beginning Balance: \$428.54 + Income \$127.02 – (Expenses \$378.74) = Ending Balance: \$176.82.

Expenses: include printing, telephone, and August – December 2010 Rec. Center rent expense.

Trustee Fitzgerald: Reported that the contract for the remainder of the year has been signed, and payment has been made for our meeting space in the La Jolla Rec. Center, and he requested a continuing financial commitment from the La Jolla community. **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.

8. CONSENT AGENDA – Ratify or Reconsider Committee Action *Note: Voting Record #8: Consent Agenda was heard out of sequence: Heard and voted on at close of meeting.*

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

A. James Beard Bike Racks: Pulled, President LaCava

PDO ACTION: Approve installation of rack of 3 units in front of the La Jolla Yoga Center in the 7700 block of Fay Ave. The rack is to provide an 8' clear pedestrian path as well as to be 2 foot from the curb. LJ Yoga Center is to provide the maintenance in perpetuity. 6-0-0.

B. Cave Street Parking Lot and Relocation of Historic Structures: Pulled by Applicant

DPR ACTION: Findings can not be made, 5-1-1 (see minutes for detailed motion)

1261/1263 Cave Street - Coastal Development Permit & Site Development Permit to relocate 2 historical structures from a 7,700 sf lot at 1261/1263 Cave St. to a 16,460.65 SF lot at 2503 Ardath Road (in the La Jolla Shores Planned District). A Conditional Use Permit to add a parking lot to the Cave Street site in the RM-1-1 Zone.

C. Cave Street Parking Lot and Relocation of Historic Structures: Pulled by Applicant

PRC ACTION: Deny the project as presented. Recommend increasing both side yard setbacks to 10'. Recommend substituting hammerhead driveway. 4-1-0.

2503 Ardath Road - Demolition of existing building on Ardath Road. Relocation of two (2) existing historically designated residences from Cave Street to Ardath Road. New three (3)-garage. Addition of 209 sq. ft. to guesthouse and 376 sq. ft. to main house. Total of 2865 sq. ft. for both relocated houses and 734 sq. ft. for the garage.

D. Altair Sustainable

DPR ACTION: Findings can be made for CDP, SDP, ESL & Map Waiver, 7-0-0.

6722 Vista Del Mar Avenue - Coastal Development Permit, Site Development Permit for Environmentally Sensitive Lands and Map Waiver application to waive the requirements of a Tentative Map to demolish existing buildings and construct 7 residential condominiums on a 0.17 acre site in the RM-3-7 Zone.

E. Diarq-Westway Substantial Conformance Review: Pulled by Applicant

PRC ACTION: The project is not in substantial conformance with the previously approved project. 5-0-1.

8436 Westway Drive - Project Description: Demolition of existing 2-story 3,297 sf house. Construction of new 2-story 6,796 sf single-family residence and hardscape, retaining walls, terraces, cantilevered pool and spa and relocation of driveway. Site has active coastal permit for new 2-story 8,503 sf Single Family Residence issued in August 2007.

F. Verizon Wireless "Ardath"

PRC ACTION: Approve project as shown on the plans presented. 4-0-1.

7990 Via Capri - Replacing (3) existing antennas mounted to steel pipes with (3) updated antennas and the installation of (1) additional antenna for a total of (4). The project also includes installation of (1) new equipment cabinet on a 3'x5' concrete pad within Verizon's equipment area. Additionally, the existing Telco cabinet will be replaced with an updated Telco cabinet. Located on slopes above La Jolla Parkway.

G. La Jolla Christmas Parade and Holiday Festival

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

Girard Avenue, Prospect Avenue and other streets in the Village – Street closure for annual event, Sunday, December 5, 2010.

H. 1049 Coast Boulevard – Red Curb

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

Three feet of red curb on either side of private driveway.

I. St. James by the Sea Church, 743 Prospect Street

T&T ACTION: Approved as presented, 8-0-1.

Silverado Frontage – Eliminate two existing passenger-loading zones, retain one.

J. Mary Star of the Sea Church: Pulled, Trustee Gabsch

T&T ACTION: To approve two parallel parking spaces on Girard Avenue (white curb, signed "Passenger Loading Zone m 9:30AM – 3:30PM Monday to Saturday") starting at corner of Kline/Girard and diagonal parking (1 hour) for the remaining area currently red curbed for the old bus stop. 9-0-0.

Voting Record #8

Approved Motion: Motion:

To accept the recommendation of the Development Permit Review Committee: (D) Findings can be made for CDP, SDP, ESL & Map Waiver: 6722 Vista Del Mar Avenue - Coastal Development Permit, Site Development Permit for Environmentally Sensitive Lands and Map Waiver application to waive the requirements of a Tentative Map to demolish existing buildings and construct (7) residential condominiums on a 0.17 acre site in the RM-3-7 Zone, and forward the recommendation to the City of San Diego.

To accept the recommendation of the Permit Review Committee: (F) Approve project as shown on the plans presented: 7990 Via Capri - Replacing (3) existing antennas mounted to steel pipes with (3) updated antennas and the installation of (1) additional antenna for a total of (4). The project also includes installation of (1) new equipment cabinet on a 3'x5' concrete pad within Verizon's equipment area. Additionally, the existing Telco cabinet will be replaced with an updated Telco cabinet. Located on slopes above La Jolla Parkway, and forward the recommendation to the City of San Diego.

To accept the recommendation of the Traffic & Transportation Committee:

(G) La Jolla Christmas Parade & Holiday Festival: Approved as presented, Girard Avenue, Prospect Avenue and other streets in the Village: Street closure for annual event, Sunday, December 5, 2010, and forward the recommendation to the City of San Diego.

(H) 1049 Coast Boulevard: Red Curb, Approved as presented: Three feet of red curb on either side of private driveway, and forward the recommendation to the City of San Diego.

(I) St. James By The Sea Church, 743 Prospect Street: Approved as presented, Silverado Frontage: Eliminate two existing passenger loading zones, retain one, and forward the recommendation to the City of San Diego.

(Crisafi/Gabsch 12/0/1)

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

Abstain: LaCava.

9. REPORTS FROM OTHER ADVISORY COMMITTEES - Information only

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

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

Agenda Item #10 heard out of sequence see above.

10. PROPOSITION C (November 2010 Ballot)

Shall Proposition M be amended, allowing completion of parks, library, trails, recreation and transportation facilities for Pacific Highlands Ranch by removing a development timing restriction based on completion of the SR-56/I-5 Interchange, only after City Council approves a program of phased development ensuring facilities are constructed before or concurrent with new development, paid for by developers at no cost to taxpayers
Presenters – Councilmember Sherri Lightner and Scott Tilson

Agenda Item #11: Heard out of sequence, see above.

11. BISHOP SCHOOL LIBRARY & LEARNING CENTER

Pulled from August Consent Agenda

DPR ACTION: Motion that the variance findings can be made for variance of zoning height per Land Development Code Section 113.0270(a)(1) and 113.0270(a)(2) of a maximum of 2.1 ft. or less for no more than an area which is equal to or less than 39% of proposed ground floor area. 7-0-0.

7607 La Jolla Blvd. – Amend existing PDP, CDP, SUP, SDP to increase the maximum building height of the previously approved library structure by 4 feet (as measured by the PDO, project conforms to Prop D) in PDO Zones 5 & 6.

12. CHILDREN'S POOL ROPE

Public testimony will be limited to 2 minutes or less per person depending on turnout and no organized presentations.

Proposal by the City to amend the current Coastal Development Permit, which allows for a "rope" during the pupping season to allow the "rope" to remain in place year round.

Presenter – Dan Daneri, City Park & Rec

Presented: **Mr. Dan Daneri**, City of San Diego District Manager, Park & Recreation Department, presented a history of The Children's Pool. San Diego Park & Recreation has been directed to apply for an amended Coastal Development Permit to permit a year-round "Rope Barrier." Mr. Daneri advocated for a permanent "Rope Barrier."

President LaCava invited Community Members to register their opinions in reference to the advisability of establishing a permanent "Rope Barrier" on The Children's Pool beach. Community Members spoke eloquently and civilly, in opposition to the establishment of a permanent "Rope Barrier." There was unanimous praise for the recently established Park Ranger Program, and consensus in support of the "Joint Use Policy."

Speaking in opposition to the Permanent Rope Barrier: **Mark S. Brown, Doug Burley, Dan Byrnes, Elaine Greco, Richard Guarascic, Ken Hunrichs, Marie Hunrichs, Don Perry, Kay Stafford, Steve Thometz, Mitch Throwel, Portia Wadsworth**, and on behalf of the San Diego Council of Divers: **John Leek**, and on behalf of The Friends of the Children's Pool: **Melinda Merryweather, John Steel, M.D.** Community Members registering their opposition, declining to speak: **Robert F. Clarke, Phyllis Minick, Janie A. Noon, William Robbins, Cindy Thorsen**, and on behalf of the La Jolla Town Council: **Rick Wildman. Anthony Ramirez** registered his opposition by e-mail sent to the LJCPA.

Community Member **Ms. Linda Pearce** registered her position in support of the "Rope Barrier," and declined to speak.

Trustees Addington, Brady, Conboy, Costello, Gabsch, Little, Lucas, and **President LaCava** spoke in opposition to establishing a permanent "Rope Barrier" and spoke in opposition to requesting an amendment to the current Coastal Development Permit. **Trustee Weiss** commented. **Trustee Fitzgerald** spoke in support of establishing a permanent "Rope Barrier."

Voting Record #6

Approved Motion: Motion to deny a "Rope Barrier" to remain in place year round on the Children's Pool Beach because the "Rope Barrier" creates more problems than it resolves and findings cannot be made for a Coastal Development Permit, (Lucas/Addington 10/1/2).

In favor: Addington, Brady, Conboy, Costello, Crisafi, Gabsch, Little, Lucas, Manno, Whittemore.

Oppose: Fitzgerald.

Abstain: LaCava, Weiss.

Voting Record #7

Approved Motion: Motion to reject the City of San Diego's determination that The Children's Pool Beach "Rope Barrier" Project is categorically exempt from CEQA Guidelines, (Costello/Brady 11/0/2).

In favor: Addington, Brady, Conboy, Costello, Crisafi, Gabsch, Little, Lucas, Manno, Weiss, Whittemore.

Abstain: Fitzgerald, LaCava.

13. Adjourn to Next Regular Meeting on October 7, 2010, 6:00 pm