

# La Jolla Community Planning Association

President: Tim Golba Vice President: Lance Peto Secretary: Sherri Lightner

## REGULAR MEETING – November 1, 2007

**Present:** Dave Abrams, Darcy Ashley, Orrin Gabsch, Tim Golba, Lynne Hayes, Todd Lesser, Sherri Lightner, Mark Lyon, Phil McConkey, Marty McGee, Phil Merten, Paul Metcalf, Michael Morton, Alice Perricone, Lance Peto, Robert Thiele, Rob Whittemore

**Absent:** Ray Weiss.

**Late:** Abrams (6:55 PM)

**Left Early:** Metcalf (8 PM)

### AGENDA ITEMS:

#### 1. Welcome and Call to Order:

**THE CHAIR, PRESIDENT TIM GOLBA, CALLED THE REGULAR MEETING TO ORDER 6:38 PM.**

#### 2. Request for Agenda Modifications

Item 17 – Mr. Merten received Notice for a Substantial Conformance Review the day before the meeting and it was dated October 25, 2007. Request the item be pulled until public notice has been given.

**MOTION: To continue Item 17 (Jack's) due to lack of notice and send back to committee for hearing as an SCR (Substantial Conformance Review). (Merten/Lightner: 15-0-0)**

Affirmative Votes: Darcy Ashley, Orrin Gabsch, Lynne Hayes, Todd Lesser, Sherri Lightner, Mark Lyon, Phil McConkey, Marty McGee, Phil Merten, Paul Metcalf, Michael Morton, Alice Perricone, Lance Peto, Robert Thiele, Rob Whittemore

No Votes: None

**MOTION: Letter to be written to City Development Services Department Staff requesting no action on the project (Jack's) until the recommendation from the Community Planning Association is received. (Lesser/Gabsch: 15-0-0)**

Affirmative Votes: Darcy Ashley, Orrin Gabsch, Lynne Hayes, Todd Lesser, Sherri Lightner, Mark Lyon, Phil McConkey, Marty McGee, Phil Merten, Paul Metcalf, Michael Morton, Alice Perricone, Lance Peto, Robert Thiele, Rob Whittemore

No Votes: None

**MOTION: To amend the agenda to hear Item 12 as the next item on the agenda, to be followed by time certain agenda item 11. (Lesser/Lyon: 15-0-0)**

Affirmative Votes: Darcy Ashley, Orrin Gabsch, Lynne Hayes, Todd Lesser, Sherri Lightner, Mark Lyon, Phil McConkey, Marty McGee, Phil Merten, Paul Metcalf, Michael Morton, Alice Perricone, Lance Peto, Robert Thiele, Rob Whittemore

No Votes: None

#### 4. President's Report – Tim Golba

- 1.) CPC updates – There was no meeting due to the fire.
- 2.) Coastal Permit Exemption process will be discussed next month.

#### 5. Treasurer's Report – Lynne Hayes

**Previous ending balance: \$833.51 Collected at September Meeting: \$57.00 Expenses: \$xx  
Ending Balance: \$761.61**

#### 6. Public Comment

- **COMPACT** –Gail Forbes - There was no meeting.
- **Bird Rock Community Council** – No comment.
- **UCSD Community Planner** – Milt Phegley – Not present.

**Anne Cleveland** – The 50<sup>th</sup> Annual La Jolla Town Council Parade will be Sunday, December 2 at 2 PM. You can watch it, volunteer to help or be in the Parade.

**Marshall Merrifield** – Announced that he was a candidate for City Council District 1 and that his assistant Shannon Mesa would be attending the CPA meetings. He had information outside on the porch.

**Susan Goulian** – Announced that Sherri Lightner is a candidate for City Council District 1.

**Carol Shively** – Commented that pupping season is approaching and contact Morris Dye in the Development Services Department to support placement of rope barricade,

**Roger Wiggins** – Is working with Thyme Curtis to extend notice area from 300 ft to one-half mile.

**Ed Ward** – Announced the Veteran's Program at Mount Soledad on Saturday November 10 at 2 PM.

**12. Waste Water Update – Update and presentation of the Secondary treatment at the Point Loma Wastewater Treatment Plant – Dr. Timothy Bertch. Time certain – 7:00.** A handout was provided. The request is for a waiver to defer going to secondary treatment. It will be heard by the San Diego City Council on November 19 or 20. A panel from the Scripps Institution of Oceanography did a report on the results of studies performed in the vicinity of the outfall. The test information can be accessed from the City's website. There is data for the last ten years. The waiver is requested for five years. The City almost went to secondary treatment in 1987, but a Judge said no – the \$1.5 billion cost was too high. As the technology keeps improving the costs keep going down.

**MOTION: The La Jolla Community Planning Association endorses the waiver of secondary treatment application based upon Scripps Institution of Oceanography's endorsement. (Merten/Lesser: 15-1-0)**

Affirmative Votes: Dave Abrams, Darcy Ashley, Orrin Gabsch, Lynne Hayes, Todd Lesser, Sherri Lightner, Mark Lyon, Phil McConkey, Marty McGee, Phil Merten, Paul Metcalf, Michael Morton, Lance Peto, Robert Thiele, Rob Whittemore

No Votes: Alice Perricone

**Comments: Merten supported only because of SIO's endorsement. Lightner supported waiver only because secondary treatment cannot be accomplished by the time the current waiver expires.**

**15. Beach Alcohol Ban – Update on the proposed ban, approval process and key dates – Thyme Curtis - Council District 2.** This will go to San Diego City Council and is the only item on the agenda on November 5, 2007. Faulconer is recommending Item D. There are four proposals for consideration: Item A is from the City Attorney; Item B is from the Mayor; Item C is from the City Attorney and only for La Jolla, and Item D is for all areas south of La Jolla. District 2 is supporting a ban in the Coastal Parks and ROW's and District 1 is supporting the Beaches and Coastal ROW's.

**NO MOTION.**

**Comment Merten:** We need Police enforcement. Why cannot a ¼% sales/alcohol tax be used to fund additional enforcement?

**14. Airport Expansion Master Plan – Update and presentation of the Lindberg Field Master Plan – Lance Murphy from the Airport Noise Advisory Committee and Airport Technical Advisory Group.** Mr. Murphy is on the Peninsula Planning Board and has dealt with land use issues around 16 local airports. He presented a power point presentation. Information is available on their website. Comments are due on the Draft Environmental Impact Report are due by November 30, 2007. Contact Mr. Murphy at [lmurphy@cox.net](mailto:lmurphy@cox.net).

**11. La Jolla Pilot Parking Program – Update and presentation of the Pilot Program for parking in the Village.** Members of the Community Parking District Advisory Board were introduced. Mr. Metcalf introduced the program and said that the presentation was for information only. Ms. Tiffany Sherer made a power point presentation. Comments on the proposal are to be submitted to the Parking Board by November 3, 2007. Comments may be submitted to [parking@lajollabythesea.com](mailto:parking@lajollabythesea.com) or P.O.

Box 9047, La Jolla 92038. Mr. McGee went through Frequently Asked Questions and the responses. Mr. McGee stated that if we don't get 80% of the revenues, his support for the plan would end.

**Speaker Slips in Opposition: 15 without names. 14 with names. 11 with names and wished to speak.**

**Speaker Slips in Favor: 3 without names. 8 with names. 5 with names and wished to speak.**

**Copies of the speaker slips are attached to the minutes.**

**For all public testimony, please see the DVD of the meeting. Following are from notes taken of the meeting.**

**Speakers in Opposition:**

**Joe LaCava** - If employees are the problem how does this plan fix it? - If the vacancy rate is more than 15% will the fees go away?

**Chuck Myers** –Curious why the Executive Director of PLJ [Promote La Jolla] is making the [power point] presentation for the Parking Board. Not issue of revenue. Residents need to be considered.

**Nancy Manno** – Not present.

**Jim Fitzgerald** – There are no measures of success, no baseline. No quantification of problem that you are trying to solve. No standards. Success as measured by what? CP 100-18 used to create the parking district by waiving provisions for a traffic study. Just a grab for OPM – Other People's Money.

**Anne Cleveland** – The La Jolla Town Council passed this motion at its regularly held and noticed October meeting: The LJTC opposes the Pilot Parking Program and reiterates its previous and continued opposition to paid on street parking. Where do employees park?

**Joseph Manno** – Not present

**Glen Rasmussen** – Can a public garage be built. There should be a feasibility study as a part of the Pilot Plan. There is money available to fund the GPS vehicle. Why don't do that?

**Sherri Lightner** – The La Jolla Shores Association at its publicly noticed and regular October meeting had as an agenda item the Pilot Parking Plan. The Board passed the following motion: The LJSA is strongly opposed to the Pilot Parking Program. Additional questions are: has the California Coastal Commission cleared the residential permit-parking zone? Where is the money for the pay stations coming from? Has the form for the agreement with respect to revenue division been investigated? Suggest that the MTDB Shuttle study be read by anyone interested, because it did not show that a shuttle would not work for La Jolla – it showed that if a shuttle duplicates a bus route – it would not be successful.

**Hillary Hulce** – Commented on the high land costs for a garage. FY 2008 \$135K. MOU for a shuttle. CEQA concerns.

**Roger Wiggans** – At one of the parking board meetings it was asserted that \$18K was paid by George's and La V for parking. Employers should be more involved in taking care of employees' parking needs.

**Debby Tremble** – Not present

**Michael Ullman** – In favor of paid on street parking

**Reza Ghasemi** – Expressed concern about fights he has witnessed over on street parking spaces.

**Martin Mosier** – Subsidize bus passes. Discussion of Mr. Trippi with parking enforcement and the successful use of GPS enforcement vehicles.

**George Hauer** – Supports the Pilot Parking Program.

**Trustee Comment:**

**Todd Lesser** – Reiterated the list of concerns raised by the Traffic and Transportation Board and expressed concern that the problem had not been adequately defined. Stated that answers are required to at least the following questions: What is the number of employees; the number of paid spaces; the number of free spaces; number of employers; number of spaces provided by the employers; number of spaces required; are there any deed restrictions or shared parking agreements and what is the status of them

**Rob Whittemore** – Better enforcement with GPS might achieve the goal of 10-15% on street parking space vacancy. Asked Tom Brady to explain his ideas on this subject.

**Tom Brady** – The GPS enforcement vehicle is relatively inexpensive and could increase the turnover of the on street parking supply. The cost is on the violator, not on the rest of us as a tax on everyone else. We could buy one vehicle and use it only in La Jolla. We would need an ordinance to allow enforcement of tickets issued by the vehicle. It can do 1000 cars in an hour. Check out the information in the La Jolla Village News and on the Monterey California website.

**Darcy Ashley** – Concerned that the Casa de Manana was not noticed about any of these plans. A lot of employers do not know about this and we should be considering the ripple effect into the surrounding neighborhoods.

**Phil McConkey** – The parking fees are taxes/tariffs/fees – if the City does this will we get any of them?

**Dave Abrams** – Agrees that there should be some benchmarks and targets for success as discussed by Jim Fitzgerald.

Response from CPD member – Aspen the sales tax revenue went up.

**Marty McGee** – Pacific Beach and Old Town are putting forward plans.

**Phil Merten** – Why is not better enforcement the answer?

**Orrin Gabsch** – This is the most serious issue the community has faced since BLOB or 939 Coast. There is an intensification of use. What would happen if every business had to provide its required parking on site? The City is the culprit. Consider how the Transit Area Overlay Zone reduces the parking requirements, and then 1 year ago bus service was cut. There are no parking requirements for outdoor dining and that is being abused. Shared parking agreements are not enforced. Do you think there will ever be a 10-15% vacancy on Prospect – how much will the parking need to cost to achieve this? How much on street parking is available from Herschel to Cave on Prospect? We need to increase enforcement and follow the money. The businesses really need to look at a Maintenance Assessment District – all that money comes back. Business needs to be an equal partner. The current proposal is like a MAD tax on residents and tourists.

**MOTION: To continue this discussion until all other business is complete. (McGee/McConkey: 13-2-0)**

Affirmative Votes: Dave Abrams, Darcy Ashley, Orrin Gabsch, Lynne Hayes, Todd Lesser, Mark Lyon, Phil McConkey, Marty McGee, Phil Merten, Alice Perricone, Lance Peto, Robert Thiele, Rob Whittemore

No Votes: Sherri Lightner, Michael Morton

Absent: Paul Metcalf

**16. La Jolla Alta Restoration – 2105 1/3 Alta La Jolla Drive – Canyon Restoration Project.**

**APPROVED MOTION: To accept recommendation of the CDP Committee on Agenda Item (16) and forward recommendations to the City. (Lightner/Hayes: 13-0-0)**

Affirmative Votes: Dave Abrams, Darcy Ashley, Orrin Gabsch, Lynne Hayes, Todd Lesser, Sherri Lightner, Mark Lyon, Phil McConkey, Marty McGee, Michael Morton, Alice Perricone, Robert Thiele, Rob Whittemore

No Votes: None

Absent: Paul Metcalf, Lance Peto

Recused: Phil Merten

**MOTION: To call the question. (McGee/xx: 11-0-2)**

Affirmative Votes: Darcy Ashley, Orrin Gabsch, Lynne Hayes, Todd Lesser, Sherri Lightner, Mark Lyon, Phil McConkey, Marty McGee, Michael Morton, Robert Thiele, Rob Whittemore

No Votes: None

Abstentions: Dave Abrams, Alice Perricone

Absent: Paul Metcalf, Lance Peto

Recused: Phil Merten

**3. Approval for the October 4, 2007 Minutes**

**APPROVED MOTION: To approve the minutes. (Ashley/McGee: 11-0-2)**

Affirmative Votes: Dave Abrams, Darcy Ashley, Lynne Hayes, Todd Lesser, Sherri Lightner, Marty McGee, Phil Merten, Michael Morton, Alice Perricone, Robert Thiele, Rob Whittemore

No Votes: None

Abstentions: Orrin Gabsch, Mark Lyon

Absent: Phil McConkey, Paul Metcalf, Lance Peto

**13. Windansea Parking Lot Improvements – Update and presentation of the public improvements to the Windansea Parking Lot – Jim Neri from Jim Neri Landscape Architects. Information only.**

Windansea Parking Lot is the third phase of the improvements, which were to be made at Windansea. They have finished the final hurdle with the City and will finalize the cost estimate. Construction will be soon. Improvements along Coast Blvd from Goldfish Point to southern end of the shoreline. Two phases are done. It ended at the Children's Pool. Funds have been provided for the design from People's Wall to Nick Wallner's house. A half-day workshop will be conducted in early December or next year. The workshop will be announced and published in the paper.

**7. City of San Diego Planning Department: No report.**

**8. Keely Sweeney – CD 1 Representative for Council President Peters – No report.**

**9. Thyme Curtis - CD 2 Representative for Kevin Faulconer – see item 15.**

**10. COMMITTEE REPORTS & CONSENT ITEMS:**

**A) Planned District Ordinance Review Committee:**

**(1) Minutes of October 1, 2007 (No Meeting October 15, 2007) – For information only.**

**(2) Recommendations to the CDP committee.**

A. Burger Lounge Sidewalk Café, 1101 Wall Street, PDO Zone 1

MOTION: To approve the proposal as presented with the white-colored corral and the attachment of the corral to the exterior wall of the building. (Wagenseller/Marengo: 7-0-0)

Note: There was a lengthy discussion by the committee of DSD's failure to require parking for the 1998 CDP when there was a change of use (retail to restaurant), even though the community made the requirement a condition of project approval. Suggestion that the CDP review this issue.

**(3) Final Review for CPA Consent - None**

**B) Coastal Development Permit Review Committee:**

**(1) Sea Cliff Residence, 7985 Prospect Place – construct a 3,303 square foot addition to a 5,602 sq. ft. existing home. APPROVED 7-0-0.**

**(2) Aliezer Residence, 2042 Via Casa Alta – New 8,067 square foot Single Family Residence on a 28,518 sq. ft. lot. APPROVED 7-0-0.**

**(3) Hillside La Jolla, 7430 Hillside Drive – Findings cannot be made for 7,990 sq. ft. residence. DENIED 6-1-0.**

**(4) Burger Sidewalk Café, 1101 Wall Street – 250 square foot sidewalk café. APPROVED 5-1-1**

**APPROVED MOTION: To accept recommendation of the CDP Committee on Items (1), (3) and (4) and forward recommendations to the City. (Hayes/Lyon: 13-0-0)**

Affirmative Votes: Dave Abrams, Darcy Ashley, Orrin Gabsch, Lynne Hayes, Todd Lesser, Sherri Lightner, Mark Lyon, Marty McGee, Phil Merten, Michael Morton, Alice Perricone, Robert Thiele, Rob Whittemore

No Votes: None

Abstentions: None

Absent: Phil McConkey, Paul Metcalf, Lance Peto

The Chair, Mr. Golba, recused from Item 3 and left the room. The chair was passed to Lance Peto.

**APPROVED MOTION: To accept recommendation of the CDP Committee on Item (2) and forward recommendations to the City. (Lyon/McGee: 12-0-0)**

Affirmative Votes: Dave Abrams, Darcy Ashley, Orrin Gabsch, Todd Lesser, Sherri Lightner, Mark Lyon, Marty McGee, Phil Merten, Michael Morton, Alice Perricone, Robert Thiele, Rob Whittemore

No Votes: None

Abstentions: None

Absent: Phil McConkey, Paul Metcalf, Lance Peto

**Applicant was present for Item (3) and missed the opportunity to attempt pulling of his item from the consent agenda. The Trustees agreed to reconsider the approval of the denial of the project.**

**APPROVED MOTION: To reconsider the motion re: Items 1, 3, and 4. (Merten/Hayes: 8-5-0)**

Affirmative Votes: Darcy Ashley, Lynne Hayes, Todd Lesser, Mark Lyon, Marty McGee, Phil Merten, Alice Perricone, Rob Whittemore

No Votes: Dave Abrams, Orrin Gabsch, Sherri Lightner, Michael Morton, Robert Thiele,

Abstentions: None

Absent: Phil McConkey, Paul Metcalf, Lance Peto

No trustee was interested in pulling Item 3 from the consent agenda.

**APPROVED MOTION: To accept recommendation of the CDP Committee on Items (1), (3) and (4) and forward recommendations to the City. (Hayes/Ashley: 12-0-1)**

Affirmative Votes: Dave Abrams, Darcy Ashley, Orrin Gabsch, Lynne Hayes, Todd Lesser, Sherri Lightner, Mark Lyon, Marty McGee, Phil Merten, Michael Morton, Robert Thiele, Rob Whittemore

No Votes: None

Abstentions: Alice Perricone: Needs more information.

Absent: Phil McConkey, Paul Metcalf, Lance Peto

**C) La Jolla Shores Permit Review Committee (LJSPRC) – No meeting this month. No quorum.**

**D) Traffic & Transportation Board (T&T):**

**1.) Coastwise Run – one mile run near Ellen Browning Scripps Park on May 18, 2008**

**2.) La Jolla Community Parking Board – Presentation – See Item 11**

**3.) Via Capri/Hidden Valley Traffic Calming – Presentation**

**Discussion of Item 11 continued:**

**Ms. Hayes** – Thinks will support the Pilot Plan.

**Mr. Thiele** – Supports the Pilot Parking Plan

**Mr. Lyon** – Will support.

**Mr. Whittemore** – Consider other sources of revenue – Raise BID fees or form a Maintenance Assessment District or a similar funding mechanism.

**Mr. Morton** – Supports

**Ms. Ashley** – the 45-day public comment period ends on November 3. Need to incorporate the public comments before voting.

**Martin Mosier** – Plan – whole thing goes or doesn't go.

**Mr. Morton** – Would like the CPD to address the goals and criteria for success of the plan before it comes back to the CPA. Describe the uses for the money.

**Meeting adjourned at 9:50 PM. Next regular meeting on December 6, 2007. Recreation Center Auditorium.**

Submitted by Sherri Lightner, 11/14/07