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President: Tony Crisafi
Vice President: Rob Whittemore
Treasurer: Jim Fitzgerald
Secretary: Dan Allen



La Jolla Community Planning Association

Regular Meetings: 1st Thursday of the Month
La Jolla Recreation Center, 615 Prospect Street

Thursday, 07 July 2011

FINAL MINUTES – REGULAR MEETING

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

1. Welcome and Call To Order: Tony Crisafi, President, at 6:03 PM

2. Adopt the Agenda

Approved Motion: Motion to Adopt the Agenda as modified: (Whittemore/Costello, 9/3/1).

In favor: Allen, Bond, Brady, Conboy, Costello, Fitzgerald, Manno, Merten, Whittemore.
Against: Burstein, Gabsch, LaCava,
Abstain: Crisafi.

3. Meeting Minutes Review and Approval: 02 June 2011

Approved Motion: Motion to approve the Minutes of June 2nd 2011, (LaCava/Fitzgerald, 11/0/2).

In favor: Allen, Bond, Burstein, Conboy, Costello, Fitzgerald, Gabsch, LaCava, Manno, Merten, Whittemore.
Abstain: Brady, Crisafi.

4. Elected Officials Report - Information Only

A. Council District 2 - Councilmember Kevin Faulconer

Rep: Katherine Miles, 619.236.6622, kmiles@sandiego.gov

Ms. Miles reported two events of interest: 1. A community cleanup 27 Aug at the Sun Runner lot near Sea World Drive, for which flyers were provided, and 2. A new Farmers' Market, Tuesdays 2-6 PM at Bayard and Garnet.

Trustee Gabsch asked when Soledad Mountain Road was to be repaved. **Ms. Miles** said in October.

LJCPA Member **Don Schmidt** asked about an RV parking ordinance pending before the City Council. **Ms. Miles** said the Councilmember is pursuing a pilot project for parts of District 1, District 2, parts of District 6.

B. Council District 1 - Councilmember Sherri Lightner

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

Ms. Demorest was present but gave no report. **Councilmember Lightner** spoke later on Item 11.

5. Non-Agenda Public Comment -- Issues not on the agenda and within LJCPA jurisdiction, two (2) minutes or less.

A. UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://commplan.ucsd.edu/>

Ms. Delouri was not present. **President Crisafi** announced on her behalf that there are plans to modify structures at the SIO Research Support Facility in Seaweed Canyon. There will be a public meeting on 13 July at

the La Jolla Shores Association meeting at Martin Johnson House at SIO at 7 PM.

Don Schmidt, LJCPA Member, asked **Trustee LaCava**, who represented LJCPA at the Community Planners Committee (CPC), about a draft policy discussed by CPC regarding demolition. **Trustee LaCava** said that CPC effort is to secure a stronger City policy with more severe penalties.

Don Schmidt, on behalf of the La Jolla Historical Society, asked for a representative of the LJCPA to attend their Preservation Committee, which meets next on Monday, 18 July at 11 AM.

Brandon Wander, a community member, commented on the problems at the site of a film production, "Real World", at 5212 Chelsea Street. This is a five-month project. It included modification of the house, and activity is disrupting the neighborhood. He objected that San Diego Film Commission did not involve prior community review.

Matthew Anderson, a community member, commented on the Torrey Pines Road corridor plan and in particular the traffic speed.

LJCPA member **Cynthia Thorsen** announced her candidacy for the vacant LJCPA Trustee seat.

6. Non-Agenda Items for Trustee Discussion

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

Trustee La Cava commented on the importance of general community fire safety and the difficulty establishing organized community program on fire safety.

Trustee La Cava announced that in the Redistricting Commission preliminary plan the Coast and Canyon plan, approved by LJCPA and other La Jolla groups, was recommended by the Commission staff for adoption.

Trustee Merten commented further on Mr. Wander's concern with the "Real World" film production and the application of zoning ordinances. **Trustee Costello** followed up to say he was told Code Enforcement will be looking into the situation. He added that earlier film productions did not generate the problems of this production.

Trustee Gabsch brought to the Trustee's attention that the matter of revised valet parking arrangements on Prospect Street, which was heard at the April LJCPA meeting, did not come back to the Traffic & Transportation Board as requested. The community input on this was apparently disregarded.

Trustee La Cava commented on the Traffic & Transportation Board not functioning well and not following their by-laws.

Action Item: Trustee Gabsch asked to have a future agenda item on seeking foundation support to enable tax-deductible donations to the LJCPA. Trustee Whittemore supported the suggestion.

Trustee La Cava, on behalf of the election committee appointed last monthly meeting, announced that a special election for the vacant Trustee seat will be held at the next monthly meeting. He advised all present that any seeking to nominate one's self must do so before the end of the evening at this meeting. Furthermore, if none comes forward, LJCPA member Cynthia Thorsen, who announced her candidacy earlier in the meeting, will be running without opposition.

7. Officer's Reports

A. Secretary: Dan Allen

Presented by **President Crisafi**, for Secretary Dan Allen: 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 of the June Balance: \$317.06 + Income \$142.73 – (Expenses \$152.21) = Ending Balance: \$307.58.
Expenses include: Printing, telephone.

Trustee Fitzgerald reported that the contract has been signed and the rental paid for the use of the Recreation Center for the monthly meetings for the next 12 months. As a result, the current balance is \$25.58

Trustee Fitzgerald commented on the special generosity of the Membership and Trustees 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.

At this point in the meeting the agenda sequence was modified to present Item 11 out of order:

11. Torrey Pines Road Corridor

Project Manager: Julio Fuentes, Senior Traffic Engineer, City of San Diego

Improvements to Torrey Pines Road between La Jolla Shores Drive and Prospect Place, including slope stabilization, beautification, and addition of sidewalks and bike lanes. Prioritization of one segment of the project to move forward to full design and construction.

Councilmember Sherry Lightner and Mr. Fuentes spoke summarizing the proposed improvements to Torrey Pines Road between Prospect Street and La Jolla Shores Drive addressing the issues and summarizing the recommendation that Segment 4 be given first priority in advancing the plan. **SDPD Lieutenant Rick O'Hanlon** elaborated on why the current speed limit of 35 MPH on Torrey Pines Road is un-enforceable.

LJCPA member **Phil Collier**, representing the La Jolla Merchants' Association commented on the importance of implementing the plan more so for residents as well as visitors to the community who patronize local businesses.

LJCPA member **Robert Thiele**, who chaired the Torrey Pines Road Committee that prepared the initial proposal, presented a six-part supplementary action list concerning safety along the entire length of the corridor that he requested be placed in priority ahead of the planned implementation of Segment 4.

Bob Collins, a LJCPA member, spoke in support the recommendation that Segment 4 be given first priority in advancing the plan, pointing out that funds were available for part of the work in the City Capital Improvements Program.

Joe Dicks, a LJCPA member, representing the Traffic & Transportation Board clarified that their motion forwarded to the LJCPA is to go forward with Segment 4 first. The vote at the 23 June T&T meeting was 5-1-1.

Community member **Mr. (first name not noted) Nooravi** spoke to the importance of safety and specifically supported the narrowing of traffic lanes.

Veronica Cushman, a community member, brought up the issue of passage through from Torrey Pines Road to Roseland Drive on the north side. This has apparently been blocked off and should be open. **Councilmember Lightner** said she would look into this.

LJCPA members **Robert McCue** and **Suzanne Weisman** spoke in support of Robert Thiele's presentation.

Trustee La Cava expressed concern about coordination with a coincident storm drain project and stated support of Councilmember Lightner's comments in the La Jolla *Light*.

Trustee Gabsch asked about the enforceability of the speed limit during construction, and **Lieutenant O'Hanlon** said the speeding would then be enforceable but that it would not be strictly speed limit of 25 MPH.

Trustee Lucas spoke in favor of the safety steps presented by Robert Thiele.

Trustee Allen pointed out that the argument in favor of first implementing Segment 1 was based on the greatest degree of safety for the greatest number of persons, since that end of the corridor has the most sidewalk pedestrian traffic now and the largest concentration of residents who would use improved sidewalks.

Trustee LaCava made a motion, which he circulated in writing, which was seconded by **Trustee Manno**. **Councilmember Lightner** said she would prefer a simpler motion. **Trustee Brady** suggested dividing the motion. **Trustee LaCava** agreed.

Trustee Gabsch expressed concern about the impact of construction on the La Jolla business community. **Trustee Costello** responded that there was similar concern before construction of the traffic calming measures in Bird Rock but that the merchants and residents there generally feel the pain was worth the result. **Trustee Merten** pointed out that traffic engineers contend that the total flow of automobiles can increase when speeds are lower because car-to-car spacing decreases. **Trustee Brady** encouraged a unanimous vote of approval.

Approved Motion: Moved that the La Jolla Community Planning Association supports the City's proposal to pursue Segment 4 as the first phase of the Torrey Pines Road Improvement Project, (LaCava/Manno, 14/0/0).

In favor: Allen, Bond, Brady, Burstein, Conboy, Costello, Crisafi, Fitzgerald, Gabsch, LaCava, Lucas, Manno, Merten, Whittemore.

Approved Motion: Moved that the La Jolla Community Planning Association recommends the following:

- 1. The scope of Phase 1 of the Torrey Pines Road Improvement Project shall include:**
 - a. Councilmember Lightner's offer of two V-Calm signs (to be installed as soon as funding is secured) and**
 - b. a reduction in the width of the travel lanes over the entire length of the corridor to provide an important measure of traffic calming;**
- 2. Secure all permitting and environmental clearances for the entire scope of the project to facilitate subsequent phasing as well as opportunities for public-private partnerships;**
- 3. As soon as possible and no later than Phase 1 relocate all city-owned structures located within sidewalks and trim all vegetation that interferes with sidewalks and bike lanes;**
- 4. Improve coastal view access as called-out in the adopted La Jolla Community Plan and the Local Coastal Plan; and**
- 5. Improve the safety debris fences.**

(LaCava/Manno, 13/0/1).

In favor: Allen, Bond, Brady, Burstein, Conboy, Costello, Fitzgerald, Gabsch, LaCava, Lucas, Manno, Merten, Whittemore.

Abstain: Crisafi.

Trustee Lucas asked a follow-up question whether the traffic signal at Princess Street is still in the Torrey Pines Road plan. The reply (*by unidentified Trustees*) was that the traffic signal was in the plan as approved by the Trustees (February 2007) and is understood to be as such in the plan subsequently approved by the City Council.

8. President's Report

A. Ad Hoc Committee on Operating Policies report – Information Only

Chair: Devin Burstein
no report

B. Item 33 of the 7th Update to the Land Development Code – information only

Report: Joe LaCava

Trustee LaCava reported that the city's Land Use & Housing City Council Committee approved the language as supported by the LJCPA and LJSA with the exception of removing the allowance of Community Gardens in the Visitor Zone.

President Crisafi reported he was notified today, 07 July 2011, that the LJCPA and the Trustees of the LJCPA should expect to be served with a lawsuit concerning the Whitney Mixed Use Project. **President Crisafi** has submitted a request for Defense and Indemnification under the terms of Ordinance O-19883 to San Diego City Attorney Jan Goldsmith.

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 reconsideration and full discussion. Items pulled from this Consent Agenda are automatically trailed to the next CPA meeting.

PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2nd Mon, 4pm

DPR – Development Permit Review Committee, 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. **Herschel Mixed Use Lofts – *Pulled by Trustee Gabsch***

PDO ACTION: The Committee found the project in conformance with the PDO, 7-0-0.

7844 Herschel Avenue - CDP, SDP & Map Waiver to waive the requirements of a TM to create 6 residential condos and 1 commercial condo by converting a portion of existing commercial space to 3 residential units and 1 commercial unit and construct 3 residential units on a 0.16 acre site

B. **BMW/Builders Signage**

PDO ACTION: The signage as presented conforms to the PDO, provided the awning does not exceed building height, and the signage is less than 102 sf., 9-0-0.

Camino de la Costa & La Jolla Blvd - Awning renovation at the corner of the building and existing signage change.

C. **Manzanita Cottage**

DPR ACTION: Motion to approve the Coastal Development Permit and for a lot line adjustment at 1327 Coast Walk, 7-0-0

1327 Coast Boulevard - Coastal Development Permit for a lot line adjustment (between Parcels 1 & 3) and a 370 SF addition to an existing cottage

D. **Herschel Mixed Use Lofts – *Pulled by Trustee Costello***

DPR ACTION: Motion to approve Coastal Development Permit, Site Development Permit & Map Waiver to create 5 residential condos and 1 commercial unit at 7844 Herschel Ave.

7844 Herschel Avenue - CDP, SDP & Map Waiver to waive the requirements of a TM to create 6 residential condos and 1 commercial condo by converting a portion of existing commercial space to 3 residential units and 1 commercial unit and construct 3 residential units on a 0.16 acre site needs vote

E. **Nooren Residence**

PRC ACTION: Findings can be made for SDP & CDP based on the plans presented - dated 6/17/2011 and submitted to the City 6/28/11, 4-0-3

8001 Calle de la Plata - Demolish an existing single family residence and construct a 2725 3,700 square foot, two-story single family residence over a 656 635 square foot garage on a 0.10 acre site.

Approved Motion: Motion:

**To accept the recommendation of the Planned District Ordinance Committee: (B)
BMW/Builders Signage: The signage as presented conforms to the PDO, provided the**

awning does not exceed building height, and the signage is less than 102 sf., and forward the recommendation to the City.

To accept the recommendation of the Development Permit Review Committee: (C) Manzanita Cottage: Approve the Coastal Development Permit and for a lot line adjustment at 1327 Coast Walk, and forward the recommendation to the City.

To accept the recommendation of the LJ Shores Permit Review Committee: (E) Nooren Residence: Findings can be made for SDP & CDP based on the plans presented - dated 6/17/2011 and submitted to the City 6/28/11, and forward the recommendation to the City.

(Allen/Fitzgerald, 12/0/1)

In favor: Allen, Bond, Brady, Burstein, Conboy, Costello, Fitzgerald, Gabsch, LaCava, Lucas, Manno, Merten, Whittemore.

Abstain: Crisafi.

At this point in the meeting the following, which had been Subitem F of Item 9, the Consent Agenda, was taken up separately at the request of Trustee Allen.

F. Consideration of Citywide residential floor area ratios of Chapter 13 of the San Diego Municipal Code should apply to La Jolla Shores Planned District.

The PRC Committee recommends the LJCPA have a full hearing and discussion on the whether the underlying citywide FARs in all zones should be confirmed as applying in the La Jolla Shores Planned District. 5-0-1.

Approved Motion: Moved to put on the agenda for next month the issue of whether the citywide residential floor area ratios should apply to La Jolla Shores Planned District, (Whittemore/Gabsch, 11/1/1)

In favor: Allen, Bond, Brady, Burstein, Conboy, Costello, Fitzgerald, Gabsch, Lucas, Manno, Merten, Whittemore.

Opposed: LaCava

Abstain: Crisafi.

10. Reports from Other Advisory Committees - Information only

A. La Jolla Community Parking District Advisory Board - Inactive

B. Coastal Access and Parking Board - Meets 1st Tues, 4pm, Rec. Center

There were no reports.

12. Kooklani I & II SCR – Planning Commission requests a recommendation from LJCPA & for July 21st Planning Commission hearing

7451 and 7447 Hillside Drive - Substantial Conformance Review to CDP No. 9045 and La Jolla Shores Planned District Permit (LJSPDP) No. 9046 for the Kooklani I Residence; and CDP No. 9047 and LJSPDP No. 9048 for the Kooklani II Residence that includes revised architectural design for the two previously approved single family residences.

PRC Action June 2011: The PRC voted 6-0-1 and 5-0-1 that it did not meet the SCR requirements --Prop D and other reasons.

Francisco Mendiola of the firm CDGI was present to answer questions about the project.

Trustee Merten said that the drawings that indicated the project did not meet requirements had been since modified, and as a result there were no longer questions or concerns about the issues raised at PRC. **Trustee Whittemore** and **President Crisafi** concurred.

The following are the Proposition D data provided for the record:

Kooklani I: low datum point el. 442.0' and top of structure el. 481.5'
Kooklani II: low datum point el. 443.6' and top of structure el. 483.1'

Trustee LaCava commented this project has been in the process for four years and was finished in March. The City had not given the LJCPA an opportunity to review the project before approving it and that is why the approval was appealed. Subsequently **President Crisafi** took it upon himself to review the plans and discovered problems. Through **President Crisafi's** efforts and further review by PRC, the issues have been properly resolved. At **Trustee LaCava's** request the applicant agreed to leave the plans with **President Crisafi** to assure that those will be the plans reviewed by the Planning Commission.

Trustee Lucas stated the project is essentially as approved previously.

Approved Motion: Findings can be made for substantial conformance review of the design depicted on those drawings dated 05 July 2011, (Merten/Whittemore, 11/1/2).

In favor: Bond, Brady, Conboy, Costello, Fitzgerald, LaCava, Lucas, Manno, Merten, Weiss, Whittemore.

Against: Allen.

Abstain: Gabsch, Crisafi.

- 13. 8490 Whale Watch Way** - public review of Negative Declaration extended 14 days to July 12th
Demolish an existing home and construct a new 12,716 sf single dwelling unit on a 0.46 acre site. This includes a 6241 sf first floor and 6,475 sf second floor.
Previous PRC action April 2010: Motion to deny - Project does not conform to LJS PDO section 1510.0301(b), 3-1-1
Previous LJCPA action May 2010: Motion to accept PRC recommendation, 15-0-1
PRC Action June 2011: The PRC committee moves that the LJCPA send a letter to the Development Services Department taking exception to the City's Negative Declaration 5-1-1

James Brown of the firm Public Architecture was present to answer questions about the project. He noted that the "design architect" is Zaha Hadid, internationally noted architect and Pritzker prize winner. This would be her first North American house. He emphasized comparison to similar existing houses in the immediate vicinity, which includes parts of the Montoro development. The project will also increase the view of the neighboring house to the southeast. The first presentation to planning groups was in 2008 and since then it has changed several times in response.

Trustee Costello commented that the overall problem with the design is that it is too large for the lot.

Trustee Merten distributed a six-page draft letter enumerating the flaws in the City's Draft Negative Declaration.

The PRC action and **Trustee Merten's** draft letter on the subject of the City's Draft Negative Declaration were discussed with comment by Trustees generally on the bulk and scale of the proposed house. **Trustees Costello, Conboy, LaCava, Fitzgerald, Lucas** and **Gabsch** participated in the discussion. LJCPA members **Bob Collins** and **Helen Boyden**, chair of the PRC, also commented.

Approved Motion: Moved to accept the recommendation of the La Jolla Shored Permit Review Committee, and that the La Jolla Community Planning Association send a letter to the Development Services Department taking exception to the Negative Declaration and that that letter be substantial in form and content to the 07 July draft presented by Trustee Merten, (Whittemore/Brady, 10/2/2).

In favor: Bond, Brady, Costello, Fitzgerald, Gabsch, Lucas, Manno, Merten, Weiss, Whittemore.

Against: Allen, Conboy.

Abstain: LaCava, Crisafi.

14. Adjourn at 9:22 PM. Next Regular Monthly Meeting, Aug. 4, 2011, 6:00 pm