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



## La Jolla Community Planning Association

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

**Thursday, 1 December 2011**

### **FINAL MINUTES – REGULAR MEETING**

Present: Dan Allen, Cynthia Bond, Tom Brady, Laura DuCharme-Conboy, Michael Costello, Dan Courtney, Tony Crisafi, Jim Fitzgerald, Orrin Gabsch, Joe LaCava, David Little, Tim Lucas, Nancy Manno, Phil Merten, Cynthia Thorsen, Rob Whittemore.

Absent: Devin Burstein, Ray Weiss.

**1. Welcome and Call To Order: Tony Crisafi**, President, at 6:02 PM

**2. Adopt the Agenda**

**President Crisafi** noted that the Pelberg Residence would be heard as Item 18 and not under the Consent Agenda (Item 9); it had been shown both places in the posted Agenda.

**Approved Motion: Motion to adopt the Agenda as revised, (Manno/Fitzgerald, 14-0-1).**

In favor: Allen, Bond, Brady, Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Little, Manno, Merten, Thorsen, Whittemore.

Abstain: Crisafi.

**3. Meeting Minutes Review and Approval – 3 November 2011**

**Trustee La Cava** had submitted to the Secretary edits concerning his remarks and correction to the motion on Hennessey's sidewalk café (Item 13); **Trustee Merten** asked for a clarification to be added to his comments on Hennessey's sidewalk café.

**Approved Motion: Motion to approve the Minutes of 3 November 2011 as revised, (Courtney /Fitzgerald, 14-0-1).**

In favor: Allen, Bond, Brady, Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Little, Manno, Merten, Thorsen, Whittemore.

Abstain: 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 was not present.

**B. Council District 1 - Councilmember Sherri Lightner**

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

**Ms. Demorest** reported that the Councilmember's office continues the pothole "roundup"; a City economic development committee was being formed, and suggestions are welcome.

**Trustee Costello** asked about compatibility of street lighting with astronomical research. **Trustee Allen** asked if there was progress on Torrey Pines Road traffic management actions. She reported that the VCalm<sup>®</sup> signs should be in place in February and the timeline for Segment 4 of the TPR Plan, which includes the retaining wall work, is coming soon. She added that tree trimming and roadside weed management on La Jolla Parkway was ongoing.

**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:// physicalplanning.ucsd.edu](http://physicalplanning.ucsd.edu)**

**Ms. Delouri** provided written updates on campus development projects and for further information referred to the website [physicalplanning.ucsd.edu](http://physicalplanning.ucsd.edu); She noted the last newsletter is mostly about development on the Scripps Institution of Oceanography campus.

**General Public Comment**

**Phyllis Minick** announced that the Coastal Commission is considering an application by the City for a year-around rope limiting access to the beach and ocean at Children's Pool. The Coastal Commission's meeting on this issue is 11-13 January. She encouraged the public to send letters objecting.

**Clint Carney** introduced himself as part of a project outreach team for water main replacement along Via Rialto. The project will run from February to June. He is coordinating with the Colony Hill Home Owners' Association. He asked to be on the January LJCPA agenda.

**Esther Viti** announced that the Nell Carpenter Beautification Committee continues to conduct a volunteer community cleanup each Saturday from 9 to 12AM; volunteers meet in front of the Athenaeum on Wall Street.

**6. Non-Agenda Items for Trustee Discussion**

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

**Trustee Whittemore** said he was asked to give an update on the issue of the application of City-wide Floor Area Ratios (FARs) in the La Jolla Shores Planned District. He had been told by Councilmember Lightner advising that her staff was working on it. **Trustee Little** asked if the City Attorney's office was involved. No formal opinion has been provided. **Trustee Whittemore** suggested a meeting with Development Services Department Director Kelly Boughton. All relevant local community organizations support the City confirming the application of the FARs in La Jolla Shores.

**Trustee Courtney** said he had been approached by property owners in the area to ask for an update on the safety improvements pending on Torrey Pines Road.

**7. Officer's Reports**

**A. Secretary: Dan Allen**

**Trustee Allen** stated that if one wants his or her attendance recorded today, he or she can sign-in at the back of the room. There are two sign-in lists: one for LJCPA members and one for non-members. LJCPA is a membership organization open to La Jolla residents, property owners and local businesspersons at least 18 years of age. This is a meeting of the Trustees, who are elected by the LJCPA members. By providing proof of attendance you maintain membership and become eligible for election as a Trustee. Eligible non-members wishing to join the LJCPA must have recorded attendance for one meeting and must submit an application, copies of which are available from **Trustee Thorsen** and on-line at our website: [www.lajollacpa.org](http://www.lajollacpa.org). Persons are entitled to have attendance recorded without signing-in and such case must provide the Secretary before the end of the meeting a piece of paper with printed full name, signature and a statement asking attendance be recorded.

**B. Treasurer: Jim Fitzgerald**

November Beginning Balance: \$190.79 + Income \$139.32 – Expenses \$116.25 = Ending Balance: \$213.86.  
Expenses include Agenda printing and telephone expenses.

**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.

**8. President's Report** – Action Items Where Indicated

**A. Dale Naegle's passing**

**President Crisafi** related expression gratitude from Dale's wife Myrna for this remembrance; he read testimonials from friends to Dale's dedication to his career and to the La Jolla community.

**B. Community Planners Committee** - No action items

**C. 8490 Whale Watch Way** – City Council hearing date not set until 12/6/11, tentatively 1/10/12 or 1/17/12

**D. Ad Hoc Committee on Bylaws** – Action Item

Ratify appointment of Ad Hoc Committee to update bylaws for adoption by membership at the March 2012 membership meeting.

**Approved Motion: Motion to Ratify appointment an Ad Hoc Committee on Bylaws; members to be: Phil Merten, Chair, Mike Costello, Vice Chair, Laura DuCharme Conboy, Joe LaCava, Tim Golba, Tony Crisafi, Mark Lyon and Rob Whittemore, (Gabsch/LaCava, 14-0-2).**

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

Abstain: Crisafi, Little

Trustee Little indicated his reason to abstain is, "Not vetted by CPA Board nor have Trustee opportunity to approve each appointed member"

**E. Elections Committee**

**President Crisafi** asked for volunteers among the Trustees to e-mail him.

**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. Stedman Residence**

**DPR ACTION: Findings can be made for a Coastal Development Permit and Site Development Permit for Environmentally Sensitive Lands to demolish existing residence and construct a 12,379 SF single family residence and guest quarters on a 1.61 acres site at 9030 La Jolla Shores Ln, 5-0-0.**

9030 La Jolla Shores Lane – CDP & SDP for Environmentally Sensitive Lands to demolish existing residence and construct a 14,800 SF single family residence and guest quarters on a 1.61 acres site.

**B. Weintraub LL Adjustment**

**DPR ACTION: Findings can be made for a Coastal Development Permit and Lot Line Adjustment Parcel map at 321 San Colla Street and 334 Ricardo Place, 7-0-1.**

321 San Colla St & 334 Ricardo Pl - CDP and Lot Line Adjustment Parcel map at 321 San Colla Street and 334 Ricardo Place.

**Approved Motion: Motion to accept the recommendations of the Development Permit Review Committee: (A) Stedman Residence: Findings can be made for a Coastal Development Permit and Site Development Permit for Environmentally Sensitive Lands to demolish existing residence and construct a 12,379 SF single family residence and guest quarters on a 1.61 acres site at 9030 La Jolla Shores Ln., and (B) Weintraub LL Adjustment: Findings can be made Coastal Development Permit and and Lot Line Adjustment Parcel map at 321 San Colla Street and 334 Ricardo Place, and to forward the recommendations to the City, (Merten/Fitzgerald, 15-0-1).**

In favor: Allen, Bond, Brady, Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Little, Lucas, Manno, Merten, Thorsen, Whittemore.  
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, La Jolla Recreation Center
- C. Community Planners Committee** – Meets 4th Tues, 7pm, 9192 Topaz Way, San Diego
- D. La Jolla Parks & Beaches, Inc.** – Meets 4th Mon, 4pm, La Jolla Recreation Center

**11. Ad Hoc Committee on Operating Procedures** – Action item

Ad Hoc Action: Consideration to adopt Ad Hoc Committee's recommendations #2 & #3, listed below.  
See Procedures created by the ad hoc committee attached to this agenda.

*Aug 2011 Recommendations:*

*2. The ad hoc committee recommends that the LJ Community Planning Association eliminate the policies of January 8, 2009 and March 6, 2008, and leave it to the Community Joint Committees and Boards to develop their own policies and procedures. (Boyden/Conboy 5/0/0).*

*3. The ad hoc committee recommends that the LJ Community Planning Association eliminate the policy of January 4, 2009, and leave it to the Community Joint Committees and Boards to develop their own policies and procedures. (Whittemore/LaCava 4/1/0).*

Trustees discussed whose bylaws must be approved by whom between the LJCPA, its committees and the City. The distinction between bylaws and operating procedures was elaborated.

**Failed Motion: Motion to adopt Ad Hoc Committee on Operating Procedures' recommendations #2, (LaCava/Merten, 0-15-1).**

Oppose: Allen, Bond, Brady, Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Little, Lucas, Manno, Merten, Thorsen, Whittemore.  
Abstain: Crisafi.

**Approved Motion: Motion to commit the Ad Hoc Committee on Operating Procedures' recommendations to the Ad Hoc Committee on Bylaws, (LaCava/Merten, 14-0-2).**

In favor: Allen, Bond, Brady, Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Little, Lucas, Manno, Thorsen, Whittemore.  
Abstain: Crisafi, Merten.

**12. 7401 La Jolla Blvd. Mixed Use** – Action item

7401 La Jolla Blvd - CDP and SDP to construct a mixed use building with 5,400 sf commercial space and a 4,600 sf single-family residence on a vacant 0.23-acre site.

*PDO ACTION (OCT 2011): The project as presented conforms to the PDO. 7-0-0*

*DPR ACTION (OCT 2011): Findings can be made for a Coastal Development Permit and Site Development Permit to construct a mixed use building, 5,200 sf commercial and 5,080 sf residential, 7,070 sf underground garage (13 spaces) on a vacant 0.23-acre site. 5-0-2*

**Tony Crisafi**, architect for the applicant presented, the second floor will be two residential units at 5,080 sf, not one at 4,600, as described in the agenda; Trustee Little discussed the point of using finished grade for measuring Proposition D height; **Trustee Lucas** asked about parking. No member of the public spoke.

***At this point (7:12 PM) President Crisafi left the room. Treasurer Fitzgerald assumed the chairmanship of the meeting.***

**Approved Motion: Motion to accept the recommendations of the Development Permit Review Committee and the Planned District Ordinance Committee: 7401 La Jolla Blvd. Mixed Use: Findings can be made for a Coastal Development Permit and Site Development Permit to**

**construct a mixed use building with 5,400 sf commercial, 5,080 residential and 7,070 sf underground garage on a vacant 0.23-acre site, (Costello/Manno, 12-2-1).**

In favor: Allen, Bond, Brady, Conboy, Costello, Courtney, Fitzgerald, Gabsch, Lucas, Manno, Merten, Thorsen,  
Opposed: LaCava, Little.  
Abstain: Whittemore.  
Recused - out of room: Crisafi.  
Trustee Whittemore

***At this point (7:14 PM) President Crisafi returned to chair the meeting.***

**13. On Street Parking** – Pulled from Consent at October meeting, Action item

Consideration of Draft of City Council Policy relating to On-Street Parking  
*T&T ACTION (Sept 2011): See attached draft minutes for approved motions.*

This item was presented by **Trustee Brady** representing the Traffic & Transportation Board. **Trustees LaCava** and **Gabsch** spoke in favor of the proposed motion.

**Approved Motion: Motion to support adoption of a draft City Council policy establishing a consistent practice throughout the City soliciting community input on Installation, Modification or Removal of On-Street Parking Zones. Specifically, that such policy include the following language: "It is the policy of the Council that any request for the installation, modification or removal of an On-Street Parking zone shall be presented to the appropriate community planning group(s) for approval. If those community planning group(s) make a recommendation concerning a request,, that recommendation shall be included in the final recommendation presented by the Traffic Engineer and considered by the appropriate decision manager as an additional factor in granting, denying or modifying the request", (LaCava/Thorsen, 15-0-1).**

In favor: Allen, Bond, Brady, Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Little, Lucas, Manno, Merten, Thorsen, Whittemore.  
Abstain: Crisafi.

**14. Shahbaz Residence – Deferred to January by Applicant**

6412 Avenida Manana - Coastal Development Permit to demolish an existing 3,869 sf residence and construct an 7,884 sf two story single family residence and an attached 3 car garage on a 0.57 acre site,  
*DPR ACTION (OCT 2011): Findings can be made for a Coastal Development Permit to demolish an existing 3,869 sf residence and construct a 7,884 sf two story single-family residence and an attached 3-car garage on a 0.57-acre site, 4-1-2.*

**15. La Jolla Concours d'Elegance** – Action Item

Scripps Park / Street Closure March 31st – April 1st

*T&T ACTION (OCT 2011): Motion to approve street closure only as per the previous year, 8-1-0.*

**Michael Dorvillier**, chair of the event, presented the plans for the eight annual auto show, formerly the La Jolla Motor Car Classic, to be held at Scripps Park, Sunday 01 April 2012. The event is organized by the La Jolla Historical Society for the benefit of the Society and for the Monarch School, which is a charity for homeless children located in San Diego. This year there will be a physical extension of the show southward on Girard as an effort to involve more local retail merchants and hotels. Also, a portion of the show will be free to the public.

**Rosmary Murrieta** of the La Jolla Village Merchants Association expressed their active support of the event.

**John Bolthouse**, the Historical Society's executive director, discussed costs and revenues from last year.

**President Crisafi** noted that he and certain other Trustees had met with the proponents of the La Jolla Concours d'Elegance prior to this meeting. **Trustee Gabsch** said that closing the 7800 block of Girard was the objection that prevented T&T Board for approval of the 2012 street closures as presented. **Mr. Dorvillier** assured they are not now proposing that closure. Concerning affected merchants, they contacted then, and he provided a handout with 63 signatures indicating support. Trustees discussed the increase entry fee, parking issues, advisability of shuttle service and priority for local businesses (particularly food services) over competitors from outside the community to participate at the event. **Trustee Little** was concerned about the global problem of private use of public spaces. **Sally Miller** commented on handicap access and parking.

**Approved Motion: Motion to approve the street closures, as presented, on 31 March and 01 April 2012, (Conboy/Courtney, 14-1-1).**

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

Opposed: Little.

Abstain: Crisafi.

***At this point the sequence of the agenda was modified to hear Item 18***

**18. Pelberg Residence SCR – Action Item**

8335 Camino del Oro - SCR to CDP #175251 and SDP #525867. Modifications to the project reduce the overall square footage from 4,600 sf to 4,100 sf while staying in the footprint of the originally approved design. FAR reduced from 0.75 to 0.65 and lot coverage reduced from 45% to 34%.

*PRC ACTION (NOV 2011): Project presented to the committee is in substantial conformance with the previously approved Coastal Development Permit #175251 and Site Development Permit #525867. 4-1-1*

**Paul Benton**, architect for the applicant presented; **Peggy Davis**, said she understood that the applicant had met with those who had raised an objections earlier and resolved their issues; neighbor **Mrs. Patridge** stated she had not received notice, but **Mr. Benton** showed that she had been sent the mailing.

**Approved Motion: Motion to accept the recommendation of the LJ Shores Permit Review Committee: Pelberg Residence SCR: The project presented to the committee is in substantial conformance with the current approved Coastal Development Permit #175251 and Site Development Permit #525867, and with the Municipal Code and the Community Plan in force at the times the original permits were issued, and to forward the recommendation to the City. (Costello/Fitzgerald, 15-0-1).**

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

Abstain: Crisafi.

***At this point the sequence of the agenda was restored to hearing Item 16***

**16. Valet Parking Public review processing – Action Item**

Whether to author letter by PDO stating the shortcoming of city processing of Valet Parking – example project: 7979 Ivanhoe

**Approved Motion: Motion to table for consideration at the next meeting, (Costello/Fitzgerald, 15-0-1).**

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

Abstain: Crisafi.

**17. Urban Agriculture LDC Amendments**

City-wide Land Development Code amendments supporting urban agriculture to further the goal of improving access to healthy, local & sustainable foods.

See: <http://www.sandiego.gov/development-services/industry/landdevcode.shtml#projectsOpen>

**Trustee LaCava** presented referring to material in the Trustees' package; **Trustee Costello** provided a handout in which he enumerated concerns about animal oversight, need for continuous attention, accumulation of manure and slaughtering. **Laura Hershey** and **Diane Bush**, a beekeeper, spoke in favor of urban agriculture. A discussion ensued with a surprising number of Trustees reminiscing about life on the farm.

This item is continued to next month.

**19. Adjourn at 8:56 PM.** Next Regular Monthly Meeting, 5 January 2012, 6:00 pm.