

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

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, 5 January 2012**

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

Present: 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, Ray Weiss.

Absent: Dan Allen, Devin Burstein.

**1. Welcome and Call To Order: Tony Crisafi**, President, at 6:05 PM

**2. Adopt the Agenda**

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

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

Abstain: Crisafi.

**3. Meeting Minutes Review and Approval – 1 December 2011**

**Approved Motion: Motion to approve the Minutes of 1 December, (Merten/Brady, 12-0-2).**

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

**4. Elected Officials Report - Information Only**

**A. Council District 2 - Councilmember Kevin Faulconer**

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

**Ms. Miles** made a report.

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

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

**Ms. Demorest**, present, deferred to **Councilmember Sherri Lightner** for a report. **Councilmember Lightner**, as chair of the recently created Economic Development and Strategies Committee, will work to create a long-term vision for San Diego's economy, as well as develop innovative approaches to retain, attract and grow local business. **Councilmember Lightner** noted that prior to her election to City Council, she had advocated for such a committee, believing this committee and its goals to be of paramount importance to the City. **Ms. Lightner** reported the unanimous adoption, by the Council, of her Comprehensive Water Policy. Responding to community concerns re speeding cars and the ongoing Torrey Pines Corridor project, **Ms. Lightner** allocated funds from her personal office budget to pay for the recently installed V-calm signs on Torrey Pines Road. **Ms. Lightner** expressed her gratitude for the honor of representing District One and thanked the Trustees for their service.

**5. Ratify LJ Shores Permit Review Committee member - Myrna Naegle** nominated by La Jolla Shores Association

**Approved Motion: Motion to ratify the appointment of Ms. Myrna Naegle to La Jolla Shores Permit Review Committee, (Whittemore/Weiss, 11-4-1).**

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

**6. 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).

**General Public Comment**

**Ray Ellis** announced his candidacy for City Council District 1.

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

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

**Trustee LaCava** invited the community to the annual Bird Rock Home Tour on January 28. Proceeds will benefit the Bird Rock Elementary School.

**Trustee Thorsen** referred the Trustees to a potential Municipal Code update regarding lot size and infill building that deserves the attention of Trustees.

**Trustee Little** noted re: the 7401 La Jolla Boulevard project, with the information presented he had been unable to determine the height of the project and therefore had voted against the project. Subsequently after a visit to the offices of Island Architects, he was shown additional material and can now confirm the project does conform to the 30' height limit.

**Trustee Merten**, speaking on behalf of himself re: 8490 Whale Watch Way: This project is expected to be appealed to San Diego City Council. **Mr. Merten** urged those persons who are concerned about, and are in opposition to this project; appear at the City Council hearing.

**Trustee Gabsch**, expressed his concern regarding quality of life and increased population within San Diego.

**Trustee Courtney** requested an Agenda item regarding leaf blowers and noise pollution.

**Trustee Costello** noted his concern regarding business conducted within a single-family home, in R1 single-family zones that change the character of the neighborhood.

**Trustee Fitzgerald** commented re the LJCPA request, (Motion: LJCPA Meeting, 04 August 2011), to the City to verify and/or confirm the "underlying base zones," in regard to La Jolla Shores and expressed his hope that the City is making progress in addressing this contentious La Jolla Shores issue.

**Trustee Devin Burstein** has, with great regret, resigned. At Mr. Burstein's request, **Trustee LaCava** read into the record his letter of resignation.

**President Crisafi**, referring to **Trustee Thorsen's** previous comments regarding "infill," suggested Trustees should look at 4151 Redwood Avenue, Marina del Rey, California, via "Google Maps," and for further edification, he suggested [www.classicist.org](http://www.classicist.org), Institute of Classical Architecture.

## 8. Officer's Reports

### A. Treasurer: Jim Fitzgerald

December Beginning Balance: \$213.86 + Income \$225.05 – Expenses \$434.25 = Ending Balance: \$4.66.  
Expenses include Agenda printing, telephone expenses and semi-annual Recreation Center meeting space rent.

**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.

### B. Secretary

**President Crisafi**, for absent Secretary Dan 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.

**Trustee LaCava** urged all Trustees and **President Crisafi** to contact members regarding lapse of membership and the urgent need to maintain a viable community organization, especially considering the March election.

*At this point the sequence of the agenda was modified to hear Item 12.*

## 12. Avenida de la Playa Infrastructure Replacement Project

**Mr. Bill Harris**, Senior Public Administration Officer, described this complex, extensive project in detail, answered questions and responded to comments.

**Trustees Thorsen, Little, Courtney, Weiss, Fitzgerald** and **Lucas** commented. **Mr. Bill Metz** commented.

**Trustee LaCava** described this project as a model to be emulated, of how a Council Office, community and city staff can work together. **Trustee LaCava** complimented the City Staff on their extraordinary efforts, their readiness to schedule meetings, their patience and their willingness to answer questions and to listen to the concerns of the community. **Trustee Lucas** was complimented by **Mr. Harris** and by **Trustee LaCava** for his diligence and his contributions, "above and beyond," to the development of the Project.

### Approved Motion: Motion to approve Avenida de la Playa Infrastructure Replacement Project: Phase One, (LaCava/Gabsch, 15-0-1).

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

*At this point the sequence of the agenda was restored.*

## 9. President's Report – Action Items Where Indicated

### A. Ad Hoc Committee on Bylaws Report by Phil Merten, Chair

### B. Whitney Lawsuit update

The La Jolla Community Planning Association has been notified by the San Diego City Attorney's Office: The Playa Grande LLC (Whitney), lawsuit has been withdrawn.

### C. Trustee elections: There are seven open seats. **Trustee LaCava** stated that those LJCPA members who wish to be a candidate must have attended a minimum of three meetings within the previous twelve months prior to

the March 2012 election and announce their candidacy prior to or during the February LJCPA meeting. There will be a candidates' forum during the February meeting.

## **10. 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, 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. 8440/8450 Whale Watch Way**

**PRC ACTION: Motion to approve the Coastal Development Permit (CDP) and the site development permit (SDP) for the project as presented to the committee 6-0-1**

8440/8450 Whale Watch Way - CDP and SDP for demolition of two existing SFRs and construction of a 10,755 sq. ft, two-story single family residence with portions of lower level subterranean garage defined as basement on a 40,207 sq ft lot straddling the lot line.

### **B. Yaz Easement Vacation**

**DPR ACTION: Motion that findings can be made for a Sewer Easement Vacation and Coastal Development Permit at 310 (and 318) Dunemere Drive . 7-0-1**

310 Dunemere Dr. - Sewer Easement Vacation and CDP to re-route a 1929 sewer lateral from under a house to under a walk way between two houses, both to be served by new lateral.

### **C. Miller Residence – *Pulled by Trustee Conboy***

**DPR ACTION: Motion that findings can be made for a Coastal Development Permit to demolish existing residence and construct a 4,093 SF single family residence on a 0.16 acre site at 440 Belvedere Street. 3-1-1**

440 Belvedere Street - Coastal Development Permit to demolish existing residence and construct a 4,093 SF single family residence on a 0.16 acre site.

### **D. Sea Ridge Custom Residence – *Pulled by Trustee Thorsen***

**DPR ACTION: Motion that findings can be made for a Coastal Development Permit and Site Development Permit to construct a two-story 7,858 SF single-family residence plus a basement (10,454 SF of habitable space). 4-3-1**

427 Sea Ridge Drive - CDP and SDP to construct a two-story approximately 7,858 SF single family residence plus a basement (approximately 10,454 SF of habitable space).

### **E. Ariza Residence**

**DPR ACTION: Motion that findings can be made for a Coastal Development Permit to demolish existing residence and construct a 5,660 two-story single-family residence on a 0.61 acre site at 1654 Marisma Way. 4-0-1**

1654 Marisma Way - Coastal Development Permit to demolish existing residence and construct a 5,660 two-story single family residence on a 0.61 acre site

***At this point (7:25PM) President Crisafi, consulting Architect for applicants neighbors, at 8440/8450 Whale Watch Way, (Item A), recused and left room. Vice President Whittemore assumed the Chair.***

### **Approved Motion: Motion**

**To accept the action of the Permit Review Committee: (A) 8440/8450 Whale Watch Way: To approve the Coastal Development Permit (CDP) and the site development permit (SDP) for the project as presented: CDP and SDP for demolition of two existing SFRs and construction of a**

**10,755 sq ft, two-story single family residence with portions of lower level subterranean garage defined as basement on a 40,207 sq ft lot straddling the lotline, and forward the recommendation to the City,**

**To accept the action of the Development Permit Review Committee: (B) Yaz Easement Vacation: Findings can be made for a Sewer Easement Vacation and Coastal Development Permit at 310 (and 318) Dunemere Drive: Sewer Easement Vacation and CDP to re-route a 1929 sewer lateral from under a house to under a walk way between two houses, both to be served by new lateral, and forward the recommendation to the City; (E) Ariza Residence: 1654 Marisma Way: Findings can be made for a Coastal Development Permit to demolish existing residence and construct a 5,660 two-story single-family residence on a 0.61 acre site: 1654 Marisma Way, and forward the recommendation to the City, (Courtney/Fitzgerald 14-0-1)**

In Favor: Bond, Brady, Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Little, Lucas, Manno, Merten, Thorsen, Weiss.

Abstain: Whittemore.

Recused - out of room: Crisafi.

***At this point President Crisafi returned to chair the meeting.***

**11. 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  
No action to report.

**C. Community Planners Committee** – Meets 4th Tues, 7pm, 9192 Topaz Way, San Diego  
Had no meeting in December.

**D. La Jolla Parks & Beaches, Inc.** – Meets 4th Mon, 4pm, La Jolla Recreation Center

**13. Shahbaz Residence – *Deferred to February by Applicant***

6412 Avenida Manana - Coastal Development Permit to demolish an existing 3,869 single family 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.*

**14. 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 Valet Parking

**Trustees Fitzgerald, LaCava, and Courtney** commented. **President Crisafi** stated this Agenda Item requires clarification, should be deferred to a future meeting for further discussion. No action.

**15. 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; There was an extensive discussion regarding Urban Agriculture and Animal Husbandry and a divergence of opinion among the Trustees. **Trustees Conboy, Costello, Fitzgerald, Gabsch, Little, Lucas, Manno and Merten** commented.

**Dr. Laura Hershey, Ms. Jenny Maedgen, Ms. Sally Miller and Ms. Beth Thompson** commented.

**Motion: Approved Motion: The LJCPA supports the proposed changes related to Weekly Farmers Markets, Daily Farmers Markets, and Community Gardens in commercial and industrial zones, and in the case of (c), residential zones, with the following clarification: (i) Value-added and Onsite Cooking shall not be allowed at either Weekly or Daily Farmer's Market Stands on private property. (ii) At least 85% of the vendors shall be limited to selling produce. (iii) Sale of produce in residential zones shall be limited to no more than three times a year, consistent with Section 141.0305, San Diego Municipal Code, (LaCava/Manno, 7-2-3).**

In favor: Conboy, LaCava, Little, Lucas, Manno, Merten, Thorsen.

Oppose: Costello, Fitzgerald.

Abstain: Brady, Crisafi, Gabsch.

**Failed Motion:** The LJCPA supports the proposed changes to Husbandry, with the following clarification: (a) Urban Agricultural Activities shall be limited to only one species, (chickens, goats, or bees), in the RS, RT, and RX zones; (b) The number of Urban Agricultural Activities shall be limited to only one species, (chickens, goats, or bees) in the RM zones unless the lot size is twice the minimum required in the zone and the required setbacks are increased to twice that required by these regulations and (c) Require front yard and street side yard signage for beekeeping in residential zones, (LaCava/Little, 3-7-2).

In favor: LaCava, Little, Lucas.

Oppose: Brady, Conboy, Costello, Fitzgerald, Gabsch, Merten, Thorsen,

Abstain: Crisafi, Manno

**Motion: Approved Motion: The LJCPA opposes the proposed changes to Husbandry, as included in the Urban Agricultural Amendments to the Municipal Code for the following reasons, to include but not be limited to the following seven items: (a) The Urban Agriculture Amendments circumvent the professional food, health, and sanitation monitoring systems established at the Federal, State and County levels and do not replace them; (b) Generally, these Amendments down grade neighbor's protections from deleterious effects of farm animals and bees. Additionally, annually renewable Conditional Use Permits should be required to protect neighbors from errant urban farmers, (an objection by any one neighbor within 300 ft should disallow the CUP); (c) There should be a requirement for periodic Veterinarian inspections of goats, chickens and bees; (d) There should be a requirement for periodic Health Department inspections of goats, chickens, and bees; (e) The City does not provide protection to adults and children who are allergic to bee stings; (f) City resources are already overcommitted, i.e., San Diego City Code Enforcement Department, and it is unfair for Code Enforcement to be tasked with this additional burden and (g) It is unnecessary to down grade the life style of an RS-1 Zone to allow agriculture; there is ample opportunity for agriculture within San Diego County and California State, (Merten/Fitzgerald, 8-3-1).**

In favor: Brady, Conboy, Costello, Fitzgerald, Gabsch, Merten, Thorsen, Manno.

Oppose: LaCava, Little, Lucas.

Abstain: Crisafi.

**16. Adjourn at 9:04 PM.** Next Regular Monthly Meeting, 2 February 2012, 6:00 pm.