



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

President: Tony Crisafi
Vice President: Joe LaCava
Treasurer: Orrin Gabsch
Assistant 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, 3 May 2012

FINAL MINUTES – REGULAR MEETING

Trustees Present: Dan Allen, Cynthia Bond, Tom Brady, Devin Burstein, Laura Ducharme-Conboy, Michael Costello, Dan Courtney, Tony Crisafi, Jim Fitzgerald, Orrin Gabsch, Joe LaCava, David Little, Phil Merten, Cindy Thorsen, Fran Zimmerman.

Absent: Tim Lucas, Nancy Manno.

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

2. Adopt the Agenda

Trustee Gabsch asked that the item from the Traffic and Transportation Board minutes concerning Hillel, 8966 Cliffridge Avenue, be on the Consent Agenda. It was added as item 9.G.

Approved Motion: Motion to adopt the Agenda as modified, (Gabsch/Fitzgerald, 10-2-1).

In favor: Allen, Bond, Brady, Burstein, Conboy, Fitzgerald, Gabsch, Little, Merten, Thorsen.

Opposed: Costello, LaCava.

Abstain: Crisafi.

3. Meeting Minutes Review and Approval – 5 April Regular Meeting

Approved Motion: Motion to approve the Minutes of the 5 April Meeting, (Gabsch/Fitzgerald, 12-0-1).

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

Abstain: Crisafi.

4. Elected Officials Report - Information Only

A. San Diego City Council District 2 - Councilmember Kevin Faulconer

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

Ms. Miles was not present.

B. San Diego City Council District 1 - Councilmember Sherri Lightner

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

Ms. Demorest spoke about the upcoming City infrastructure bond, the enthusiastic turnout (over 400) at the Post Office public meeting, and the construction status of the new Cove and La Jolla Shores lifeguard stations.

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>

Ms. Delouri brought copies of UCSD's planning department monthly update and newsletter; current projects of note are at Scripps Institute of Oceanography and the Jacobs Medical Center. She also reported that the new chancellor was just named. He is Pradeep Khosla, and he will take office 1 August.

General Public Comment

Pat Granger had questions and comment on the procedures practiced by the Traffic & Transportation Board.

Michael Morton provided copies of his letter of resignation from the La Jolla Shores Permit Review Committee and a copy of the reply he received from the City on his criticisms of the fairness of the process that the PRC

used in considering the Hillel project. The City has referred the matter to the Community Planning Association, and he asks for an investigation (see further under President's Report).

6. Non-Agenda Items for Trustee Discussion

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

Trustee LaCava commented on the departure of David Schwab from the staff of the La Jolla *Light*, noting his service to the community, among other things covering our meetings, and adding that he will surely be missed .

Trustee Conboy announced an upcoming summer camp for middle school and high schoolers about architecture sponsored by the La Jolla Historical Society. **Trustee Brady** thanked **Trustee LaCava** and others who organized the Post Office meeting. **Trustee Little** asked questions about environmental review and committee member conflict of interest. **Trustee Costello** commented on the likely success of an effort to prevent commercial party use of the former MTV Real World house.

7. Officer's Reports

A. Secretary

Trustee Allen stated LJCPA is a membership organization open to La Jolla residents, property owners and local businesspersons at least 18 years of age. By providing proof of attendance one maintains membership and becomes 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. Forms are on-line at www.lajollacpa.org.

B. Treasurer

Trustee Fitzgerald presented the results for the past month. April Beginning Balance: \$258.01 + Income \$164.50 – Expenses \$140.18 = May Beginning Balance: \$282.33. Expenses for the month included 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 are in cash to preserve anonymity.

8. President's Report – Action Items where indicated

A. Committee Appointments for ratification by trustees – Action item

To the Development Permit Review Committee: Dan Grunow, Mike Costello, Paul Benton (Chair), Lynne Hayes, Phil Merten,

To the La Jolla Shores Permit Review Committee: John Shenk, Phil Merten, Laura Ducharme-Conboy,

To the La Jolla Planned District Ordinance Committee: Orrin Gabsch, Glen Rasmussen, David Little,

To the Traffic and Transportation Board: Dan Courtney, Orrin Gabsch,

To the Coastal Access and Parking Board: Tom Brady, Dan Allen,

Representative to the Community Planners' Committee: Joe LaCava, Tony Crisafi - alternate.

Approved Motion: Motion to ratify the LJCPA appointments to the Joint Committees and Boards, (LaCava/Gabsch, 14-0-1).

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

Abstain: Crisafi.

B. Ad Hoc Committee on Trustees Representing Project Applicants or Project Opponents – Action item

Appointees: Phil Merten - Chair, Mike Costello - Vice Chair, Laura Ducharme-Conboy, Jim Fitzgerald, Joe LaCava, Tony Crisafi, Cindy Thorsen, Rob Whittemore.

The committee will meet in May; time & place to be announced.

Approved Motion: Motion to ratify the appointments to the Ad Hoc Committee on Trustees Representing Project Applicants or Project Opponents, (Courtney/Thorsen, 11-2-2).

In favor: Allen, Bond, Brady, Burstein, Conboy, Costello, Courtney, Fitzgerald, Gabsch, Merten, Thorsen.

Opposed: Little, Zimmerman.

Abstain: LaCava, Crisafi.

C. Form Special Election Committee – Action item

Trustee Ray Weiss has resigned with regret that his professional travel obligations make it impossible to regularly attend the required number of meetings. **President Crisafi** commented on his valuable service. There being no volunteers to form a Special Election Committee, **President Crisafi** will make appointments.

D. Letters Concerning Possible Violations of Bylaws or City Policy 600-24 – Information item

There have been two letters received, from **Michael Morton** and **Bob Whitney**, on different subjects. These will be reviewed by the officers and results of the inquiries will be reported to the Trustees.

E. President Crisafi thanked Bob Marco for setting up the meeting room each month and thanked the office of Councilmember Lightner for accelerating the permits for the "Teardrop" paving, which is being done at night and was paid for by private donations through the La Jolla Community fund of the San Diego Foundation.

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, Chair Paul Benton, 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. Contreras Residence

DPR ACTION: Findings can be made for a Coastal Development Permit and Site Development Permit to demolish existing residence and construct a 11,886 SF single-family residence on a 0.82 acre site at 9554 La Jolla Farms Road. 5-0-2

9554 La Jolla Farms Road - CDP and SDP for Environmentally Sensitive Lands to demolish existing residence and construct a 11,886 SF single-family residence on a 0.82 acre site.

B. Kates Residence

DPR ACTION: Based on the revised drawings of the driveway gate and pilasters, findings can be made for a Coastal Development Permit to demolish existing residence and construct a 7,965 SF single family residence on a 0.52 acre site at 1545 La Cumbre Drive. 6-0-1

1545 La Cumbre Drive - CDP to demolish existing residence and construct a 7,965 SF single-family residence on a 0.52 acre site.

C. Abelkop Residence

PRC Action: Findings can be made for a Site Development Permit. 5-0-1

2481 Rue Denise - 2,298 square feet addition to an existing single family residence on a 0.29 acre site.

D. Browar Residence

PRC ACTION: Findings can be made for a SDP and a CDP based on the plans presented to the committee dated by presenter 4/24/12 (and to be submitted to the City), with front setbacks of 9' 6" and arching stone wall set back 8' 6" as indicated on sheet 2 of 12. 4-1-1

2725 Inverness Court - Demolish existing single family residence and construct new 6,566 sf single family residence with associated site walls and swimming pool on a 58,540 sf lot

E. Taste of the Cove

T & T ACTION: Approval of street closures 8-0-0

Street Closures - Taste of the Cove event on Sept 6th, 2012.

F. Green Zone at 1025 Prospect Street

T & T ACTION: Denial of Green Zone 8-0-0

Consideration of a green zone at 1025 Prospect Street

G. UCSD Hillel Center for Jewish Life – Pulled by Trustee Gabsch

T & T ACTION: Approval 4-3-0

8966 Cliffridge Avenue; Right of Way vacation located on north side of 8900 block of La Jolla Scenic Drive and adjoining cul-de-sac.

Approved Motion: Motion

To accept the actions of the Development Permit Review Committee: (A) Contreras Residence: Findings can be made for a Coastal Development Permit and Site Development Permit to demolish existing residence and construct a 11,886 SF single-family residence on a 0.82 acre site at 9554 La Jolla Farms Road, and (B) Kates Residence: Based on the revised drawings of the driveway gate and pilasters, findings can be made for a Coastal Development Permit to demolish existing residence and construct a 7,965 SF single family residence on a 0.52 acre site at 1545 La Cumbre Drive, and forward the recommendations to the City,

To accept the actions of the La Jolla Shores Permit Review Committee: (C) Abelkop Residence: Findings can be made for a Site Development Permit, and (D) Browar Residence: Findings can be made for a SDP and a CDP based on the plans presented to the committee dated by presenter 4/24/12 (and to be submitted to the City), with front setbacks of 9' 6" and arching stone wall set back 8' 6" as indicated on sheet 2 of 12, and forward the recommendations to the City,

To accept the action of the Traffic & Transportation Board: (E) Taste of the Cove: Approval of street closures, and forward the recommendation to the City, (Gabsch/Burstein, 14-0-1).

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

Abstain: Crisafi.

Approved Motion: Motion

To accept the action of the Traffic & Transportation Board: (F) Green Zone at 1025 Prospect Street: Deny Green Zone, and forward the recommendation to the City, (LaCava/Fitzgerald, 14-0-1).

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

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.
Did not meet in April or May

C. Community Planners Committee – Meets 4th Tues, 7pm, 9192 Topaz Way, San Diego
Trustee LaCava referred the Trustees to an e-mail distribution on the subject of parking requirements for affordable housing. Also, the City Council is revising policies in its 600 series related to land use.

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

11. City of San Diego - Sewer and Water Group 820 – Information Only

Replacements in the Village bounded by Torrey Pines Road, Coast Blvd., Ivanhoe Street and Prospect Place. Construction of the project will affect portions of the following streets and locations: Jenner St., Cave St., Prospect St., and Silverado St. Tentative start date: September 2012; 10mos to complete. Residents & Merchants will receive notice 30 days prior to start of construction.

Michael Ninth and **Meryl Jimenez**, City of San Diego Engineering and Capital Projects department presented and a handout was distributed. The project was first presented to the community two years ago but has been delayed due to limited funds. The sewer main in Coast Walk trail will be abandoned in place with work there all done manually. Completion will be in October 2013 considering the summer moratorium. **Trustee Courtney** commented on night work problems, and **Trustee Thorsen** asked about general policy of coordinating street work by various agencies. **Trustee LaCava** commented on the project impact to the community since it involves main streets.

12. Keating Residence – Action item

9633 La Jolla Farms Rd - CDP to demolish existing residence and construct a 10,834 SF single-family residence on a 1.07 acre site.

PREVIOUS ACTION (April 2012): Pulled from Consent Agenda by Trustee Courtney

DPR ACTION (March 2012): Findings can be made for a Coastal Development Permit to demolish existing residence and construct a 10,834 SF single-family residence on a 1.07 acre site at 9633 La Jolla Farms Rd. 3-2-1

Trustee Courtney explained that he pulled the item in April because there were unresolved issues. Architects **Taal Safdie** and **Scott Maas** presented and owner **Dr. Keating** added information. FAR is 0.25 where 0.45 is allowed. East and west neighbors have written letters of support. **Trustees Gabsch, Fitzgerald, Merten, Costello, LaCava, Thorsen, Burstein, Zimmerman, Little** and **Conboy** contributed to the discussion. A principal issue was the rectangular 30-foot tower element and its proximity to one of the neighbors with respect to the Community Plan criterion for transitions. **Bob Collins** and **Dr. Jane Reldan** commented.

Approved Motion: Keating Residence: Findings can be made for a Coastal Development Permit to demolish existing residence and construct a 10,834 SF single-family residence on a 1.07 acre site at 9633 La Jolla Farms Rd, (Burstein/Thorsen, 11-3-1).

In favor: Allen, Bond, Brady, Burstein, Conboy, Courtney, Fitzgerald, Gabsch, LaCava, Little, Thorsen.

Opposed: Costello, Merten, Zimmerman.

Abstain: Crisafi.

13. Taccone Residence – Action item, full hearing at request of Applicant

7206 Rue de Roark - EOT for CDP 588201 and SDP 588202 to demolish an existing SFR and construct a 7,366 sf SFR with a 555 sf guest quarters on a 13,263.3 sf lot

PRC ACTION (April 2012): The findings can be made for an Extension of Time (EOT) for the project as presented, per San Diego Municipal Code 126.0111. 4-1-1

Architect **Claude-Anthony Marengo** answered a question from **Trustee LaCava** that there were no changes to the project plan. **Bernie Segal** representing neighbor Mary Lowe raised concern that notice was not received and that the permit may not have been recorded since it was not found on her title search, but he withdrew objections when details were provided by **Mr. Marengo**.

Approved Motion: Taccone Residence: Findings can be made for an Extension of Time (EOT) for the project as presented, per San Diego Municipal Code 126.0111, (LaCava/Burstein, 14-0-1).

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

Abstain: Crisafi.

14. SDG&E: TL617 Underground Cable Replacement in La Jolla – Information Only

No representative was present.

15. Adjourn, at 7:30 PM.

Next Regular Monthly Meeting, 7 June, 6:00 pm.