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President: Tony Crisafi
Vice President: Joe LaCava
Treasurer: Orrin Gabsch
Secretary: Dan Allen

La Jolla Community Planning Association

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

Thursday, 7 June 2012

FINAL MINUTES – REGULAR MEETING

Trustees Present: Cynthia Bond, Devin Burstein, Laura DuCharme-Conboy, Michael Costello, Dan Courtney, Tony Crisafi, Jim Fitzgerald, Joe LaCava, David Little, Tim Lucas, Nancy Manno, Cindy Thorsen, Francis Zimmerman.
Trustees Absent: Dan Allen, Tom Brady, Orrin Gabsch, Phil Merten.

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

2. Adopt the Agenda

Trustee La Cava requested Agenda Item 14 be modified: delete "Pulled by Trustee Gabsch."
Substitute "Pulled at request of Applicant."

Approved Motion: Motion to adopt the Agenda, as modified: (LaCava/Manno, 8-0-1).

In favor: Bond, Conboy, Costello, Fitzgerald, LaCava, Little, Manno, Thorsen.
Abstain: Crisafi.

3. Meeting Minutes Review and Approval: 03 May 2012

Approved Motion: Motion to approve the Minutes of 03 May 2012 (Bond/Fitzgerald 8-0-1)

In favor: Bond, Conboy, Costello, Fitzgerald, LaCava, Little, Manno, Thorsen.
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: Children's Pool: Coastal Commission will hear arguments regarding the establishment of a year-round rope barrier at July 11-13 meeting, to be held in Chula Vista, CA. Written comments re the rope barrier must be submitted to the Coastal Commission prior to July 03, 2012. There is an on-going Curb repainting project throughout the Village; residents may submit requests for specific curb repainting to Councilmember Lightner's office. City Council is scheduled to approve the FY2013 budget; Councilmember Lightner has requested \$300,000.00 for additional Lifeguard positions.

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.

General Public Comment

Dr. Jane Reldan spoke in support of a year-round rope barrier at the Children's Pool

Ms. Melinda Merryweather requested placement on the July LJCPA Agenda: regarding the opening of the sluiceways at the Children's Pool.

6. Non-Agenda Items for Trustee Discussion

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

Trustee Little commented re LJCPA policies; commented re the LJCPA Treasurer's position; commented re Trustees representing applicants who come before the LJCPA.

Trustee Costello requested Trustees be prepared to correctly reference Municipal Codes when commenting on projects presented to the LJCPA.

7. Officer's Reports

A. Secretary: Dan Allen

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. 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: Orrin Gabsch

Trustee Fitzgerald, substituting for absent Treasurer, **Trustee Orrin Gabsch**: December Beginning Balance, May 01, 2012: \$282.33 + Income \$184.02 – Expenses \$105.05 = Ending Balance: \$361.30. 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

A. Committee Appointments by other community groups - for ratification by Trustees – action item

Approved Motion: Motion to ratify the appointees of the other parent organizations (La Jolla Town Council, La Jolla Shores Association, La Jolla Business Improvement District, Bird Rock Community Council) to the Joint Committees and Boards for 2012-2013, substituting John Kassar for Joe Dicks on the Traffic & Transportation Board.

Development Permit Review Committee

LJCPA Appointees *

Dan Grunow
Mike Costello
Paul Benton, Chair
Lynne Hayes
Phil Merten

LJTC Appointees

Angeles Leira
Diane Kane
Bob Collins
Beth Gaenzle
Cindy Thorsen

La Jolla Shores Permit Review Committee

LJCPA Appointees *

John Schenk
Phil Merten

Laura DuCharme-Conboy

LJSA Appointees

Helen Boyden, *Chair*

Janie Emerson

Dolores Donovan

Tim Lucas

Myrna Naegle

La Jolla Planned District Ordinance Committee

LJCPA Appointees *

Orrin Gabsch

Glen Rasmussen

David Little

Appointees by Others

Michael Dershowitz - LJTC

Jim Fitzgerald – LJTC

Jennifer Van Galder - LJTC

Bill Berwin – LJ BID

Sheila Fortune – LJ BID

Deborah Marengo – LJ BID

Joe Parker, BRCC

Ione Stiegler, BRCC, *Chair*

Traffic & Transportation Board

LJCPA Appointees *

Dan Courtney

Orrin Gabsch

Appointees by Others

BRCC – Michelle Fulks

BRCC – Patrick Ryan

LJSA - John Kassar

LJSA - Todd Lesser

LJTC – Robert Hildt

LJTC – Earl VanInwegen

LJ BID - Keith Kelman

LJ BID – Tom Brady

Coastal Access & Parking Board *

Tom Brady

Dan Allen

(one vacancy)

Community Planner's Committee *

Representative – Joe LaCava

Alternate – Tony Crisafi

* ratified by the LJCPA Trustees at the May meeting

(LaCava/Manno 9-1-2)

In favor: Bond, Burstein, Conboy, Costello, Fitzgerald, LaCava, Little, Manno, Thorsen.

Oppose: Zimmerman

Abstain: Crisafi, Lucas

B. Special Election Committee Appointments – for ratification by Trustees (Trustee Ray Weiss resignation) – Action item

Approved Motion: Motion To Ratify LJCPA Special Election Committee: Trustees Little, Thorsen, Zimmerman, (Costello/Fitzgerald 10-0-2).

In favor: Bond, Burstein, Conboy, Costello, Fitzgerald, LaCava, Lucas, Manno, Thorsen, Zimmerman.

Abstain: Crisafi, Little

C. Trustee Special Election – candidate statements / submit your interest via email @

info@lajollacpa.org by July 5th, election Aug. 2nd

D. Kretowicz Residence EOT – Action item: whether to appeal to City Council the Kretowicz Residence EOT that was approved on consent at Planning Commission May 31st
Trustees Burstein, Conboy, Costello, LaCava, Little, Lucas, Thorsen commented. **Helen Boyden, C. A. Marengo** commented.

Approved Motion: Motion: LJCPA to not appeal the Planning Commission consent for EOT for Kretowicz Residence Project, to the City Council (Burstein/Fitzgerald 5-4-4).

In favor: Burstein, Conboy, Thorsen, Fitzgerald.

Oppose: Bond, Costello, Little, Zimmerman.

Abstain: Crisafi, Courtney, (not present for discussion), LaCava, (previous vote), Lucas, (referenced Municipal Code deviations), Manno, (insufficient information presented).

E. Becerra Residence EOT – Hearing Officer continued to June 13th (previously May 23rd) at request of LJCPA. m.
See: Agenda Item 13.

F. Response to allegations regarding LJSRPC & LJCPA review processes

President Crisafi reported: The Officers of the La Jolla Community Planning Association have made written response to allegations regarding the La Jolla Shores Permit Review Committee and the La Jolla Community Planning Association. Copies of these responses may be obtained by request to the La Jolla Community Planning Association.

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, 4p

A. Cardio Barre

PDO ACTION: Proposed signage conforms to the PDO. 10-0-0

7580 Fay Ave. - new signage

B. YMCA (Firehouse)

PDO ACTION: Proposed signage conforms to the PDO. 10-0-0.

YMCA (Firehouse)– new signage

C. Awning for Bast/Wright Interiors

PDO ACTION: Proposed signage conforms to the PDO. 10-0-0

7440 Girard Ave - To install an awning on the second floor office

Approved Motion: Motion to accept the actions of the Planned District Ordinance Committee: (A) Cardio Barre: 7580 Fay Avenue: Proposed signage conforms to the PDO, (B): YMCA (Firehouse): Proposed signage conforms to the PDO, (C): Awning for Bast/Wright Interiors: 7440 Girard Avenue: Proposed signage conforms to the PDO, and forward these recommendations to the City, (Burstein/Fitzgerald 12-0-1).

In favor: Bond, Burstein, Conboy, Costello, Courtney, Fitzgerald, LaCava, Little, Lucas, Manno, Thorsen, Zimmerman.

Abstain: Crisafi

10. REPORTS FROM OTHER ADVISORY COMMITTEES - Information only

A. COASTAL ACCESS AND PARKING BOARD – Meets 1st Tues, 4pm, Rec Center

B. COMMUNITY PLANNERS COMMITTEE – Meets 4th Tues, 7pm, 9192 Topaz Way

Trustee LaCava reported he has been appointed Chair of the Community Planners Committee.

Trustee LaCava also noted; the CPC rejected a proposal to require more diversity on community planning groups noting that the groups already have diversity either through their bylaws or through open elections.

C. LA JOLLA PARKS & BEACHES, INC. – Meets 4th Mon, 4pm, La Jolla Recreation Center.

Dr. Jane Reldan withdrew her request to speak on this item upon learning that this committee is not affiliated with the LJCPA.

11. Letter to City by LJPDO re: Community Review – Action item

Letter attached for Trustee review and vote is the PDO Committee-drafted letter to the City regarding referring projects to the La Jolla community for review.

Trustee Fitzgerald discussed the purpose of the attached letter. **Trustees LaCava, Conboy, Bond** commented.

Approved Motion: Motion to authorize Planned District Ordinance Committee drafted letter, (attached), be sent to: Kelly Broughton, Director, Development Services, City of San Diego, (Fitzgerald/Thorsen 11-0-2).

In favor: Bond, Burstein, Conboy, Costello, Courtney, Fitzgerald, Little, Lucas, Manno, Thorsen, Zimmerman.

Abstain: Crisafi, LaCava.

12. SDG&E: TL617 Underground Cable Replacement in La Jolla

Information only - SDG&E® is replacing an existing 2.5 mile segment of aging underground electric cable that provides power to La Jolla. This cable system runs from La Jolla substation (near Eads Ave and Pearl St intersection) to an existing wooden transmission cable pole located on top of Mount Soledad (near La Jolla Scenic Drive and Soledad Park Rd intersection). Construction starts in May - approximately 4 to 8 months to complete.

Ms. Claudia Valenzuela, SDG&E, Public Affairs Manager and, **Mr. Richard Rodriguez, PE**, SDG&E, Senior Engineer, Project Manager presented. **Trustees Costello, LaCava, Courtney** commented. **Mr. Rodriguez** stated: there would be no above ground elements for this project, everything would be below ground.

13. Becerra Residence EOT

1590 Coast Walk - Extension of Time of an approved CDP 130085 and SDP 530877 which allowed a 1,832 SF addition to an existing single family residence on a 0.50 acre site.

DPR ACTION (May 2012): Findings can be made for an Extension of Time of the previously approved CDP and SDP of a 1,832 SF addition to an existing single family residence on a 0.50-acre site at 1590 Coast Walk. 5-0-1

Approved Motion: Motion to ratify the Development Permit Review Committee action: Findings can be made for an Extension of Time of the previously approved CDP and SDP of a 1,832 SF addition to an existing single family residence on a 0.50-acre site at 1590 Coast Walk, (LaCava/Conboy 11-0-2)

In favor: Bond, Burstein, Conboy, Costello, Courtney, Fitzgerald, LaCava, Lucas, Manno, Thorsen, Zimmerman.

Abstain: Crisafi, Little, (insufficient information).

14. UCSD Hillel Center for Jewish Life – Action item, pulled by Applicant

8966 Cliffridge Ave. - Site Development Permit and Right-of-Way Vacation for a phased project for a 3-building (totaling 6,600 square feet) Jewish student center on a vacant 0.76-acre site located on the south side of La Jolla Village Drive, between Torrey Pines Road and La Jolla Scenic Way. Phase I would use an existing residence at 8976 Cliffridge Avenue as a temporary student center until the main center is built in Phase II and remain if Phase II not approved. ROW vacation is located on north side of 8900 block of La Jolla Scenic Drive and adjoining cul-de-sac.

T & T ACTION (April 2012): Approve right of way vacation 4-3-0

PRC ACTIONS:

a. (1-23-2012) Findings for a Site Development Permit for Phase 2 cannot be made because the project does not conform to the design criteria set forth in the La Jolla Shores Design Manual and therefore does not comply with the La Jolla Shores Planned District Ordinance:

1. The size and bulk of the project is two to three times that of other structures in the vicinity and therefore not in conformance with the La Jolla Shores Design Manual.

2. The project will be disruptive of the architectural unity of the area.

3. The proposed structure setbacks are not in general conformance with the setbacks of other structures in the vicinity. 5-2-1

b. (1-23-2012) The findings for a Site Development Permit for the continued office use of the existing single family dwelling (Phase 1) at the present time and also if Phase 2 is not approved is inconsistent with the La Jolla Shores Planned District Ordinance. 6-1-1

c. (3-27-2012) None of the four findings can be made for a right-of-way vacation.

1. Finding 1 cannot be met. There is a present and prospective public use for right-of-way. While a park has significant value, it would come at the cost of losing a current cul-de-sac in the right-of-way which being used for both vehicular traffic and parking.

2. Finding 2, public benefit, cannot be made. There is a loss of benefit in that parking will be lost and the street will be narrowed. Decreasing the width of the street is problematic and a safety issue.

3. Finding 3, not adversely affecting the land use plan, cannot be made. The vacation is for the purpose of developing a facility, which is at odds with the surrounding low-density residential use, and is contrary to the La Jolla Shores Planned District Ordinance.

4. Finding 4, public right-of-way use as originally acquired, cannot be met. Vehicular traffic will be affected and the cul-de-sac providing both a place for turning around and parking will be lost. 5-1-2

For additional discussion see 11-22-2011 LJSRPC minutes

President Crisafi presented an historical review of the Hillel Center Project.

President Crisafi disclosed: A May 25, 2012 meeting with Mr. Robert Lapidus, V. P. Facilities, Board of Directors, Executive Committee, Hillel of San Diego, Mr. Mark Steele, Project Architect, Ms. Helen Boyden, Chair, La Jolla Shores Permit Review Committee, Ms. Laura Ducharme Conboy, Trustee, La Jolla Community Planning Association and President Crisafi, at Mr. Lapidus' office, to discuss the facts of the proposal in relation to the La Jolla Shores Planned District Ordinance and the La Jolla Community Plan.

President Crisafi disclosed: A May 31, 2012 meeting, with Ms. Julie M. Hamilton, Attorney, representing TRLU, (Taxpayers for Responsible Land Use), Ms. Helen Boyden, Chair, La Jolla Shores Permit Review Committee, Ms. Laura Ducharme Conboy, Trustee, La Jolla Community Planning Association and President Crisafi, at Mr. Crisafi's office, to discuss the facts of the proposal in relation to the La Jolla Shores Planned District Ordinance and the La Jolla Community Plan.

Trustees Fitzgerald, LaCava, Lucas, Manno: disclosed prior public opposition to the previous iteration of the Hillel Center Project, and stated: on this new iteration of the Hillel Center Project, they did not deem it necessary or appropriate to either recuse or abstain from voting and/or commenting. The applicant raised no objection.

Mr. Michael Rabkin presented for the Applicant: UCSD Hillel Center for Jewish Life. **Mr. Rabkin** described the Hillel Campus organization, discussed the history of the project and described the current iteration and the proposed use of the project, as currently envisioned, and noted the very great need for the Hillel Center. **Mr. Rabkin** emphasized Hillel's desire to be a good neighbor, and their wish to fit into the community in a positive way, by significantly reducing the size of the project. **Mr. Rabkin** acknowledged concerns regarding parking and traffic.

Architect Mark Steele presented for the Applicant: UCSD Hillel Center for Jewish Life. **Mr. Steele** presented architectural site plans and drawings for the project and discussed the Applicants response to the communities concerns regarding bulk and scale. **Mr. Steele** described the addition of a community park and reiterated Mr. Rabkin's desire to be a good neighbor within the community. **Mr. Steele** addressed parking and traffic concerns.

Attorney Ms. Julie M. Hamilton presented for TRLU, (Taxpayers for Responsible Land Use), in opposition to the Hillel Center Project. **Ms. Hamilton**, speaking for TRLU, noted the La Jolla Community Planning Association has consistently denied the project, and stated TRLU believes the project is inconsistent with the La Jolla Community Plan and the PDO. **Ms. Hamilton** reviewed the history of the project; emphasizing the proposed Hillel Center project is an inappropriate use of the site and expressed concerns re parking and traffic. **Ms. Hamilton** noted TRLU's appreciation of the work of Hillel and recognition of the need for and value of the Hillel Campus organization.

Mr. Rabkin, in response to **Ms. Hamilton**, noted that despite an on-going search there was no viable alternative site for the Hillel Center. **Mr. Rabkin** disputed **Ms. Hamilton's** parking and traffic analysis.

Public Comment: in **support** of the UCSD Hillel Center project, listed in alphabetical order:

Bard Cosman
Julie Datnow
Janice Friedman
Benjamin Haas
Mark Kaplowitz
Richard Kornfeld
David Michan
Michael Morton
Jonathan Sapan

Public Comment: in **opposition** to the UCSD Hillel Center project, listed in alphabetical order:

Christina Brown
Dolores Donovan
Jasmine Farone-Mennella
Patricia Granger
Steven Grossman
Oliver Jones
Christopher McCann
Kimberly Rebeiz
Donald Schmidt
F. Akif Tezcan

Todd Lesser, La Jolla Traffic & Transportation Board, Chair: presented an explanation of the La Jolla Traffic & Transportation 5/4/0 vote to recommend approval of the proposed right of way vacation.

Helen Boyden, La Jolla Permit Review Committee Chair: presented a summary of the Compiled Meeting Notes from La Jolla Shores Permit Review Committee Hearings on the UCSD Hillel Center: November 22, 2011, January 23, 2012, and March 27, 2012. Ms. Boyden noted the PRC Committee had consistently voted against the project. Specific PRC actions/vote totals are listed above under Agenda Item 14.

President Crisafi closed public comment; invited Trustees comments:

Trustee Lucas: If religious organization: significant additional parking required, if not a religious organization: does not belong in a single-family neighborhood. Concerns re precedent: currently there are 57 religious affiliated groups on UCSD campus.

Trustee Burstein: Believes the project is a permitted use.

Trustee Zimmerman: Project does not conform to the PDO.

Trustee Thorsen: Decision will be based solely on analysis of the applicable Municipal Code, and the PDO.

Trustee Costello: Concerns re precedent, incompatible, inappropriate in a R-1 zone (*note: actually SF zone*).

Trustee LaCava: Praised new iteration of project. Noted this iteration of the project has trended even further away from religious use toward institutional use. Concerned re institutional encroachment on single-family neighborhoods.

Trustee Conboy: Praised project design. Provides a buffer between high traffic street and residential neighborhood.

Trustee Fitzgerald: Project greatly improved, community concerns well addressed, however still institutional use and incompatible and inappropriate in a residential neighborhood. Concerned re the cumulative effect of project.

Trustee Courtney: Inappropriate within a residential neighborhood. Particularly concerned with right-of-way and traffic issues.

Approved Motion: Motion to confirm the recommendation and action of the La Jolla Shores Permit Review Committee: UCSD Hillel Center for Jewish Life: Findings cannot be made for the right-of-way vacation as proposed, as detailed in the La Jolla Shores Permit Review Committee Minutes of March 27, 2012:

None of the four findings can be made for a right-of-way vacation.

1. Finding 1 cannot be met: There is a present and prospective public use for right-of-way. While a park has significant value, it would come at the cost of losing a current cul-de-sac in the right-of-way, which is being used for both vehicular traffic and parking.

2. Finding 2, public benefit, cannot be made: There is a loss of benefit in that parking will be lost and the street will be narrowed. Decreasing the width of the street is problematic and a safety issue.

3. Finding 3, not adversely affecting the land use plan, cannot be made: The vacation is for the purpose of developing a facility, which is at odds with the surrounding low-density residential use, and is contrary to the La Jolla Shores Planned District Ordinance.

4. Finding 4, public right-of-way use as originally acquired, cannot be met: Vehicular traffic will be affected and the cul-de-sac providing both a place for turning around and parking will be lost.

(Courtney/LaCava 10-2-1).

In favor: Bond, Costello, Courtney, Fitzgerald, LaCava, Little, Lucas, Manno, Thorsen, Zimmerman.

Opposed: Burstein, Conboy.

Abstain: Crisafi.

Approved Motion: Motion: UCSD Hillel Center for Jewish Life: Findings cannot be made: for the continued existing office use of the single-family dwelling: 8976 Cliffridge Avenue: Inconsistent with the La Jolla Shores Planned District Ordinance, (Phase 1, at the present time and also Phase 2, if not approved).

Costello/Courtney 10-2-1

In favor: Bond, Conboy, Costello, Courtney, Fitzgerald, LaCava, Little, Lucas, Manno, Zimmerman.

Opposed: Burstein, Thorsen.

Abstain: Crisafi.

Approved Motion: Motion to deny: UCSD Hillel Center for Jewish Life: Findings cannot be made for a Site Development Permit because the proposed development is not consistent with regulations of the Land Development Code; specifically, proposed use is not allowed by the La Jolla Shores Planned District Ordinance, (LaCava/Little 10-2-1)

In favor: Bond, Costello, Courtney, Fitzgerald, LaCava, Little, Lucas, Manno, Thorsen, Zimmerman.

Opposed: Burstein, Conboy.

Abstain: Crisafi.

15. **Adjourn** to next Regular Monthly Meeting, July 5th, 2012, 6:00 pm