



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, 1 November 2012

FINAL MINUTES – REGULAR MEETING

Trustees Present: Cynthia Bond, Tom Brady, Devin Burstein, Bob Collins, Laura Ducharme-Conboy, Michael Costello, Tony Crisafi, Dan Courtney, Jim Fitzgerald, Joe LaCava, David Little, Tim Lucas, Phil Merten, Cindy Thorsen, Frances O'Neill Zimmerman.

Absent: Dan Allen, Orrin Gabsch, Nancy Manno.

1. Welcome and Call To Order: Tony Crisafi, President, at 6:01 PM

2. Adopt the Agenda

Approved Motion: Motion to adopt the Agenda, (Fitzgerald/Merten, 9-0-1).

In favor: Bond, Brady, Collins, Conboy, Costello, Fitzgerald, LaCava, Little, Merten, Thorsen.

Abstain: Crisafi.

3. Meeting Minutes Review and Approval – 4 October Regular Meeting

Approved Motion: Motion to approve Minutes of October Meeting, (Fitzgerald/Manno, 8-0-5).

In favor: Bond, Brady, Collins, Conboy, Costello, Fitzgerald, LaCava, Little, Lucas, 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 reminded us that redistricting takes effect next month removing La Jolla from Council District 2; she says "Fairwell" to us. The Council Land Use and Housing Committee will hear the Over-sized Vehicle Ordinance issue 28 Nov at 2 PM in the Committee Room. We are invited to participate; would like our support. **President Crisafi** expressed our appreciation of the help given us by Councilmember Faulconer; will send a letter of appreciation to Kevin.

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

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

Ms. Demorest was unable to attend; sent several copies of the Councilmember's newsletter, "The Spotlight".

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 passed out a flyer about the SIO Research Support Facilities Building to be constructed in Sea Weed Canyon. She has given updates in the past; demolition is to begin in Dec 2012. Tallest part is to be about 20 ft. About 50,000 sq ft of storage.

Rob Whittemore had a question for **Ms. Delouri**; about 6 months ago he asked about opening up an area by Birch Aquarium. It is a really beautiful area for walking, and seeing the view. This could be opened up for parking and views. She replied she had seen this and will take this idea to the University.

General Public Comment

Phyllis Minick on the beautification of Coast Blvd at the Children's Pool: She is treasurer of LJP&B and Chair of the Beautification Committee. It will require \$250,000 to rebuild sidewalk and area. She distributed a flyer asking if anyone knows of a funding grant source; please send information to Phyllis so she may apply for a grant or one may apply for the grant themselves.

Gail Forbes on the subject of bird guano stench. Re-establish natural predators, raccoons, skunks. Since the smells are a recent phenomenon, the question is asked what has changed to allow this? Construction and habitat disruption could have displaced the natural predators which keep the birds from roosting. Foxes, raccoons, skunks used to live in the area. Suggests their re-introduction for a natural balance to remove source of stench.

Rob Whitemore announced that La Jolla Shores Tomorrow has prevailed after filing a lawsuit against the Whale Watch Way development. He distributed a handout.

Bill Robins informed us of LJP&B the unanimous support for Phyllis Minick's sidewalk beautification project at the Children's Pool. If LJ raises the funds, the City will waive their fees.

6. Non-Agenda Items for Trustee Discussion

Trustee LaCava reported on the San Diego Canyon Lands program about dedication of parkland in La Jolla; LJCPA earlier voted to support the effort. The matter went to City Council Land Use and Housing Committee earlier this month where the Mayor's Office recommended that none of the parcels be dedicated. There is one last window of opportunity. For La Jolla, primarily the Fay Ave road extension / bike trail is a stake. Questions, ask Joe; indicate support to Councilmember Lightner; mid-Nov time frame for City meeting.

Trustee Little commented favorably on the LJCPA President's letter about MESOM, and he also likes the DPR minutes. **President Crisafi** adds praise of the minutes of the Shores PRC too!

Trustee Lucas announced that LJSA still has vacancies on the Board. There are a lot of issues to work on; they need more help.

7. Officer's Reports

A. Secretary

President Crisafi, on behalf of absent Secretary, Dan 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 Gabsch asked assistant treasurer, **Jim Fitzgerald**, to give the Treasurer's report. **Trustee Fitzgerald** presented the results for the past month. October Beginning Balance: \$317.25 + Income \$160.48 – Expenses \$169.33 = November Beginning Balance: \$308.40.

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

A. 7755 Sierra Mar – Appeal filed October 9th; applicant will "attend" the December LJCPA meeting.

B. Tong EOT – Appeal filed Oct. 23rd – Action item - to approve appeal

Approved Motion: Motion to approve appeal of Tong EOT, (Merten/Collins, 11-0-3).

In favor: Bond, Brady, Burstein, Collins, Costello, Fitzgerald, Little, Lucas, Merten, Thorsen, Zimmerman.

Abstain: Conboy, Crisafi, LaCava.

C. UCSD SIO MESOM Laboratory – letter sent Oct. 24th.

The letter was sent to all recipients on the list as well as a disk with Trustee Conboy's simulation presentation. We have, as of yet, not had a response. **Trustees Little** and **Lucas** commented. **Trustee Costello** noted that on at least two occasions when it was in the planning stages concerns about the MESOM project were brought up at the LJCPA – one time by Greg Salomon and in October 2010 by himself. Apparently neither time was there follow-up when there should have been.

D. Subcommittee Review of Projects

President Crisafi emphasized that the primary purpose of Trustee and subcommittee review is to advise the City on land use policies of the La Jolla /La Jolla Shores Community Plan, Planned District Ordinances & City General Plan. Notwithstanding, other community issues can be also addressed.

E. Lack of response to Trustee concerns re: land use issues

President Crisafi related the history and present status of 1223 Muirlands Vista Way.

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. Heritage On Ivanhoe Map Waiver

DPR Action: The findings can be made for a Map Waiver and Amendment to CDP #793182 to create 14 residential condominium units at 7716 Ivanhoe Avenue. 5-0-1

7716 Ivanhoe Ave (mult addresses) - Map Waiver and Amendment to CDP #793182 to create 14 residential condominium units

B. Benson Residence

DPR Action: Findings can be made for a Coastal Development Permit and Site Development Permit to demolish an existing two level 7,554 sq ft single family residence, and construct a two level 9,995 sq ft single family residence located at 5970 Camino De La Costa. The Motion is based on the revised drawings dated 9 Oct. 2012, signed by the applicant, Sheet A1.1. 5-0-1

5970 Camino De La Costa - CDP and SDP to construct additions to an existing single family residence.

C. Butterfield Residence – *Pulled by Carmen Naranjo - because of the lot tie agreement*

DPR Action: Findings can be made for a Coastal Development Permit and Site Development Permit to Demolish 2 existing structures at 5328 and 5334 Calumet Avenue, execute a lot tie agreement, and construct a new 7,308 SF single story home and a basement on a 15,201 SF site based on revised drawings dated 16 Oct 2012 signed by Kristi Hanson. 4-3-0

5328 & 5334 Calumet Ave. – CDP & SDP to demolish 2 existing structures totaling 8,042 SF & execute a lot tie agreement, and construct a new 7,308 SF single story home, a spa, and a 2820 SF basement on a 15,201 SF site (Lot 15 is 7,272 SF and Lot 16 is 7,929 SF).

D. McIlvaine (Landa) Residence

PRC Action: The findings can be made for a SDP & CDP based on plans dated 5-10-2012 but presented today with bedrooms reduced from five to four with no change in footprint. 5-0-1

8415 Avenida de las Ondas –CDP and SDP to demolish an existing 2,484 sf SFR, garage and pool. Construct new 2 story 7830 sf 4 bedroom SFR (incl. 113 sf from 3242 sf partial basement) on a 25,757 sf lot. Includes garage, new pool with wine grotto & exercise pavilion, new site retaining walls and associated landscape features. Campus Impact Zone.

E. Gaxiola Residence – *Pulled by Myrna Naegle - based on the split vote*

PRC Action: The findings can be made for a SDP & CDP based on plans dated July 22, 2012 and presented today with square footage corrected to 11,696 including 4,744 sf phantom floor. 3-2-1.

2414 Calle del Oro –SDP and CDP to demolish existing 1-story 3,178 sf residence and construct a new 2- story 11,696 sf residence (of which 4,744 is phantom floor) with 4 bedrooms, 7 bathrooms and 2 car garage, attached

guest quarters, swimming pool and retaining walls on a 29,120 sf lot. Square footage includes extensive non-habitable space.

F. Lambert Felice Residence

PRC Action: The findings can be made for a SDP & CDP for the project as presented with plans dated October 23, 2012 and a letter from Geotechnical Exploration, Inc. dated 10-23-2012. 5-0-1

2382 Via Capri Court –SDP and CDP for a 702 sf first-floor addition and a 580 sf garage addition to an existing 4,204 sf SFR on a 13,250 sf site.

G. La Jolla Christmas Parade and Holiday Festival

T& T Action: Motion to approve street closures 7-0-0

Street Closures – Dec. 2nd for annual holiday parade

Approved Motion: Motion

To accept the actions of the Development Permit Review Committee: (A) Heritage On Ivanhoe Map Waiver: The findings can be made for a Map Waiver and Amendment to CDP #793182 to create 14 residential condominium units at 7716 Ivanhoe Avenue 5628 La Jolla Blvd: Signage and façade colors comply with the PDO, (B) Benson Residence: Findings can be made for a Coastal Development Permit and Site Development Permit to demolish an existing two level 7,554 sq ft single family residence, and construct a two level 9,995 sq ft single family residence located at 5970 Camino De La Costa. The Motion is based on the revised drawings dated 9 Oct. 2012, signed by the applicant, Sheet A1.1., and forward the recommendations to the City,

To accept the actions of the Planned District Ordinance Committee: (D) McIlvaine (Landa) Residence: The findings can be made for a SDP & CDP based on plans dated 5-10-2012 but presented today with bedrooms reduced from five to four with no change in footprint, (F) Lambert Felice Residence: The findings can be made for a SDP & CDP for the project as presented with plans dated October 23, 2012 and a letter from Geotechnical Exploration, Inc. dated 10-23-2012, and forward the recommendations to the City,

To accept the action of the Traffic and Transportation Board: (G) La Jolla Christmas Parade and Holiday Festival: To approve street closures, and forward the recommendation to the City,

(Merten/Fitzgerald, 11-0-1).

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

Abstain: Crisafi.

10. Reports from Other Advisory Committees - Information only

A. Coastal Access and Parking Board - Meets 1st Tues, 5pm, La Jolla Recreation Center.

Did not meet; no report.

B. Community Planners Committee – Meets 4th Tues, 7pm, 9192 Topaz Way, San Diego.

11. Fairway Views SCR – Full Review by Trustees per request of Applicant – Action item

1456 Nautilus St - SCR for a proposed dwelling on an undeveloped site.

The three lot project was previously approved. One house was built, two others not. Now applicant wants to construct a second house. Will use the previous CDP, need SCR. Approved for three levels (FAR .27), modern flat roof style, now wants two levels Mediterranean (FAR .22). House will go in a trough and not affect views. Driveway to be off Nautilus. No change in access, shared access driveway. Will need retaining wall to make driveway.

DPR Action (Oct. 2012): Findings cannot be made for a Substantial Conformance Review for the existing Coastal Development Permit because the Architectural concept is significantly different from the original design. 6-0-1

Applicant: Bob Belanger

Trustee Little offered a clarification that while the City had approved the earlier project, the LJCPA did not. **Mr. Belanger** presented drawings and discussed the regulations for Substantial Conformance Review. **President Crisafi** noted that the circular for Substantial Conformance Review was sent to the Trustees with the agenda. **Mr. Belanger** addressed the issue of architecture of the new project. **Sally Miller** asked about view obstruction and traffic studies. **Trustee Conboy** pointed out that radical change of architecture negates Substantial Conformance. **Trustee Merten** said that the proposal constitutes a major change that requires the process of review of a permit amendment. **Trustee Burstein** emphasized the regulations for Substantial Conformance Review allow passing a project if the changed architectural features are equal to or better than the previously approved project.

Failed Motion: Motion to approve Fairway Views, (Burstein/Fitzgerald, 6-8-1).

In favor: Bond, Brady, Burstein, Fitzgerald, LaCava, Lucas

Oppose: Collins, Conboy, Costello, Courtney, Little, Merten, Thorsen, Zimmerman.

Abstain: Crisafi.

Approved Motion: Motion to deny Fairway Views; specifically, that findings cannot be made for Substantial Conformance with the existing Coastal Development Permit, (Conboy/Little, 8-6-1).

In favor: Collins, Conboy, Costello, Courtney, Little, Merten, Thorsen, Zimmerman

Oppose: Bond, Brady, Burstein, Fitzgerald, LaCava, Lucas

Abstain: Crisafi.

12. FY 2014 Capital Improvements Program Budget

Review & recommend projects that have not yet been funded, only partially funded and thus delayed, or have yet to be taken up by the City. Submit proposals to CPC by no later than November 7;

References: <http://www.lajollacpa.org/cip.html>;

<http://www.sandiego.gov/iba/pdf/cipguidefullversion.pdf>

<http://www.sandiego.gov/iba/pdf/cipguidequickversion.pdf>

<https://www.sandiego.gov/cip/projectinfo/index.shtml>

Trustee LaCava renewed the discussion from last month's LJCPA meeting. He addressed the list distributed with the agenda which evolved at the last meeting. He suggested not proceeding with those proposals that have only recently been put forth and have not been vetted by community groups.

Approved Motion: Motion to approve the following for submission:

**FY2014 Capital Improvement Program - La Jolla Community Plan Area
Projects Approved by LJCPA at November 1st Hearing**

Parks & Recreation

- 1. Coast Boulevard Sidewalk Improvements at Children's Pool**
(Restore and enhancement of last remaining segment, endorsed by LJCPA and LJTC in March 2012)
- 2. Scripps Park Restoration**
(Restoration of Scripps Park as detailed in the 2009 plan)
- 3. South Coast Boulevard Park (2008 plan)**
(Enhancement of park and walking path along Coast Boulevard from Climbing Wall to its southerly end. AKA "Jim Neri Plan"; aka Cuvier Park, Hospital Point & Wedding Bowl.)
- 4. Coast Walk Parking Feasibility Study**
(Restoration of up to 6 parking spaces on Coast Walk. Endorsed by LJCPA, Oct 2011 and by LJTC, Dec 2011)

Transportation

- 1. Torrey Pines Road Corridor – Phase 1 (CIP refs. S00877 & S00613)**
(Remove barriers in the north sidewalk from the Throat to the Village)

(LJCPA, Jul 2011); hillside slope stabilization on south side between Roseland and Calle Juela)

2. **Torrey Pines Road Corridor – Phase 2**
(Segment 4 improvements as approved by LJCPA, Jul 2011)
3. **Torrey Pines Road Corridor – Phase 3**
(Segments 1, 2 & 3 pursuant to the City of San Diego's 2011 Torrey Pines Road Preliminary Project Plan)
4. **Prospect Street Belvedere at Girard Avenue**
(Convert northbound Prospect between Girard and Herschel to pedestrian only; convert southbound Prospect to two-way traffic. Endorsed by LJCPA and LJVMA. Project LJ-T4 on community facilities finance plan.)
5. **Sidewalk at Rock Park (aka La Jolla Hermosa Park)**
(Connect sidewalks on W side of Chelsea Avenue S of Cam de la Costa, supported by BRCC but not previously voted on by LJCPA)

(Zimmerman /Thorsen, 11-0-3).

In favor: Bond, Brady, Burstein, Conboy, Costello, Fitzgerald, LaCava, Little, Lucas, Merten, Thorsen, Zimmerman.
Abstain: Collins, Courtney, Crisafi.

- 13. Valet 7979 Ivanhoe – Full Review by Trustees per request of Applicant – Action item**
7979 Ivanhoe – Amaya restaurant is requesting a valet parking permit
T& T Action (Oct. 2012): Motion to approve with conditions: 1 Year approval & Applicant come back to LJTT for renewal, signage to say Open to Public. Motion failed 3-3-1
Applicant: Nate Sposato, Perry Deal

Mr. Sposato representing Grand Parking and Consultant **Perry Deal** projected a presentation. The restaurant is being built at 1205 Prospect, the valet zone is proposed there and 7979 Ivanhoe is the address of the relevant parking garage. **Helen Boyden** commented on proliferation of valet zones. **Gail Forbes** expressed concern about the location of the valet zone and circulation to and from the garage. **Sally Miller** agreed with these concerns.

Failed Motion: Motion to deny approval of the Valet Parking, (Courtney/Zimmerman, 6-7-1).

In favor: Bond, Collins, Courtney, Little, Merten.
Oppose: Brady, Burstein, Conboy, Costello, Fitzgerald, LaCava, Lucas, Thorsen, Zimmerman.
Abstain: Crisafi.

Approved Motion: Motion to approve two valet parking spaces at 1205 Prospect between the hours of 6pm to 2am, with applicant to return in one year for renewal and for clear signage to allow 2-hour public parking during other hours and clear valet signage saying "open to the public". (LaCava/Burstein, 7-6-1).

In favor: Brady, Burstein, Conboy, Costello, Fitzgerald, LaCava, Lucas, Thorsen.
Oppose: Bond, Collins, Courtney, Little, Merten, Zimmerman.
Abstain: Crisafi.

14. Adjourn, at 9:45 PM.

Next Regular Monthly Meeting, 6 December, 6:00 pm.