



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, 6 December 2012

FINAL MINUTES – REGULAR MEETING

Trustees Present: Dan Allen, Cynthia Bond, Bob Collins, Laura Ducharme-Conboy, Michael Costello, Tony Crisafi, Dan Courtney, Jim Fitzgerald, Joe LaCava, David Little, Nancy Manno, Phil Merten, Cindy Thorsen, Frances O'Neill Zimmerman.

Absent: Tom Brady, Devin Burstein, Orrin Gabsch, Tim Lucas.

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

2. Adopt the Agenda

Approved Motion: Motion to adopt the Agenda, (Manno/Fitzgerald, 11-0-1).

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

3. Meeting Minutes Review and Approval – 1 November Regular Meeting

Approved Motion: Motion to approve Minutes of November Meeting as corrected, (LaCava/Costello, 10-0-2).

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

4. Elected Officials Report - Information Only

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

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

Ms. Demorest announced that the new San Diego City Council districts have taken effect, and La Jolla is now entirely in District 1. She reported the Council took action on the open space dedications enabled by Senate Bill 1169. Unfortunately, the bike path in La Jolla could not be included. There will be a committee working on a bike path from Sorrento Valley to Rose Canyon Interested persons should contact her. **Trustee Courtney** asked about apparently absent seasonal decorations along Torrey Pines Road, and **Ms. Demorest** said those were not City projects and she had no information.

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 was not present.

Gail Forbes suggested an inquiry with UCSD whether there will be roadway changes as part of the work in Seaweed Canyon.

Kyle Heiskala introduced himself as an intern with the Student Sustainability Collective at UCSD. He is interested in urban and transit issues.

6. Non-Agenda Items for Trustee Discussion

Trustee LaCava reported that one CPG now has dedicated seats for teenagers (16 to 18 years old) to serve on their board. They will report back on their experience after a year or two.

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

Assistant treasurer, **Trustee Fitzgerald**, gave the Treasurer's report. He presented the results for the past month. November Beginning Balance: \$308.40 + Income \$192.50 – Expenses \$97.01= December Beginning Balance: \$403.89.

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 – LJCPA appeal pending; applicant postponed hearing by Trustees to Jan. 2013

B. Tong EOT – LJCPA appeal pending; Planning Commission hearing on Dec. 13th

C. Hillel EIR

President Crisafi requested 30 day extension for EIR response submittal

Deadline had been 17 December. **Trustee Costello** asked what was the LJCPA's responsibility concerning the EIR. **President Crisafi** said a response to the document would be presented to the Trustees in January.

Trustee Manno pointed out that individual Trustees could comment on their own behalf to the City on the EIR. Later in the agenda **President Crisafi** said the Trustees would have the opportunity to comment on the EIR at the next PRC meeting as well as at the next month's Trustees meeting.

D. Recordings of past meetings

President Crisafi stated a new policy that CDs of meetings would be made to order on payment of \$5 at his office. There has been a problem of phone or e-mail requests resulting in CDs being made that were never picked up.

E. UCSD SIO MESOM Laboratory

In response to our October resolution proposing deed restriction relative to roof heights on the Scripps Institute of Oceanography campus west of La Jolla Shores Drive, UCSD will review whether to do an inventory of the views over the SIO campus in the vicinity of the MESOM building. There have been no written responses to the letters of September and October to UCSD and others on the MESOM building height.

F. Response to City Policies on Bylaws

The City had asked the LJCPA to incorporate our policies into our Bylaws and had inquired as to the status. The trustees had recommended approval of the required changes at the LJCPA's September 2012 meeting. The revised Bylaws will be presented for the membership to vote on at the Annual Meeting in March.

G. 7940 Costabelle

The City is looking into height of this house for which construction had been interrupted. The problem is issuance of building permit prior to recognition of the violation.

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. 7720-7728 Fay Ave.

PDO Action:

7720-7728 Fay Ave. – Façade Renovation

B. La Jolla Village Information Center

PDO Action:

1162 Prospect Street – new signage

C. La Jolla Beach Townhomes EOT – *pulled by Trustee Costello*

DPR Action: Findings can be made for an Extension of Time for a previously approved CDP to demolish existing building and construct 4 residential units on a 5,760 sq ft site at 6633 La Jolla Blvd. 6-0-1

6633 La Jolla Blvd. - Extension of Time for approved Coastal Development Permit to demolish existing building and construct 4 residential for rent units on a 5,760 sq ft site

E. Roberts Residence

DPR Action: Findings can be made for a CDP & SDP for the remodel of an existing 3,377 sq ft one-story single-family residence to a total of 8,058 sq ft, with some 2nd level, on a 49,145 sq ft lot at 9438 La Jolla Farms Road. 5-0-1

9438 La Jolla Farms Rd. - A Coastal Development Permit for the remodel of an existing 3,377 sq ft one-story single-family residence on a 49,145 sq ft lot. The proposed project expands the house to a 8,058 sq ft singlefamily residence. The majority of the proposed home is one story with the exception of a 861 sq ft lower level, which creates a 2-story portion on the south western portion of the footprint. In addition to expanding the existing house there will be an addition of a 2-story detached studio/exercise room (accessory building) and a detached 1-story garage/recreation/pool house (may serve as guest quarters). Site improvements include a new driveway, pool, garden walls and landscaping.

F. Rickards Residence

PRC Action: The findings can be made for an SDP and CDP based on plans dated October 8, 2012 and modified at November 27 PRC meeting to reduce curb cut to 12 feet. 6-1-2.

8469 Paseo del Ocaso - Demolish existing 2-story 3,761 sq ft SFR, garage and pool. Construct new two story 4416 sq ft SFR with roof deck and attached garage on a 5,500 sq ft Beach Parking Impact and Residential Tandem Overlay Zones.

G. Two 15 minute parking spots at 1026 Wall Street – *pulled by Trustee LaCava*

T& T Action: Deny the request for two 15 minute parking spaces. 4-3-0

1026 Wall St. – Two 15 min. parking spaces.

H. Remove Handicap Parking at 7525 High Street

T& T Action: The space should be removed but the City should first notify the affected area in order to give interested parties 30 days to object.

Approved Motion: Motion to postpone to the next meeting Items A & B on the Consent Agenda, (LaCava/Conboy, 11-1-2).

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

Opposed: Allen.

Abstain: Collins, Crisafi.

Approved Motion: Motion

To accept the action of the Development Permit Review Committee: (E) Roberts Residence: Findings can be made for a CDP & SDP for the remodel of an existing 3,377 sq ft one-story single-family residence to a total of 8,058 sq ft, with some 2nd level, on a 49,145 sq ft lot at 9438 La Jolla Farms Road, and forward the recommendation to the City,

To accept the action of the La Jolla Shores Permit Review Committee: (F) Rickards Residence: The findings can be made for an SDP and CDP based on plans dated October 8, 2012 and modified at November 27 PRC meeting to reduce curb cut to 12 feet, and forward the recommendation to the City,

To accept the action of the Traffic and Transportation Board: (H) Remove Handicap Parking at 7525 High Street: The space should be removed but the City should first notify the affected area in order to give interested parties 30 days to object, and forward the recommendation to the City,

(Merten/Collins, 13-0-1).

In favor: Allen, Bond, Collins, Conboy, Costello, Courtney, Fitzgerald, LaCava, Little, Manno, 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.

No report. Not meeting in January.

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

Trustee LaCava reported that the CPC recommended approval of the Housing Element of the General Plan was adopted; the CPC also took action on the Code Update and he will relay that action later on tonight's agenda; there are vacancies on the City's Forrest Advisory Board that considers street trees.

11. Butterfield Residence – Action Item

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

DPR Action (Oct. 2012): 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 sq ft single story home and a basement on a 15,201 sq ft site based on revised drawings dated 16 Oct 2012 signed by Kristi Hanson. 4-3-0

CPA Action (Nov. 2012): Pulled by Carmen Naranjo because of lot tie agreement.

Applicant's representative: Matt Peterson

Mr. Peterson and **Kristi Hanson**, project architect, made a presentation with handouts and projected photos and illustrations. Modifications have recently been made to the plans that respond to neighboring residents. Presenters emphasized there could have been two large houses (4,145 & 4,519 sq ft) built on the two lots. This house will be 5,171 sq ft not counting garage and "phantom floor". There are expanded and/or cleared views on both sides of the proposed house. **Don Schmidt** asked if view easements would be recorded, and the answer was that two easements, one on each side, will be recorded. **Melinda Merryweather** spoke. **Trustees Costello, Conboy, Little, Thorsen, Merten, LaCava, Fitzgerald** and **Allen** commented. A common topic was a trend to larger houses in the vicinity. There will be a five foot restricted zone along the bluffs and the structure will be 21 feet behind that.

Approved Motion: Findings can be made for a Coastal Development Permit and Site Development Permit to demolish two existing structures at 5328 and 5334 Calumet Avenue, execute a lot tie agreement, and construct a new 7,308 sq ft single story home and a basement on a 15,201 sq ft site based on revised drawings dated 4 December 2012, (LaCava/Conboy, 12-1-1).

In favor: Allen, Bond, Collins, Conboy, Costello, Courtney, Fitzgerald, LaCava, Manno, Merten, Thorsen, Zimmerman.

Opposed: Little.

Abstain: Crisafi.

12. Gaxiola Residence – Action Item

2414 Calle del Oro – SDP and CDP to demolish existing 1-story 3,178 sq ft residence and construct a new 2-story 11,696 sq ft residence (of which 4,744 is phantom floor) with 4 bedrooms, 7 bathrooms and 2 car garage, attached guest quarters (parking in driveway), swimming pool and retaining walls on a 29,120 sq ft lot. Square footage includes extensive non-habitable space.

PRC Action (Oct. 2012): 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 sq ft phantom floor. 3-2-1.

CPA Action (Nov. 2012): Pulled by Myrna Naegle because of the split vote.

Applicant's representatives: Grisel Cedillo and Luis Gutierrez, Callisto Architects.

Plans and renderings were shown. **Trustee Merten** relayed that the votes in opposition at the PRC and the reason the project was pulled was for lack of architectural unity with the neighborhood, which is a factor in the La Jolla Shores Planned District, although the house will be set back on a large lot thus mitigating visual conflict. **Trustees LaCava, Courtney, Conboy, Collins** and **Manno** commented. As deliberations continued it became apparent that the project as proposed differed among the various graphics offered by the presenters, particularly a four-foot wall in the landscaping along the side and front was shown differently in the street-view rendering compared to the site plans.

Ms. Cedillo and **Mr. Gutierrez** were asked if they wanted the Trustees to proceed to a vote or if they would prefer to return next month with a more consistent presentation. They said they would return in January. **Trustee Costello** suggested they might also revisit the PRC beforehand.

13. Goldfish Point Re-Vegetation Plan – Action Item

Goldfish Point – re-vegetate Goldfish Point with native plants, maintaining diver access while limiting public access and controlling erosion

LJ Parks & Beaches (Nov. 2012): unanimous approval

Applicant's representative: Jim Neri, Neri Landscape Architecture

Mr. Neri presented the plan on behalf of the owner of the Shell Shop. He has been hired to develop an acceptable plan for replacement of the inappropriate plantings recently put there for which complaints had been filed. **Mr. Neri's** objective besides native plantings is to limit foot traffic on the eroded areas of the point by creating paths among the plantings and a limited number of openings in a low post and chain barrier. **Mr. Neri** said he proposes a link and hook at one point on the barrier to permit persons to walk beyond – particularly for divers heading into the water. Trustee discussion centered on alternatives to maintain public access. **Melinda Merryweather** questioned the appropriateness of any limit on public access. **Trustees Zimmerman, Bond, Thorsen, Merten, Collins, LaCava, Fitzgerald, Courtney** and **Allen** commented.

Failed Motion: To approve the conceptual plan presented with maintenance of public access to the water for all and with details to be worked-out, (Thorsen/Collins, 6-7-0).

In favor: Allen, Collins, Costello, Fitzgerald, Merten, Thorsen.

Opposed: Bond, Conboy, Courtney, Crisafi, LaCava, Little, Zimmerman.

Approved Motion: To approve the conceptual plan presented but without the link and hook, and in addition, with elimination of the present wooden gate (leaving a gap in the wooden fence); and to request return to the CPA after going through Park & Recreation design review, (LaCava/Thorsen, 10-1-2).

In favor: Allen, Bond, Conboy, Costello, Fitzgerald, LaCava, Little, Merten, Thorsen, Zimmerman.

Opposed: Courtney.

Abstain: Collins, Crisafi.

14. Draft 8th Update to Land Development Code – Action Item

Possible Action: Whether to approve the updates to the Land Development Code. There are a total of 50 issues included in the 8th Update, that are divided into issue categories including Permit Process, Measurement, Parking, Green Building Regulations, Planned District Ordinance, and Minor Corrections. See summary link:

<http://www.sandiego.gov/developmentservices/industry/landdevcode/index.shtml#projectsOpen>

Comments due by December 14, 2012

Trustee LaCava reviewed the actions of the Community Planners Committee on the City's proposed updates, which were tabulated in material provided in advance to the Trustees. **President Crisafi** went through the updates that he and others thought were important for the Trustees to consider.

Approved Motion: To recommend against update #12 (Sidewalk Cafes), (Fitzgerald/Courtney, 9-2-1).

In favor: Allen, Bond, Conboy, Costello, Courtney, Fitzgerald, Little, Merten, Zimmerman.

Opposed: Collins, LaCava.

Abstain: Crisafi.

Approved Motion: To recommend against update #14 (Allowance for Development Consistent with Previously Conforming Setbacks) and that clarification be made that there should be no extensions of existing previously conforming setbacks, (Courtney/Zimmerman, 8-3-1).

In favor: Bond, Costello, Courtney, Fitzgerald, Little, Merten, Zimmerman.

Opposed: Allen, Collins, Conboy, LaCava.

Abstain: Crisafi.

Failed Motion: To recommend against update #13 (Lower Process for Wireless Communication Facility Equipment Enclosures), (Courtney/Zimmerman, 5-6-1).

In favor: Allen, Courtney, Merten, Zimmerman.

Opposed: Bond, Collins, Conboy, Costello, Fitzgerald, LaCava, Little.

Abstain: Crisafi.

Approved Motion: To recommend modification of update #28 (Architectural Projections and Encroachments) adding that swimming pools in street yards are indeed architectural projections and must comply with existing rules and regulations, (Merten/Costello, 10-0-1).

In favor: Allen, Collins, Conboy, Costello, Courtney, Fitzgerald, LaCava, Little, Merten, Zimmerman.

Abstain: Crisafi.

Approved Motion: To refer update #30, 31, 32 & 33 to the Traffic and Transportation Board, (Fitzgerald/Collins, 9-1-1).

In favor: Allen, Collins, Conboy, Costello, Courtney, Fitzgerald, Little, Merten, Zimmerman.

Opposed: LaCava.

Abstain: Crisafi.

Approved Motion: To ask clarification of update #41 (Existing Grade) from Development Services Code Update Committee, (Zimmerman/Courtney, 9-1-1).

In favor: Allen, Collins, Conboy, Costello, Courtney, Fitzgerald, Little, Merten, Zimmerman.

Opposed: LaCava.

Abstain: Crisafi.

Approved Motion: To recommend against update #35 (Parking for Zero Emissions Vehicles, Carpools, and Bicycles) and that clarification be requested on the definition of fuel efficient vehicles, (Costello/Courtney, 10-0-1).

In favor: Allen, Collins, Conboy, Costello, Courtney, Fitzgerald, LaCava, Little, Merten, Zimmerman.

Abstain: Crisafi.

Approved Motion: That there are no exceptions taken to the remainder of the update issues, (Fitzgerald/Courtney, 10-0-1).

In favor: Allen, Collins, Conboy, Costello, Courtney, Fitzgerald, LaCava, Little, Merten, Zimmerman.

Abstain: Crisafi.

15. Adjourn, at 9:45 PM.

Next Regular Monthly Meeting, 3 January, 6:00 pm.