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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 January 2013

FINAL MINUTES – REGULAR MEETING

Trustees Present: Dan Allen, Tom Brady, Devin Burstein, Bob Collins, Laura Ducharme-Conboy, Michael Costello, Dan Courtney, Tony Crisafi, Jim Fitzgerald, Orrin Gabsch, Joe LaCava, David Little, Tim Lucas, Nancy Manno, Phil Merten, Cindy Thorsen.

Absent: Cynthia Bond, Frances O'Neill Zimmerman.

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

2. Adopt the Agenda

President Crisafi said we would not hear Agenda Item 14, Draft 8th Update to Land Development Code, since there is now more time for further review in committee.

Approved Motion: Motion to adopt the Agenda as modified, (Collins/Little, 12-0-1).

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

3. Meeting Minutes Review and Approval – 6 December Regular Meeting

Approved Motion: Motion to approve Minutes of December Meeting as corrected, (LaCava/Fitzgerald, 11-0-2).

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

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 reported that Councilmember Lightner has been elected President Pro Tem of the Council and will be serving on the Transportation and Land Use Committee, the Budget Committee and the new Infrastructure Committee. She will chair the new Rules and Economic Development Committee. There are vacancies on several boards (refer to <http://www.sandiego.gov/city-clerk/boards-commissions/>), and interested constituents should contact the Council District 1 office.

Ms Demorest noted that the Hillel draft EIR will be re-circulated for public review and comment. No date has been set yet for the re-release.

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.

Jane Reldan commented on the Mayor's action to extend the length of the rope at Children's Pool, speaking in favor and providing photographs. **Ken Hunrichs**, President of Friends of the Children's Pool, distributed a letter to the LJCPA on the same subject in opposition to the Mayor's action and providing a copy of the City Attorney's

memo to the Mayor on the matter. **Trustee Little** spoke on the issue. **Melinda Merryweather** commented on the apparent inconsistency of the Mayor regarding his position of deference to community interests.

6. Non-Agenda Items for Trustee Discussion

Trustee LaCava announced his plan to retire from the duties of maintaining the LJCPA website and the membership roster. **Trustee Costello** expressed the Trustees' thanks for the work done.

Trustee Costello asked for a letter iterating our position on the rope at Childrens' Pool to be sent to the Mayor. **Trustee Manno** pointed out that the past votes of the LJCPA on the issue were not unanimous.

Approved Motion: That the President write to the Mayor stating the LJCPA actions on the Childrens' Pool rope issue, (Costello/Brady, 12-1-2).

In favor: Allen, Brady, Burstein, Collins, Conboy, Costello, Gabsch, Little, Lucas, Manno, Merten, Thorsen.

Against: Fitzgerald.

Abstain: Crisafi, LaCava.

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.

Trustee Allen also reminded that those who have not attended the requisite one meeting in the year to continue voting membership (or three meetings to qualify as a candidate for Trustee) have now only the opportunity to attend the February meeting before the March election.

B. Treasurer

Assistant treasurer, **Trustee Fitzgerald**, gave the Treasurer's report. He presented the results for the past month. December Beginning Balance: \$403.89 + Income \$178.00 – Expenses \$406.73 = January Beginning Balance: \$175.16. Main expenses were Agenda printing, and Recreation Center meeting room rent (Jan-June 2013). For the calendar year income was \$2,479 and expenses \$2,278.

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. 2013 Membership & Elections in March

Members in good standing (those who have attended one meeting in the Membership Year, which runs from March through February) will elect 8 Trustees in March at the Annual Meeting. Six positions are for the regular 6 out of 18 seats with expiring 3-year terms. One position is for a Trustee who has announced her resignation, and one position is for a Trustee who has not completed his elected term but is reaching the Bylaw limit of 6 consecutive years of service. The Trustees in the first group are Dan Allen, Devin Burstein, Laura Ducharme-Conboy, Michael Costello, Dan Courtney and Frances O'Neill Zimmerman. Resigning is Cindy Thorsen and terming-out is Orrin Gabsch.

Members wishing to be nominees for the election in March must contact the President beforehand or otherwise announce candidacy at the 7 February meeting.

B. Gaxiola Residence – applicant postponed presentation to Feb 2013

C. Tong EOT Planning Commission Hearing report from Dec. 13th hearing

The LJCPA appeal was unanimously rejected

D. 7755 Sierra Mar – postponed at applicant’s request; had been on early distribution of the agenda

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: Proposed façade renovation complies with the PDO 7-0-0

7720-7728 Fay Ave. – Façade Renovation

B. La Jolla Village Information Center

PDO Action: The proposed signage complies with the PDO 7-0-0

1162 Prospect Street – new signage

C. (a) Bernate Ticino Residence – *pulled by Trustee LaCava*

DPR Action: To require the Applicant to apply for a Coastal Development Permit to demolish the previous structure at 1328 Virginia Way, and to return to La Jolla Development Permit Review as part of the review process and present CEQA and other environmental documentation. 8-0-1

1328 Virginia Way - Sustainable Expedite Program (Process 2) CDP to construction a 4,918 sq ft, two story, above basement, single family residence with detached garage and guest quarters, on a 6,995 sq ft vacant lot.

(b) Bernate Ticino Residence – *pulled by Trustee LaCava*

DPR Action: Findings can not be made for a Coastal Development Permit for construction at 1328 Virginia Way. Specifically, the proposed project is not in conformity with the specified implementation program (ie the Municipal Code requirement for a Coastal Development Permit for the demolition of the previous building). 8-0-1

1328 Virginia Way - Sustainable Expedite Program (Process 2) CDP to construction a 4,918 sq ft, two story, above basement, single family residence with detached garage and guest quarters, on a 6,995 sq ft vacant lot.

D. Costebelle Residence SDP Amendment – *pulled by Trustee Manno*

PRC Action: In recognition of the difficult nature of this site, we find that this project complies with the spirit and intent of the underlying regulations. We recommend approval of the project, based on plans dated 11/29/2012. 3-1-3

7940 Costebelle Way - Amend the previously approved SDP #4522, two-building SFR on a 26,994 sf lot=, partially built, abandoned & repermited with modifications (10-2225), currently under construction.

Modifications include adding a third floor consisting of an art studio/bedroom/living room/kitchen complex and modifications to the lowest floor and mezzanine, with a net enlargement of GFA from 1,266 sf to 2,040 sf with no changes to any previously permitted 5,118 sf lower main building. Additions to deck and patio area, increased SF from 1126 sf by 1,622 sf of new disturbance to 2,748 sf.

At this point (6:29PM) President Crisafi recused himself. Vice President LaCava assumed the chairmanship of the meeting.

Approved Motion: Motion

To accept the actions of the Planned District Ordinance Committee: (A) 7720-7728 Fay Ave.: Proposed façade renovation complies with the PDO, (B) La Jolla Village Information Center: The proposed signage complies with the PDO, and forward the recommendations to the City,

(Fitzgerald/Gabsch, 14-0-1).

In favor: Allen, Brady, Burstein, Collins, Conboy, Costello, Courtney, Fitzgerald, Gabsch, Little, Lucas, Manno, Merten, Thorsen.

Abstain: LaCava.

Recused - out of room: Crisafi.

At this point (6:34PM) President Crisafi returned and resumed the chairmanship.

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 in January; next meeting 5 February.

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

Trustee LaCava reported CPC was dark in December.

Point of Information

Trustee Little asked whether there is or should be a way to track a project that comes to the Trustees from one of the committees on the Consent Agenda, is then pulled from the Consent Agenda at the Trustees' meeting and then never returns to the Trustees. **Trustees LaCava** pointed out that the Bylaws allow for hearing a project without the applicant present. **President Crisafi** suggests that procedures tracking and quarterly review of such projects. **Trustee Manno** encouraged regular maintenance and review by the Trustees of such a list. **Trustee Collins** asked if the City Development Services Department could inform the applicant that when a hearing is being held. **Trustees Conboy** and **Merten** commented further.

11. La Jolla Beach Townhomes EOT – Action Item

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

DPR Action (Nov. 2012): 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

Pulled from Consent Agenda at December LJCPA meeting by Trustee Costello.

Applicant: Claude Anthony Marengo

Trustee Costello explained that he pulled the project because he could not find minutes of any previous meeting at which the project was approved initially. **Mr. Marengo** assured that, although no minutes, there is a letter from the LJCPA President documenting the approval in 2009, and he stated that there are no changes to the plans for the approved project or any changes in codes or laws affecting the project. The nature of an Extension of Time process was discussed by **Trustees LaCava** and **Fitzgerald**, **Mr. Marengo** and **President Crisafi**.

Approved Motion: Findings can be made for an Extension of Time for three years 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, (Fitzgerald/Thorsen, 13-1-2).

In favor: Allen, Brady, Burstein, Conboy, Courtney, Fitzgerald, Gabsch, LaCava, Little, Lucas, Manno, Merten, Thorsen.

Against: Costello.

Abstain: Collins, Crisafi.

12. Two 15 minute parking spots at 1026 Wall Street – Action Item

1026 Wall St. – Two 15 min. parking spaces. T & T (Nov. 2012): Deny the request for two 15 minute parking spaces. 4-3-0

Pulled from Consent Agenda at December LJCPA meeting by LaCava.

The applicant was not present. **President Crisafi** will follow-up and trail the item to a future meeting.

13. Liem Residence – per request of applicant – Action Item

7324 La Jolla Boulevard– CDP (process 2) for a proposed 1614 sq ft new 2-story single family residence with a 175 sq ft roof deck, detached 356 sq ft. 2 car carport with a 107 sq ft 2nd story play area (accessory, unconditioned structure) above the carport on a vacant 2500 sq ft lot

DPR Action: (Dec. 2012) Findings can be made for a Coastal Development Permit for a 1614 sq ft 2-story single family residence with roof deck, detached car carport on a vacant 2500 sq ft lot located at 7324 La Jolla Blvd. 5-4-0

Applicant: Jeanne Liem, owner and architect

Ms. Liem presented the plans along with handout illustrations, and she explained that the neighborhood is diverse in structure style and size. This is an original subdivision lot with 25 foot frontage. She responded to the DPR issues, which concerned setback, architectural fit with immediate neighbors and design "blockyness". Since the DPR recommendation for approval she has made further design changes including altering the side facing the southern neighbor and revising front façade colors and adding building articulation. **Helen Boyden** noted that the interior size was reduced since presented to DPR. **Trustees Little, Conboy, Merten, Lucas, Burstein, Manno** and **Thorsen** commented.

Approved Motion: Findings can be made for a Coastal Development Permit for a 1730 sq ft gross floor area 2-story single family residence with roof deck, detached car carport on a vacant 2500 sq ft lot located at 7324 La Jolla Blvd., based on revised plans dated December 26, 2012, (Burstein/Costello, 14-0-2).

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

Abstain: Collins, Crisafi.

14. Adjourn, at 7:25 PM (!).

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