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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: 1<sup>st</sup> Thursday of the Month  
La Jolla Recreation Center, 615 Prospect Street

**Thursday, 7 February 2013**

### **FINAL MINUTES – REGULAR MEETING**

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

Absent: Joe LaCava.

**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/Gabsch, 11-0-1).**

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

**3. Meeting Minutes Review and Approval – 3 January Regular Meeting**

**Approved Motion: Motion to approve Minutes of January meeting, (Little/Merten, 10-0-2).**

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

**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](mailto:edemorest@sandiego.gov)

**Ms. Demorest** reported on palm tree maintenance in the public right-of-way, the Mayor appointing a bicycle program manager and construction to begin in May on the Children's Pool Lifeguard station. The project has been exempted from the construction moratorium. In reply to a question from **Trustees Courtney** and **Manno** she said a request would be made for a report on the Torrey Pines Road Project, and in reply to **Trustee Collins** she said that the large vehicle ordinance is still in work.

**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](mailto:adelouri@ucsd.edu), <http://physicalplanning.ucsd.edu>**

**Ms. Delouri** provided a handout and updated campus project status.

**Phyllis Minick** distributed a flyer on a 3 March fundraising project for the Children's Pool Sidewalk Beautification Project to be a photo booth by La Jolla Elementary School.

**Rob Whitmore** suggested establishing a dog beach in La Jolla Shores north of Scripps Pier.

**6. Non-Agenda Items for Trustee Discussion**

**Trustee Zimmerman** asked about construction at 705 Nautilus Street at Draper Street. **President Crisafi** said to call Development Services and ask for status from the plan checker or the building inspector.

**Trustee Little** thinks we should have a general review of PDO deviations rather than considering one project at a time.

**Trustee Brady** read and distributed a 5 November 2012 letter to the Mayor and City Council from the City Human Relations Committee on the subject of the Hillel project asking that we respond. The letter urges judgment of the Hillel Project without bias. **Trustee Zimmerman** pointed out that LJCPA was not named in the letter and so we might ignore it. **President Crisafi** will draft a letter for review at the next meeting.

## 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](http://www.lajollacpa.org). He noted this is the last meeting at which attendance will count for qualification to vote at the March LJCPA Annual Meeting at which time new Trustees will be elected.

**Trustee Allen** also advised that since his term as Trustee is expiring he will not be continuing as Secretary. He apologized for having been able to attend only the minimum number of meetings the last two years. He thanked Trustee Nancy Manno for filling-in for him 4 or 5 times and Trustee Mike Costello for doing so twice.

### B. Treasurer

Assistant treasurer, **Trustee Fitzgerald**, gave the Treasurer's report. He presented the results for the past month. January Beginning Balance: \$175.16 + Income \$180.00 – Expenses \$119.44 = February Beginning Balance: \$235.72. Main expenses were agenda printing and telephone.

**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. Candidates' Statements

**President Crisafi** announced that nine persons have announced their candidacy as Trustees and they are: Patrick Ahern, Matt Bothwell, Helen Boyden, Janie Emerson, Gail Forbes, Myrna Nagle, Bob Steck, Ray Weiss and Frances O'Neill Zimmerman. Candidates Ahern, Bothwell, Boyden, Emerson, Steck, Weiss and Zimmerman were present and made statements. Janie Emerson read a statement from Myrna Nagle. There will be eight vacancies.

## 9. President's Report

### A. Trustee Elections - Thursday, March 7, 2012, 3:00 pm - 7:00 pm

**Approved Motion: Motion to ratify as the Election Committee the following: Trustes Laura Ducharme-Conboy, Michael Costello, Tim Lucas and Cindy Thorsen and member Darcy Ashley (Fitzgerald/Gabsch, 16-0-1).**

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

Abstain: Crisafi.

### B. Annual Member Meeting – Thursday, March 7, 6:00 pm

Will include consideration of collected Bylaw revisions.

### C. Officer Election – at April meeting

President, Secretary and Treasurer will be stepping down.

### D. Sierra Mar Residence – postponed by applicant to March 2013, working w/neighbors

### E. Gaxiola Residence – postponed until March 7<sup>th</sup>

### F. Coastal Rail Trail Project Working Group – for ratification by Trustees -- Action item

SANDAG seeking a LJCPA representative to sit on this advisory group. Vice President LaCava has volunteered. Any others interested should contact President Crisafi.

**G. Mid-Coast Trolley**

SANDAG provided President Crisafi and Vice President LaCava with an update on the progress of this effort which is ready to issue an EIR. **President Crisafi** has distributed copies of their presentation material to the Trustees. President Crisafi and Vice President LaCava expressed the opinion that a presentation to the LJCPA was not necessarily warranted. **Trustee Allen** suggested referring this to the La Jolla Traffic & Transportation Board.

**H. Annual Project Review Tally**

**President Crisafi** asked for a volunteer to prepare a summary listing of the projects reviewed in the past year. This is asked for by the City each year. **Trustee Manno** agreed to prepare the list.

**10. 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. Ramirez Residence**

**DPR Action: Findings can be made for a Coastal Development Permit and Site Development Permit for Environmentally Sensitive Lands to demolish an existing residence and construct a single family residence at 1011 La Jolla Rancho Road. 5-1-2**

1011 La Jolla Rancho Road – CDP and SDP for Environmentally Sensitive Lands (ESL) to demolish existing residence and construct a 7,733 SF single family residence on a 0.59 acre site

**B. Pham Residence – *pulled by Trustee Zimmerman***

**DPR Action: Findings can be made for a Variance to reduce the required street sideyard setback from 10ft to 4 ft for a 855 sq ft addition to an existing single family residence at 7411 Olivetas St. 4-2-1**

7411 Olivetas Street- Variance to reduce the required street sideyard setback for a 855 sq ft addition to an existing single family residence on a 0.05 acre site at 7411 Olivetas Street

**C. Gillispie Playfield**

**DPR Action: Findings can be made for a CDP, Conditional Use Permit and Demolition Permit to remove an existing single family residence at 7411 Fay Avenue and develop a playfield with landscaping, fences, walls, and signage adjacent to the Gillispie School. 7-0-1**

7411 Fay Avenue - CDP and CUP to remove an existing single family residence at 7411 Fay Avenue and develop a playfield with associated landscaping, fences, walls, and signage adjacent to the Gillispie School

**D. Install 2 hour parking signs on Glenwick Place and Glenwick Lane – *pulled by Vanessa Garcia***

**T & T Action: Motion to approve 6-0-0**

**E. Move two 15 minutes zones from Herschel to Prospect Street – *pulled by Trustee Courtney***

**T & T Action: Motion to approve the move. If possible, convert existing spaces on Herschel to diagonal parking. Two closest spaces to Prospect stay 15 minute green zone. 6-0-0**

**F. Junior League of San Diego Food & Wine Festival at the Cove**

**T & T Action: Motion to approve. 6-0-0**

Street closures- May 3rd-4th

**G. Green Zone at 7841 Fay Ave**

**T & T Action: Motion to deny 6-0-0**

**H. 40 ft. Yellow zone request on Pearl Street (at Maserati)**

**T & T Action: Motion to deny. 6-0-0**

**Approved Motion: Motion**

**To accept the actions of the Planned District Ordinance Committee: (A) Ramirez Residence: Findings can be made for a Coastal Development Permit and Site Development Permit for**

**Environmentally Sensitive Lands to demolish an existing residence and construct a single family residence at 1011 La Jolla Rancho Road, and (C) Gillispie Playfield: Findings can be made for a CDP, Conditional Use Permit and Demolition Permit to remove an existing single family residence at 7411 Fay Avenue and develop a playfield with landscaping, fences, walls, and signage adjacent to the Gillispie School, and forward the recommendations to the City,**

**To accept the actions of the Traffic & Transportation Board: (F) Junior League of San Diego Food & Wine Festival at the Cove: to approve, and forward the recommendation to the City,**

**(Gabsch/Manno, 16-0-1).**

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

Abstain: Crisafi.

**Approved Motion: Motion**

**To accept the actions of the Traffic & Transportation Board: (G) Green Zone at 7841 Fay Ave: to deny, and (H) 40 ft. Yellow zone request on Pearl Street: to deny, and forward the recommendations to the City,**

**(Gabsch/Manno, 16-0-1).**

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

Abstain: Crisafi.

**11. Reports from Other Advisory Committees** – Information only

- A. Coastal Access and Parking Board** - Meets 1st Tues, 5pm, La Jolla Recreation Center.
- B. Community Planners Committee** – Meets 4th Tues, 7pm, 9192 Topaz Way, San Diego.

**12. Bernate Ticino Residence** – Action Item

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. Appeal of CEQA Exemption – Feb. 4th deadline

*DPR Action #A (Jan. 2013): 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*

*DPR Action #B (Jan. 2013): 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 Coastal Development Permit for the demolition of the previous building). 8-0-1*

*CPA Action (Jan 2013): Pulled from Consent Agenda by Trustee LaCava.*

Applicant: Sarah Horton

Presentation postponed by Applicant.

**Approved Motion: Motion to confirm appeal of the Bernate Ticino Residence project's CEQA exemption, (Costello/Collins, 14-1-2).**

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

Against: Zimmerman.

Abstain: Crisafi, Little.

**13. Costebelle Residence SDP Amendment** – Action Item

7940 Costebelle Way - Amend the previously approved SDP #4522, two-building SFR on a 26,994 sf lot, partially built, abandoned & re-permitted 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.

*PRC Action (Jan. 2013): 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*

*CPA Action (Jan 2013): Pulled from Consent Agenda by Trustee Manno.*

Applicant's representative and architect: Claude Anthony Marengo

**Mr. Marengo** presented plans and provided a handout. He emphasized this is an amendment to an approved project. Nothing will be changed in the separate, lower structure which has been built according to its permits. Opponent letters had been forwarded to the Trustees by e-mail. **Helen Boyden** said the PRC has not seen some recent changes to the project. **Irwin Belcher, Jim Kelly, Willis Allen, Pat Grainger** and **Toby McFarland** spoke. They raised issues of building size and view blockage from overlooks. **Rob Whitemore** expressed the opinion that private views are to be protected according to the La Jolla Shores Design Manual. **Trustees Crisafi, Lucas, Thorsen, Courtney, Merten, Gabsch, Conboy, Lucas, Costello, Little** and **Allen** participated in discussion. Issues included parking, street-side setback, height relative to limits, increased landform disturbance and views from public open space. **Mr. Marengo** argued that most criticisms expressed concerned the permitted structure in place already and not the additions and modifications for which he is seeking the amendment.

#### **Approved Motion: Motion**

**To deny the Amendment to the Site Development Permit because two of the required Findings for a Site Development Permit cannot be made: (1) The proposed development will not adversely affect the applicable Land Use Plan and (2) The proposed development will comply with the regulations of the Land Development Code. Specifically:**

- A. Contrary to the Visual Resources Plan Recommendations (pg. 56 -57) of the La Jolla Community Plan and Local Coastal Program Land Use Plan the proposed project lacks sufficient articulation of the building facades facing Pottery Canyon Park and open space in order to reduce the perceived bulk and scale of the proposed structures when viewed from the park and open space; and**
- B. The proposed *structure height* of the proposed guest quarters located above the garage *accessory building* exceeds the maximum allowed structure height of 21 feet as limited by LDC Sec. 141.0306 (f); and**
- C. The *setback* and relationship of the front wall of the proposed guest quarters to the front wall of the garage below presents an upper level front yard *setback* that is not in general conformity with other upper level setbacks in the vicinity as is required by LDC Sec. 1510.0304 (b); and**
- D. The garage with the proposed quest quarters above is so different in form and relationship to the street from that of other structures in the area that the proposed guest quarters addition is not in accordance with the General Design Regulations of the La Jolla Shores PDO, LDC Sec. 1510.0301(b) and will disrupt the architectural unity of the area; and**
- E. The length of the proposed driveway measured from the street curb to the face of the garage does not meet the minimum length required by LDC Sec 142.0520, Table 142-05B, Footnote 1, nor does the project provide two additional on-site parking space as required by Footnote 1, nor is there sufficient curb length on the street abutting the property to provide the two additional required parking spaces,**

**(Thorsen/Courtney, 13-1-1).**

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

Against: Allen.  
Abstain: Crisafi.

**14. UCSD Hillel Center For Jewish Life - Draft EIR – Action Item**

Whether to submit comments on the Draft EIR by March 11th submittal deadline SDP AND Public ROW VACATION to allow the applicant to develop the Hillel Center for Jewish Life (HCJL) on a vacant site at the southwest corner of the intersection of La Jolla Village Drive and La Jolla Scenic Way, which is just south of the UCSD. Hillel currently uses a residential structure located at 8976 Cliffridge Avenue (Cliffridge property) for administrative offices, one-on-one counseling, and meetings with students. Hillel proposes to develop the HCJL in two phases to provide additional space for religious programs in three buildings around a central courtyard, referred to as the Phase 1/Phase 2 project throughout the Environmental Impact Report (EIR). Should the Phase 1/Phase 2 project not be approved by decision makers, an alternative to the project was also analyzed at full detail throughout the EIR. This alternative is referred to as the Existing with Improvements option. Under this alternative, the Cliffridge property that is currently being used by Hillel would be converted to permanent use. Both project proposals are described in the following link: [City of San Diego Bulletin of Public Notices, CEQA Notices and Documents](#)

**President Crisafi** suggested comments from individuals could be sent to him at [info@LaJollaCPA.org](mailto:info@LaJollaCPA.org) for compilation and submittal. **Trustee Costello** proposed forming a committee to write a submission for the LJCPA.

**Approved Motion: Motion to form an *ad hoc* committee to write a response to the Draft EIR for the UCSD Hillel Center for Jewish Life and present to the Trustees for vote at the March meeting, (Costello/Brady, 16-0-1).**

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

**Approved Motion: Motion to appoint the following Trustees to the *ad hoc* committee on the Hillel Center EIR: Mike Costello, Jim Fitzgerald, Tom Brady and Dan Courtney, (Collins/Gabsch, 16-0-1).**

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

**15. Adjourn, at 8:30 PM.**

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