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President: Tony Crisafi
Vice President: Joe LaCava
Second Vice President: Patrick Ahern
Treasurer: Jim Fitzgerald
Secretary: Helen Boyden

La Jolla Community Planning Association

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

Thursday, 6 February 2014

DRAFT MINUTES --Regular Meeting

Trustees Present: Patrick Ahern, Cynthia Bond, Helen Boyden, Tom Brady, Bob Collins, Dan Courtney, Janie Emerson, Jim Fitzgerald, Gail Forbes, Joe LaCava, David Little, Nancy Manno, Phil Merten, Bob Steck, Ray Weiss, Frances O'Neill Zimmerman
Trustees Absent: Tony Crisafi, Myrna Naegle

1. Welcome and Call To Order: Joe LaCava, Vice-President, at 6:07 PM

2. Adopt the Agenda

Approved Motion: To approve the agenda as posted (Emerson, Merten: 12-1-1)

In favor: Ahern, Bond, Boyden, Brady, Collins, Emerson, Fitzgerald, Little, Manno, Merten, Steck, Weiss

Oppose: Forbes

Abstain: LaCava (Chair)

3. Meeting Minutes Review and Approval

Approved Motion: To approve the Minutes of 8 January 2014 as distributed (Collins, Emerson: 12-0-2)

In favor: Ahern, Bond, Boyden, Brady, Collins, Emerson, Fitzgerald, Forbes, Little, Manno, Steck, Weiss

Abstain: LaCava (Chair), Merten (Absent)

4. Elected Officials Reports - Information Only

A. Council District 1 – Council President Pro Tem Sherri Lightner Rep: Erin Demorest, 619.236.7762, edemorest@sandiego.gov Stated the City Council Public Hearing on closing the Children's Pool Beach is scheduled for Monday, February 24 at 2 PM. The revised Marijuana Ordinance will be heard by City Council at its 2 PM, Tuesday February 25 meeting. The text is not yet out, but it is not expected to be much different from the previous version and there are not likely to be any dispensaries in La Jolla. Tuesday March 4, at 2 PM, the City Council will hear the proposed Food Truck Ordinance; it will be heard by the Smart Growth and Land Use Committee on Wednesday, February 12 at 2 PM. Construction of the La Jolla Cove Lifeguard station will start soon and take 185 working days. The Torrey Pines Road Corridor project is in the environmental phase and the draft will be out soon. The mayoral election will be Tuesday, February 11 with polls open from 7 AM to 8 PM. The Sewer and Water Main project is going well. The Coast Blvd section will only go to Girard; it is being finished from Cave and will move on to the Park Row/Ivanhoe area. In response to comments by **Trustees Weiss** and **Ahern**, Ms. Demorest will investigate the overnight parking of construction vehicles in the residential area and said that the project would not affect low flow diversion as they were not redoing storm water system.

B. 39th Senate District – State Senator Marty Block

Rep: Allison Don, 619-645-3133, Allison.don@sen.ca.gov was not present.

C. 78th Assembly District Majority Leader Toni Atkins

Rep: Toni Duran, 619-645-3090, Toni.Duran@asm.ca.gov was not present.

5. Non-Agenda Public Comment - Issues not on the agenda and within LCPA jurisdiction, two (2) minutes or less

Member Tim Lucas, Chair of the La Jolla Shores Association, announced the LJSA election would be taking place at their regular meeting on Wednesday, March 12. There are eight seats up for election. There is contact material on the webpage: ljsa.org

6. Non-Agenda Items for Trustee Discussion - Issues not on the agenda and within LJCPA jurisdiction, two (2) minutes or less.

Trustee Brady announced that since he will be termed out as of August 2014, he is resigning as of the April 2014 meeting, opening his seat for election. He will be eligible to run again in March 2015 after a break of one year. He cited former **Trustee Devin Burstein's letter** of last year, published in the La Jolla Light, with regard to the personal value and that to the community of serving as a trustee of the LJCPA.

Trustee Little called attention to the PDO minutes in the packet and thanked **Trustee Forbes** for including the handout that he had provided.

Trustee Emerson called attention to the expanded notes on the Hillel dEIR that were e-mailed to the trustees. [Not separately printed for the trustee packet, but this and other items are included in the Public Copy.]

Trustee Merten stated that at its Tuesday, February 18, 9 AM meeting, the La Jolla Shores Advisory Board would be hearing the 8490 Whale Watch Way project and a project at 2037 Soledad Avenue. [Later canceled for lack of a quorum and rescheduled for March 18.]

7. Officers' Reports

A. Secretary

Trustee Boyden stated that if you want your attendance recorded today, you should sign in at the back of the room. There are two sign-in lists: one for LJCPA members and a yellow one for guests.

Reference was made to this being the last meeting to qualify as a member to vote in or as a candidate to qualify for the March 2014 election.

LJCPA is a membership organization open to La Jolla residents, property owners and local business owners at least 18 years of age. Eligible visitors wishing to join the LJCPA need to submit an application, copies of which are available at the sign-in table or on-line at the LJCPA website: www.lajollacpa.org/. We encourage you to join so that you can vote in the Trustee elections and at the Annual Meeting in March.

You are entitled to attend without signing in, but only by providing proof of attendance can you maintain membership or become eligible for election as a trustee. You can become a Member after attending one meeting and must maintain your membership by attending one meeting per year. To qualify as a candidate in an election to become a Trustee, a Member must have documented attendance at three LJCPA meetings in the preceding 12-month period.

If you want to have your attendance recorded without signing in at the back, then hand to the Secretary before the end of the meeting a piece of paper with your printed full name, signature and a statement that you want your attendance recorded.

Please note that members who failed to attend a meeting between March of 2013 and February 2014 (and similar for all time periods) have let their membership lapse and will need to submit another application to be reinstated

B. Treasurer

Trustee Fitzgerald reported that the beginning balance on January 1 was \$82.73. Receipts in January from donations were \$134.00. Expenses including agenda printing and telephone expenses were \$140.93 for an ending balance on January 31, 2014 of \$75.80. He stated that he had enjoyed serving as treasurer, but was termed out as a trustee.

Trustee Fitzgerald commented on the special generosity of the Membership and Trustees and reminded Trustees, Members and guests that LJCPA is a non-profit organization and must rely solely on the generosity of the community and the Trustees. He stressed the need for continued donations to support the expenses of the organizations. All donations are in cash to preserve anonymity. The printing expenses for February were high and the bills for the website and domain name are due (totaling over \$250.00) and we need to cover those with donations.

8. Candidate Statements

Vice-President LaCava announced that there are seven (7) Trustee seats open for the March election (six for three-year terms and one for a one-year term) and that LJCPA members who had attended three meetings from March 2013 through today's meeting are eligible to run.

The following members announced their candidacies:

Bob Collins, Current trustee
Peter Ovanessoff, Real Estate
Alex Outwater, Attorney
Michael Morton, Architect and former trustee

After issuing several last calls, **Vice-President LaCava** cited the LJCPA By-laws Article III, Section 3 which provides that if there are not enough candidates to fill the open seats, then a sitting trustee who is termed out can run and be seated if the trustee receives two-thirds of the votes cast.

Subsequently, these two termed-out trustees announced their candidacies.

Joe LaCava
Jim Fitzgerald

Member Mike Costello complained that the Board had not done enough or timely outreach to recruit more candidates. **Trustee Zimmerman** supported his point of view. **Trustee Little** inquired about the Election Committee and members identified themselves: **Trustees: Brady, Emerson, and Forbes**. [**President Crisafi** has agreed to assist at the polls.]

Trustees Manno and LaCava spoke of their extensive outreach efforts and knew of others doing the same. **Member Kathleen Neil** spoke of her regular receipt of LJCPA materials, and others mentioned the press release in the La Jolla Light. Others speaking included: **Trustees Courtney, Forbes, Merten and Member Paul Benton**.

Vice President LaCava announced that write-in votes for those otherwise eligible were allowed.

9. President's Report

- A. **Trustee Elections** - Thursday March 6, 2014 3:00pm – 7:00pm
- B. **Annual Member Meeting** – Thursday March 7, 6:00pm
- C. **President will be stepping down** – **President Crisafi** is termed out as President and as a trustee.
- D. **ACTION** - Approval of Letter addressing assessment of LJ Beaches, shores & biological environment (draft attached and read aloud)

Approved Motion: To ratify and send the letter (Merten, Collins: 15-0-1)

In favor: Ahern, Bond, Boyden, Brady, Collins, Courtney, Emerson, Fitzgerald, Forbes, Little, Manno, Merten, Steck, Weiss, Zimmerman

Abstain: LaCava (Chair)

E. Report from Ad Hoc Committee on Vacation Rentals – **Trustee Ahern (Ad Hoc Committee Chair)** reported. At the February 3 meeting concerns were heard from those disturbed by VRBO (vacation rentals by owner), those in the business who wish to continue the rentals, and those who had ideas. At the next committee meeting there will be presentations by both sides and the committee will make recommendations.

F. Community Planners Committee & City are updating City Policy 600-24. They wish to hear community ideas. LJCPA will review draft at the March Regular Meeting.

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 LJCPA meeting.

PDO – Planned District Ordinance Committee, Chair Lone 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. Mobile Food Trucks LDC Amendment

PDO Motion: Request the La Jolla Community Planning Assoc. create a committee to review the Amendment 010913 regarding mobile food trucks. The committee is concerned that the City of San Diego has added/ will add new uses within the framework of the La Jolla Planned District Ordinance and to the La Jolla Community Plan without community review. 9-0-0.

Please see the attached Notice of Right to Appeal an Environmental Determination for a future project in your community planning area which will be posted on the City of San Diego's Official website on Friday, January 10, 2014. Please note that this is a Citywide item and therefore, the same information has been provided to all City Council districts. This project was reviewed by the Development Services Department and a determination made that the project is exempt from the California Environmental Quality Act (CEQA). If you have any questions, please contact the Project Manager identified on the attached notice.

See: <http://www.sandiego.gov/development-services/pdf/industry/2014/regulationsfoodtrucks.pdf>

B. Sprint Site

PDO Motion: Findings can be made that the antenna and relocation of radio cabinetry equipment of the proposed project conforms to the Planned District Ordinance with respect to materials and esthetics. 8-0-1

7590 Fay Avenue- Removal and replacement of three antennas (1 per sector), addition of three (3) remote radio head (RRH) units, relocation of the existing radio equipment from the rooftop to an interior office suite.

C. Rudolph NDP Encroachments

DPR Motion: Findings can be made for a Neighborhood Development Permit to allow existing fencing (greater than 3 feet in height), and encroachments, within the public right-of-way located at 1559 El Paso Real 5-0-0

DPR Motion (As an advisory to the City): The boulders, including those in the public right-of-way, are an important Cultural Landscape Feature of the older La Jolla hillside Neighborhood, and should be preserved. 5-0-0

Steep Hillside within the La Jolla Community Plan. Application was formerly for a CDP to construct a new detached 660 sq. ft. garage with 660 sq. ft. guest quarters above, on a 0.56 acre site with an existing 4,047 sq. ft. SFR. Findings for the CDP were made by the DPR on 5/21/13. NDP was subsequently required in addition to CDP. Changes to the City's Land Development Code effective Oct 10th, 2013, vacated the requirement that this project obtain a CDP.

D. 7330 Eads Duplex CDP

DPR Motion: Findings can be made for a Coastal Development Permit to allow the proposed development to construct a 2-story 4,129 square-foot, residential duplex with roof decks on a 0.16-acre lot located at 7330 Eads Avenue 4-0-1

A Coastal Development Permit (Process 2) to demolish an existing single-family residence and construct a 2-story 4,129 square-foot, residential duplex with roof decks on a 0.16-acre lot located in the RM-1-1 Zone, the Coastal (non-appealable), the Coastal Height and Parking Impact Overlay Zones within the La Jolla Community Plan.

E. 2350 Calle De La Garza

PRC Motion: Findings can be made for a process 3 site development permit for Project No. 341630, with plans dated 1-28-2014. 5-0-0

2350 Calle De La Garza- PROCESS 3 -SDP to remodel and add 4,412 square feet to an existing 3,634 square foot, 2-story single family residence on a 0.56 acre lot. The site is located in the SF Zone of the La Jolla Shores Planned District, Coastal Overlay (non-appealable), Coastal Height Limit, and Parking Impact Overlay Zones in the La Jolla Community Plan area.

F. Whale Watch Way Residence

PRC Motion: Findings can not be made for Site Development Permit or a Coastal Development Permit for Project No. 328415. It is not compatible with the neighborhood in form, bulk and scale. In particular, the east side of the building envelope is incompatible with the neighboring structures. The size, form, and relationship of the the proposed project will disrupt the architectural unity of the neighborhood. 5-0-0

8490 Whale Watch Way- PROCESS 3 - CDP, and SDP to demolish an existing single family residence and construct a 7,001 two-story, over basement single family residence on a 20,093 sq.ft. lot. The site is located in the Single Family Zone of the La Jolla Shores Planned District within the La Jolla Community Plan area, Coastal Overlay (non-appealable), Coastal Height Limit, Residential Tandem Parking.

G. Bike Lane – Nautilus between Aranda and West Muirlands

T&T Action: Motion to approve 7-1

***H. La Jolla Concours Street Closures**

T&T Action: Motion to approve 8-0

Street closure- April 13th 2014

***I. Remove Commercial Loading at 7414 Marine (near corner of Herschel & Marine)**

T&T Action: Motion to approve 7-0

***Consent Items Pulled:**

H. La Jolla Concours Street Closures (pulled by **Trustee Courtney** who felt it should have a full LJCPA hearing)

I. Remove Commercial Loading at 7414 Marine (near corner of Herschel & Marine) (Pulled by **Vice-President LaCava** as property owner not notified)

Approved Motion: To accept the PDO recommendation (A) Requesting the La Jolla Community Planning Assoc. create a committee to review the Amendment 010913 regarding mobile food trucks. The committee is concerned that the City of San Diego has added/will add new uses within the framework of the La Jolla Planned District Ordinance and to the La Jolla Community Plan without community review. (9-0-0.)

and

To accept the recommendation of the PDO Committee that (B) Sprint Site: The findings can be made that the antenna and relocation of radio cabinetry equipment of the proposed project conforms to the Planned District Ordinance with respect to materials and esthetics. (8-0-1); to accept the recommendations of the DPR Committee (C) Rudolph NDP Encroachments: Findings can be made for a Neighborhood Development Permit to allow existing fencing (greater than 3 feet in height), and encroachments, within the public right-of-way located at 1559 El Paso Real (5-0-0) and (as an advisory to the City) that the boulders, including those in the public right-of-way, are an important Cultural Landscape Feature of the older La Jolla hillside neighborhood and should be preserved. (5-0-0) and (D) 7330 Eads Duplex CDP: Findings can be made for a Coastal Development Permit to allow the proposed development to construct a 2-story 4,129 square-foot, residential duplex with roof decks on a 0.16-acre lot located at 7330 Eads Avenue (4-0-1); to accept the recommendations of the PRC Committee (E) 2350 Calle De La Garza : Findings can be made for a process 3 Site Development Permit for Project No. 341630, with plans dated 1-28-2014. (5-0-0) and (F) Whale Watch Way Residence: Findings CANNOT be made for Site Development Permit or a Coastal Development Permit for Project No. 328415. It is not compatible with the neighborhood in form, bulk and scale. In particular, the east side of the building envelope is incompatible with the neighboring structures. The size, form, and relationship of the proposed project will disrupt the architectural unity of the neighborhood. (5-0-0); and to accept the recommendation of the T&T Committee (G) To approve Bike Lane – Nautilus between Aranda and West Muirlands (7-1); and forward the recommendations to the City. (Fitzgerald, Weiss: 15-0-1)

In favor: Ahern, Bond, Boyden, Brady, Collins, Courtney, Emerson, Fitzgerald, Forbes, Little, Manno, Merten, Steck, Weiss, Zimmerman

Abstain: LaCava (Chair)

11. Reports from Other Advisory Committees - Information only

- A. Coastal Access and Parking Board** - Meets 1st Tues, 5pm, La Jolla Recreation Center. No report.
- B. Community Planners Committee** – Meets 4th Tues, 7p, 9192 Topaz Way. See 9 F. above.

12. Tyrian St. & Soledad Ave. Sewer Main Replacement Information Only.

The Tyrian St. & Soledad Ave. Sewer Main Replacement is within the public right-of way of Electric Avenue, Rosemont Street, Tyrian Street, Soledad Avenue, Hillside Drive, Castellana Road, and Puente Drive. This project will replace approximately 1,300 linear feet and rehabilitate 100 linear feet of sewer mains.

Presented by Project Engineer Yousif Benyamin and Associate Engineer Jericho Gallardo for The City of San Diego.

This is a \$500,000 project and will take 112 working days beginning in September 2014 and concluding in March 2015. It will include some abandonment and replumbing. **Member Marina Baroff** expressed concern about the limited access in that area, especially if multiple streets were dug up at once. City staff replied that through traffic would be maintained during construction. In response to **Member Tim Lucas's** query about disruption to individual homeowners' sewer service, it was stated that there will be disruption of sewer service of up to four hours. There will be announcements in advance including door hangers seven days in advance. They will work individually with each homeowner. Concrete paving will be

replaced with concrete. Acknowledgment was made of redigging recent street construction in some streets, but timing did not work out as these are urgent repairs.

13. Harbach Residence – full review (Pulled by John Ellison)

5372 Calumet Avenue- Coastal Development and Site Development Permit (Process 3) for ESL to demolish a one-story, single-family residence and construct a 4,757 square foot, two-story over basement, single-family residence on a 0.20-acre property. The site is located in the RS-1-7, Coastal Overlay (appealable), Coastal Height, Sensitive Coastal (bluffs), Parking Impact Overlay Zones, and First Public Roadway in the La Jolla Community Plan.

DPR Action (Dec 2013): Findings can be made for an amendment to the Coastal Development Permit and Site Development Permit for a CDP for the single-family residence as presented for 5372 Calumet.

6-0-1

Applicant: David Dombroski

Trustee LaCava reported that **Mr. Ellison** informed the LJCPA by e-mail that he had had his questions answered by the applicant prior to the meeting and no longer had any issues. **Mr. Ellison** was not present. There was no presentation.

Approved Motion: To ratify the findings of the DPR Committee and forward the recommendation to the City. (Weiss, Courtney: (15-0-1)

In favor: Ahern, Bond, Boyden, Brady, Collins, Courtney, Emerson, Fitzgerald, Forbes, Little, Manno, Merten, Steck, Weiss, Zimmerman

Abstain: LaCava (Chair)

14. The Reserve – full review (Pulled by Kevin Johnson)

6850 Country Club Drive- (Process 4) CDP, PDP, SDP (ESL) and Vesting Tentative Map to subdivide a 25.14 Acre site into three parcels (three SDU). The site is located within Zone RS-1-4/Coastal Overlay (Non-appealable), Coastal Height, Parking Impact, Brush Management, Very High Fire Hazard, Earthquake Fault Buffer, and Open Space Overlay Zones in La Jolla Community Plan.

DPR Action (Dec 2013): Findings can be made for the Coastal Development Permit, Planned Development Permit, Site Development Permit (Environmentally Sensitive Lands) and Vesting Tentative Map to subdivide a 25.14 Acre site into three parcels (three Single-Family Dwelling Units). The site is located at 6850 Country Club Drive. 5-0-1-1

Presented by Applicant: Greg Shannon, representing the owner, Copley Press, Architect Jim Alcorn, Landscape Architect Brad Lents.

DPR Committee Members and others had visited the site and heard a presentation about the project. The PDP is needed only to waive the 65' frontage requirement for one of the parcels. They have resolved 6 encroachments with neighbors. One parcel with two existing buildings will be sold to the adjacent Foxhill estate. No new buildings will be constructed on it. Another parcel will contain 1.6 acres, the third will contain 22 acres with only 4 to be developed. The remainder will be dedicated to native-planted open space maintained by owner, to include 3 existing Torrey Pines and a stand of 100-year-old scrub oak. The property will be revegetated with native plants. Fencing options were shown. There are no public views overlooking the property. Consideration had been given to an existing road, landslide areas and an existing earthquake fault on the property.

They are not proposing a specific project but only design guidelines including color palettes, heights, footprints, and access roads which will have to be followed by any construction. They have requested a full EIR. It is expected that an SCR will need to be processed for the actual development proposed by new owners.

Land Use Attorney Kevin Johnson, representing three neighbors to the north and east opposed to the project. He felt that alternative sites on the property were more suited. Geological hazards can be compensated for and the current plan boxes in the open space. This will be an area with high fire potential. He disagrees as to the public view.

Trustee Merten, representing the DPR Committee, said this was not the final development proposal, and that the concerns expressed will be addressed when the specific proposals come forth. The **applicants** stated that they have met with the fire marshal and have a biology report on file with the City. They are not proposing an urban open space the way adjacent parcels do but a natural one. If the specific proposals conform exact to these guidelines then an SCR will be required. If they do not, then a full CDP review will be done.

Neighbor **John Detwiler** said he has had his encroachment issues with the project settled and has been pleased with the result. **Colin Seid** and **Tom and Jane Fetter** expressed similar sentiments in e-mails to the trustees.

Questions from **Members Sally Miller, Bob Whitney, Bill Robbins, Tim Lucas and Julia Blake** included issues related to glass reflections, alternatives in the EIR, tax rates, solar panels, and perimeter fences.

Trustees Fitzgerald and Forbes queried about the view to the west and possible tennis courts. **Trustees Weiss and Merten** expressed doubts about an SCR being sufficient review. **Trustees Ahern, Little and Manno** sought clarifications.

Applicant responses: Only two new houses. City has regulations about tennis court lighting; however, covenant will state no light can be spilled on to the wildlife area. Any SCR issues are up to the City. City is looking to have only a natural open space, not urban wildlife such as coyotes and raccoons and wild life corridors, but to allow native wildlife to move through. The area is now 75% fenced--a hodgepodge. The area is a fishbowl, so development anywhere would be visible. The title will go to the owner who will be responsible for correcting any upset to the vegetation. Both buildings face to the west behind ridges so there will not be a glass issue. Taxes will be based on the sale price of the land plus the fair market value of any development. Solar panels, where allowed, have to be integral to the architecture or on the ground.

Mr. Johnson rebuttal: It has not been established that this is the best location for the development. Other ways need to be looked at. If the City only does an MND, they will not be. Has differences with the biology report.

Failed motion: To accept the findings of the DPR Committee (Fitzgerald, Brady: 5-9-1)

In favor: Ahern, Boyden, Brady, Collins, Forbes

Opposed: Bond, Emerson, Fitzgerald, Little, Manno, Merten, Steck, Weiss, Zimmerman

Abstain: LaCava (Chair)

Approved motion: To accept the recommendation of the DPR Committee, correcting the motion to read: Findings can be made for the Coastal Development Permit, Planned Development Permit, Site Development Permit (Environmentally Sensitive Lands) and Vesting Tentative Map to subdivide a 25.14 Acre site into three parcels (two new Single-Family Dwelling Units) with the addition that an SCR should be processed for any development and that the LJCPA supports the applicant's request for an EIR . (Little, Fitzgerald: 14-0-1)

In favor: Ahern, Bond, Boyden, Brady, Collins, Courtney, Emerson, Fitzgerald, Forbes, Little, Manno, Merten, Steck, Weiss, Zimmerman

Abstain: LaCava (Chair)

15. Hillel Center for Jewish Life –Draft Environmental Impact Report

The proposed project is a SITE DEVELOPMENT PERMIT AND RIGHT-OF-WAY VACATION to develop a vacant site located at the southwest corner of the intersection of La Jolla Village Drive and La Jolla Scenic Way, just south of UCSD in two phases. Phase 1 would consist of the temporary use of the Cliffridge property until the new HCJL facilities (Phase 2) are occupied. Phase 2 would involve development of the 0.8-acre vacant parcel east of the Cliffridge property. The new facility would provide three new buildings of approximately 6,479 square feet of gross floor area (GFA) around a central outdoor courtyard. The project site is within a Single Family Zone of the La Jolla Shores Planned District, Coastal Height Limit Overlay Zone, Campus Parking Impact Overlay Zone, and the La Jolla Community Planning Area. (Legal Description: Lot 67 of La Jolla Highlands Unit No. 3, in the City of San Diego, County of San Diego, Parcel Map No. 3528 and Portion of Lot 1299, Miscellaneous Map 36, Pueblo Lands, in the City of San Diego, County of San Diego). The site is not included on any Government Code listing of hazardous waste sites. *Comments due Feb. 11th*

The DRAFT EIR and associated technical appendices are available online at: <http://www.sandiego.gov/city-clerk/officialdocs/notices/index.shtml>

Note: The draft EIR was revised to update the Traffic and Cumulative Impacts sections to reflect other projects in the area. The draft EIR is being recirculated with this new information. The LJCPA commented on the previous version of the draft EIR (See http://www.lajollacpa.org/minutes/ljcpa13_0307min.pdf, Item 17.) There is no change to the design of the project.

Michel Rabkin, Executive Director of Hillel of San Diego stated that Hillel is an independent religious organization and serves the religious needs of Jewish college students. It was incorporated in July 1992 as non-profit religious corporation. It

has worked with the neighbors and wants to be a good neighbor. It is not a UCSD student organization and receives no funding from the University. He appreciates the work the PRC and the LJCPA has done to review the dEIR.

Julie Hamilton, Attorney for the Taxpayers for Responsible Land Use, says the religious status of Hillel is not clear from its documents and that the idea that it has worked with the neighbors is open to interpretation. The trustees have copies of her letters to the PRC and the LJCPA. She feels the dEIR has gone from bad to worse in this iteration. The traffic report predicts 100 attendees while the noise report takes only 50 into consideration. Current usage for Shabat services and other Hillel activities on campus show higher numbers. Projected kitchen and space would allow for Shabat dinners to be held at the project facility. The EIR is supposed to describe the environmental setting accurately and show a stable and finite description of the project. It should take into account all reasonably foreseeable activities that this does not. The driveway is only 150' from the intersection whereas CalTrans expects 200'. The dEIR frequently refers to 5900 sf whereas the GFA of the project is 7000 sf.

Member and Neighbor Ross Starr had sent a draft letter to the PRC/LJCPA. He disagreed with the categorization of the renamed Hillel Center for Jewish Life as a religious institution as defined in the LJSPDO. He stressed the inadequacy of the parking provided, the setting of a precedent for other student, religiously-affiliated organizations to establish centers in the neighborhood, increasing the danger of two non-right-angled corners on La Jolla Scenic Drive North by narrowing that street segment and not including the other three parcels adjacent to the Venter Center in the traffic analysis.

Member and Neighbor Pat Granger cited the prospect of increased onsite parking at 8976 Cliffridge Avenue if Phase II is denied and that building becomes a permanent HCJL. She posited that those residents might be disturbed and move, selling the property. Then Hillel could purchase that to expand their facilities.

Member Tim Lucas, serves on the PRC. He feels the PRC did not have time to address alternate uses, including a pocket park previously considered for the site. He has reviewed the redline version and notes that wherever it said "student center" it now says "Hillel Center for Jewish Life," but the building has not changed. He feels LJCPA should take these into consideration also.

Member Michael Morton feels that though there may be many problems with the EIR, especially parking adequacy issues, this is a religious institution that adds value to the community.

Member and Neighbor Bill Jones stated that Hillel does not self-describe itself as conducting worship which he feels is necessary to be called a religious institution, and that it also does not have adequate parking for religious worship.

Member Kim Whitney feels Hillel is a religious institution and would be a wonderful addition to the community.

Member and Neighbor Julia Blake, long-time resident recently returned from residence in Amherst, Massachusetts, (an area with 5 colleges and 40,000 students) where she was a member of the zoning board for five years. She warned about incremental expansion whereby a permit is issued for a project of a specific size and over the years the owners come back for sequential expansions.

Trustee Weiss stated that while religious institutions do enhance the community, this project does not serve the local residential community, but serves the large institution to the north.

Trustee Boyden stated that this project was initiated under a previous version of the LJSPDO that allowed religious institutions by right and that now any such project would need a Conditional Use Permit. She underscored the failure of the dEIR to consider the three additional lots adjacent to the Venter Institute available for development in the 2030 time frame, the hazards from the two lanes turning left from LJ Village Drive and the loss of 9 parking spaces in the Campus Impact Parking Zone where driveways are now limited to 12' curbcuts with 2-hour parking limits up to one half mile away.

Discussion by **Trustees Emerson, Manno and Merten** led to the following:

Approved Motion: To supplement the March 2013 LJCPA comments on the January 2013 dEIR with the nine deficiencies identified by the PRC on January 28, 2014 (see Attachment One) and adding: 1) failure to analyze additional alternative uses; 2) failure to analyze the issue of student center versus religious institution; and 3) the 4-page expanded analysis of the nine

PRC bullet points provided by two PRC members that was e-mailed to the trustees (see Attachment Two) and send a letter to the City. (Emerson, Manno: 12-1-1)

In favor: Ahern, Bond, Boyden, Brady, Emerson, Fitzgerald, Forbes, Little, Manno, Merten, Steck, Weiss,

Opposed: Zimmerman

Abstain: LaCava (Chair)

16. Adjourn at 9:00 PM to next Regular Monthly Meeting, March 6th, 2014, immediately following the LJCPA Annual Member Meeting scheduled for 6:00 PM