



La Jolla Community Planning Association

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

Contact Us

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President: Joe LaCava

Vice President: Bob Steck

2nd Vice President: Patrick Ahern

Secretary: Helen Boyden

Treasurer: Nancy Manno

FINAL MINUTES | Thursday, 5 March 2015

Regular Meeting of the La Jolla Community Planning Association

Trustees Present: Patrick Ahern, Cynthia Bond, Helen Boyden, Bob Collins, Mike Costello, Janie Emerson, Cindy Greatrex, Joe LaCava, Nancy Manno, Robert Mapes, Alex Outwater, Jim Ragsdale, Bob Steck, Ray Weiss, Fran Zimmerman

Trustee Absent: Phil Merten

1.0 Joe LaCava, President, called the meeting to order at 6:16pm immediately following the Annual Member Meeting. He asked those present to turn off their mobile phones and announced that the meeting was being recorded in audio by the LJCPA and in video by a person who does not wish to identify himself.

2.0 Adopt the Agenda

Approved Motion: To adopt the agenda as posted (Steck, Collins: 12-0-0)

In favor: Ahern, Bond, Boyden, Collins, Costello, Emerson, LaCava, Mapes, Outwater, Ragsdale, Steck, Weiss, Zimmerman

3.0 Meeting Minutes Review and Approval: 5 February 2015

Approved Motion: To approve the February 5, 2015 minutes as distributed. (Outwater, Steck: 9-1-3)

In favor: Ahern, Bond, Boyden, Collins, Emerson, Outwater, Ragsdale, Steck, Weiss

Opposed: Costello

Abstain: LaCava (Chair), Mapes and Zimmerman (both absent)

4.0 Elected Officials – Information Only

4.1 Council District 1 – Council President Sherri Lightner

Rep: **Justin Garver**, 619-236-6611, JGarver@sandiego.gov stated that CP Lightner plans to reintroduce a plastic bag reduction ordinance that had previously passed through a Council committee because the state legislation is being held up by a referendum. No timeline has been established. CD2 Lorie Zapf is bringing forth a STVR issue recently discussed by the Pacific Beach Planning Group to the Smart Growth and Land use Committee on April 22. A community meeting will be held March 18th from 6 to 8 pm at the SIO Sumner Auditorium to discuss the Utilities Undergrounding block 1J phase 1 and 2.

4.2 Mayor's Office – Mayor Kevin Faulconer

Rep: **Francis Barraza**, 619-533-6397, FBarraza@sandiego.gov was not present.

4.3 39th Senate District – State Senator Marty Block

Rep: **Hilary Nemchik** Hilary.Nemchik@sen.ca.gov, 619-645-3133 was not present.

4.4 78th Assembly District – Speaker of the Assembly Toni Atkins

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

5.0 Non-Agenda Comment

Public may speak on matters not on the agenda & within LJCPA jurisdiction, 2 minutes or less.

5.1 UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://commplan.ucsd.edu/> **President LaCava** spoke for Ms. Delouri who was helping at the Election, calling attention to the 45-day review period for the EIR for the Center for Novel Therapeutics ending April 16. A public hearing will be held on

Tuesday March 31 at 6pm at the UCSD Faculty Club. More information can be found at the above website.

5.2 Others

Member Ed Comartin encouraged those present to join the LJCPA so they could participate in the community planning process. It was noticed that 34 members were dropped as of February 28, 2015, but two had rejoined.

Member Sally Fuller announced that the La Jolla Woman's Club was holding a meeting on Women in Legislation at the club on Friday, April 3rd at 5:30 pm. CP Sherri Lightner will speak.

6.0 Trustee Comment

Trustees may comment on matters not on the agenda & within LJCPA jurisdiction, 2 min or less.

Trustee Emerson announced she was collecting signature for a referendum on the City Council passed One Paseo project.

Trustee Zimmerman stated that she thought the property at 7411 Olivetas (at Marine) had a chimney that was too tall. **President LaCava** suggested that she contact **Gary Geiler** at DSD, newly assigned to La Jolla who had been right on the Boffo Cinema height issue.

7.0 Officers' Reports

7.1 Secretary: Helen Boyden - given at member meeting

7.2 Treasurer: Nancy Manno – given at member meeting

8.0 President's Report – Information only unless otherwise noted.

8.1 Report out on Closed Session –The trustees agreed to sign the waiver of conflict of interest letter with respect to current litigation.

8.2 Whale Watch Way – Appeal Hearing continued, date uncertain but likely April 16th. Because the date was given as uncertain, there will be a new public notice for the Planning Commission hearing. It is believed changes to the project will be made; however, it is not known if the project will return to PRC/LJCPA.

8.3 Sacido Residence – Appeal Hearing: March 26th at Planning Commission

8.4 Whitney Mixed Use – Final EIR issued; Hearing: March 26th at Planning Commission [*Note: LJCPA was subsequently informed that the project would not be heard on March 26th date and has not yet been rescheduled.*]

8.5 Preservation Committee – Open discussions with LJHS for a joint or standalone committee to respond to city requests for local information on buildings going through a “45-year review.” This is a planning group responsibility but has been assigned over the years to LJHS.

8.6 Annual Elections Tonight: 7 seats to be filled. Polls close at 7:00pm.

9.0 Reports from Ad Hoc and non-LJCPA Committees - Information only unless noted.

9.1 Election Committee

9.1.1 Upon the close of the polls at 7:00 pm all the ballots will be collected and counted by the Election Committee.

9.1.2 Upon final verification of the vote count, the Election Committee shall report the results to the LJCPA President who shall certify and immediately announce the results.

9.1.3 The election becomes final one week later if no challenge to the election results has been filed.

9.1.4 Newly elected Trustees will be seated at the start of the April meeting.

9.2 Community Planners Committee <http://www.sandiego.gov/planning/community/cpc/index.shtml> approved the provisions of the 9th Land Development Code Update.

9.3 Coastal Access & Parking Board <http://www.lajollacpa.org/cap.html> Sheila Fortune announced that the committee would now meet quarterly instead of monthly.

10.0 Consent Agenda – Action Item

The Consent Agenda allows the LJCPA to ratify recommendations of the community joint committees and boards in a single vote with no presentation or debate. It is not a decision regarding the item but a decision whether to forward the recommendation of the committee/board as the recommendation of the LJCPA. The public may comment on consent items.

→ **Anyone may request a consent item be pulled for full discussion by the LJCPA.**

→ **Items “pulled” from Consent Agenda are automatically trailed to the next LJCPA meeting.**

→ **See Committee minutes and/or agenda for description of projects, deliberations, and vote.**

→ **The public is encouraged to attend and participate in Community Joint Committee & Board meetings.**

PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2nd Mon, 4:00 pm

DPR – Development Permit Review Committee, Chair Paul Benton, 2nd & 3rd Tues, 4:00 pm

PRC – LJ Shores Permit Review Committee, Interim Chair Phil Merten, 4th Tues, 4:00 pm

T&T – Traffic & Transportation Board, Chair Todd Lesser, 4th Thurs, 4:00 pm

PDO – No recommendations to LJCPA

PRC – No Meeting in February

T&T – No report from February meeting

10.1 T-Mobile Mt. Soledad Presbyterian Church, 6551 Soledad Mountain Road

DPR Action: Findings CAN be made for a Coastal Development Permit and Site Development Permit to renew an expired permit for an existing Wireless Communication Facility. The property site is located at 6551 Soledad Mountain Road. 9-0-1.

10.2 Bucknell Retaining Wall, 5805 & 5817 Bucknell Avenue – Pulled by applicant

DPR Action: Findings CANNOT be made for a Site Development Permit to construct a 6-foot retaining wall above a 9-foot retaining wall in the rear portion of a vacant 1.44-acre site and on the adjacent lot with an existing single family residence located at 5805 & 5817 Bucknell Avenue. This is based upon the findings that: The walls will disturb the visual quality of the canyon. 5-4-1

10.3 Neptune CDP, 6715 Neptune Place

DPR Action: Findings CAN be made for a Coastal Development Permit to remodel and 2,738 square foot addition to an existing residence located at 6715 Neptune Place. 6-0-1.

10.4 Silver Street Village Homes, 7601 Draper Ave & 720 Silver Street --pulled by Trustee Costello on behalf of member Dave Little because the project does not adhere to PDO requirement for retail.

DPR ACTION: Findings CAN be made for a Coastal Development Permit and Site Development

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Permit, Vesting Tentative Map and Easement Vacation to demolish two structures and

construct (18) eighteen attached single family residential condominium units located at 720

Silver St and 7601 Draper Ave. 5-1-1.

Items 10.2 Bucknell Retaining Wall, and 10.4 Silver Street Village Homes were pulled for full hearings at the April 2015 LJCPA meeting.

Approved Motion: To accept the DPR recommendations for: 10.1 T-Mobile Mt. Soledad Presbyterian Church, 6551 Soledad Mountain Road: that the findings CAN be made for a Coastal Development Permit and Site Development Permit to renew an expired permit for an existing Wireless Communication Facility. The property site is located at 6551 Soledad Mountain Road and for: 10.3 Neptune CDP, 6715 Neptune Place: that the findings CAN be made for a Coastal Development Permit to remodel and 2,738 square foot addition to an

existing residence located at 6715 Neptune Place and forward the recommendations to the City. (Ragsdale, Steck: 12-0-1)

In favor: Ahern, Bond, Boyden, Collins, Costello, Emerson, Mapes, Outwater, Ragsdale, Steck, Weiss, Zimmerman

Abstain: LaCava (Chair)

Items 10.2 (Bucknell) and 10.4 (Silver Street) were pulled for a full hearing next month.

11.0 La Jolla View Reservoir – Action Item

Process 3. Demolish existing La Jolla View Reservoir (1748 1/3 Upper Hillside Drive) and existing La Jolla Exchange Place reservoir (Country Club Drive at Pepita Way.) Construction of new 3.1 million gallon La Jolla View Reservoir, and replace the existing Muirlands Pipeline along Country Club Drive with larger 30-inch pipeline. Coastal (Non-appealable) Overlay Zone.

See: <http://www.sandiego.gov/cip/projectinfo/featuredprojects/ljreservoir.shtml>

DPR Action (Feb '15): Findings CAN be made for a Coastal Development Permit and Site Development Permit to demolish the existing La Jolla View Reservoir and existing La Jolla Exchange Place reservoir. Construction of new 3.1 million gallon La Jolla View Reservoir. Replace the existing Muirlands Pipeline along Country Club Drive with larger 30-inch pipeline. 5-1-1.

Presented by: Parita Ammerlahn, Project Manager, City of San Diego – Department of Public Works/Engineering & Capital Projects. She answered several questions from below listed individuals.

The current reservoir was built in 1949 and it and the pipeline to be replaced are not up to current standards for the current population and emergencies. The 30" pipeline will also serve as emergency storage and with the reservoir will triple the water storage in La Jolla. It is not possible to build in another location as the reservoir must fit in with the various city reservoirs in La Jolla and is part of the North City Pressure Zone. Temporary access will be from Country Club Drive to avoid heavy truck traffic on the narrow streets now accessing the area; this will be removed after construction is done. No road closures are expected during construction. The new reservoir will be underground, except for two passageways and two service truck parking spaces, so there are no view issues. The property will be landscaped as a natural habitat and monitored for five years. Public access in open space is not prohibited but is discouraged as natural habitat is desirable. As to the Exchange Place Reservoir, it will be demolished and not replaced. The land encompassing the Exchange Place Reservoir is owned by City Water Utilities and would have to be sold to the city in order to be used or dedicated as parkland.. They expect to begin construction in October 2016 and finish in 2018. This will be a Process Three discretionary permit to be heard by the Hearing Officer and will follow the usual track of noticing and appeal provisions.

Members Sally Miller, Michael Morton, Sally Fuller, John Berol, Melinda Merryweather, Kim Whitney, Gail Forbes, Stan Minick and Trustees Zimmerman, Bond, Collins, Ahern and Weiss commented.

Parks and Beaches Chair Member Dan Allen noted that the EIR process has barely begun and he would like more information before the LJCPA votes on this project. The LJCP has many pages on preserving natural hillsides and this project will strip the former La Jolla Heights Park bare, and it will take 2 years to construct and five years to restore. Ms. Ammerlahn stated that she has a budget with 6 months to EIR.

Approved Motion: To table the project until the draft environmental document has been published. (Weiss, Bond: 11-1-1)

In favor: Ahern, Bond, Boyden, Collins, Emerson, Mapes, Outwater, Ragsdale, Steck, Weiss, Zimmerman

Opposed: Costello

Abstain: LaCava (Chair)

Open Discussion:

In the time until the election results were available a general Q & A session was held. **President LaCava** discussed the CDP categorical exemption: If redevelopment of a property will keep 50% of the walls then no CDP is required. However, this has resulted in remodels maximizing what is allowed under the zoning with no input from neighbors or the planning group. Additionally, until 2000 the 50% was based on the property as it stood in 1972; in 2000 the basis was changed to the current structure, often resulting in serial additions. Some suggestions have been considered in the past: get rid of the 50% and allow height to go to 90% of the allowable with the GFA restricted to 80% of the allowable under FAR standards with the second story having a smaller footprint than the first floor. A different standard applies between the beach and the first public roadway: only a 10% increase in square footage is allowed without a CDP.

The theater being developed in the old Jonathan building on Fay is not considered a change of use as the required parking is the same and therefore, it did not require community review. The project façade was reviewed by the LJ PDO committee for conformation to its standards. The over-height problem came about from a change in contractors and the City was right on it.

La Jolla Shores PDO does not have FARs, but projects are supposed to conform to others in the neighborhood; size can be limited by the 30% landscape requirement and the 60% lot coverage. Until the 1990s the staff assumed that projects in the Shores would be limited by 0.60 FARs, but they dropped that as it was not provided for in the PDO.

The City does not enforce CCRs as they are private contracts among the homeowners in the HOA.”

The City had started a program for Volunteer Code Enforcement, but that does not seem to be going anywhere. It was suggested that persons with complaints contact Gary Geiler at DSD.

Election results:

Election Committee Chair Greatrex reported that 126 members (74%) had voted

President LaCava announced and certified the results as:

Elected to 3 year terms:

Glen Rasmussen (105 votes)
Janie Emerson (102 votes)
Jim Fitzgerald (87 votes)
David Little (84 votes)
Tom Brady (78 votes)
Dolores Donovan (71 votes)

Elected to the 2-year term:

Brian Will (63 votes)

[N.B. In response to subsequent requests, all vote totals have been posted on the LJCPA website]

President La Cava thanked the election committee for its work and announced that the deadline for challenging the election was 8:00 PM on March 12, 2015 and that newly elected trustees would take office at the beginning of the April 2 LJPCA meeting and that new officers would be elected at that meeting.

13.0 Adjourned at 8:00 pm to next LJCPA Meeting, Thursday, April 2, 2015, 6:00 pm