



# La Jolla Community Planning Association

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

## Contact Us

Mail: PO Box 889, La Jolla, CA 92038

Web: <http://www.LaJollaCPA.org>

Voicemail: 858.456.7900

Email: [info@LaJollaCPA.org](mailto:info@LaJollaCPA.org)

President: Cindy Greatrex

Vice President: Bob Steck

2<sup>nd</sup> Vice President: Joe LaCava

Secretary: Helen Boyden

Treasurer: Jim Fitzgerald

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## FINAL MINUTES

### Regular Meeting | Thursday, 6 August 2015, 6:00 pm

**Trustees present:** Patrick Ahern, Helen Boyden, Tom Brady, Bob Collins, Mike Costello, Dolores Donovan, Janie Emerson, Jim Fitzgerald, Cindy Greatrex, David Little, Alex Outwater, Bob Steck, Ray Weiss, Brian Will, Fran Zimmerman

**Trustees absent:** Joe LaCava, Jim Ragsdale, Glen Rasmussen

**1.0 Welcome and Call To Order at 6:06 pm by Cindy Greatrex, President** who announced that the applicant had pulled item 10.3 from the consent agenda.

#### 2.0 Adopt the Agenda

**Approved Motion: To amend the agenda to hear item 8.0 between items 4.0 & 5.0 (Fitzgerald, Donovan: 12-0-1)**

In favor: Ahern, Boyden, Brady, Costello, Donovan, Emerson, Fitzgerald, Little, Outwater, Steck, Will, Zimmerman

Abstain: Greatrex (Chair)

**Approved Motion: To adopt the modified agenda (Fitzgerald, Boyden: 12-0-1)**

In favor: Ahern, Boyden, Brady, Collins, Costello, Donovan, Emerson, Fitzgerald, Little, Outwater, Steck, Will, Zimmerman

Abstain: Greatrex (Chair)

#### 3.0 Meeting Minutes Review and Approval: 2 July 2015

**Approved Motion: To approve the minutes as distributed (Steck, Emerson: 11-0-3)**

In favor: Ahern, Boyden, Collins, Costello, Donovan, Emerson, Fitzgerald, Outwater, Steck, Weiss, Will, Zimmerman

Abstain: Greatrex (Chair), Brady, Little (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](mailto:JGarver@sandiego.gov) reported that the City Council had approved the Environmental Services Department's Zero Waste Plan to increase the City's diversion of waste from the current 67% to 75% by 2020 and to 90% by 2035 by adding infrastructure, allowing for new materials to be recycled and fully implementing public space recycling. These measures and new compaction techniques are expected to extend the life of the Miramar Landfill from 2022 to 2030.

##### 4.2 Mayor's Office – Mayor Kevin Faulconer

Rep: **Francis Barraza**, 619-533-6397, [FBarraza@sandiego.gov](mailto:FBarraza@sandiego.gov) was not present.

##### 4.3 39th Senate District – State Senator Marty Block

Rep: **Sarah Fields**, 619-645-3133, [Sarah.Fields@sen.ca.gov](mailto:Sarah.Fields@sen.ca.gov) said the legislature was in recess and that now was the time to propose new legislation to the Senator.

##### 4.4 78th Assembly District – Speaker of the Assembly Toni Atkins Rep: **Toni Duran**, 619-645-3090,

[Toni.Duran@asm.ca.gov](mailto:Toni.Duran@asm.ca.gov) was not present.

**5.0 President's Report** – Information only unless otherwise noted.

**5.1 Bylaw Amendment: President Greatrex** said the City was giving the go ahead to work on bylaws revisions. **Bob Whitney** commented on the lack of transparency in the LJCPA process with respect to ongoing efforts to revise the bylaws. **Trustee Boyden** commented that it had been six months since the LJCPA membership had passed new bylaws intended to conform to the revised Policy 600-24 and the City had not yet acted, referring to requirements in the current LJCPA bylaws adopted in November 2014.

**5.2 Informational Presentation on City Sewer Group Job 743:** Paula Roberts-Humanability Communications Consulting and Sheila Gamueda described plans to replace-in-place and sewer rehab a line going from Torrey Pines Road to Cliffridge Avenue at in the 8600 block where it curves. It will take place between September 2015 and Summer 2016; they will report again when the exact date is known. Access will be through a manhole cover on Cliffridge Avenue. It should not affect residences. Any digging will take place adjacent to TPR and may affect traffic there.

**5.3 Whitney Mixed Use, Project #182513:** Appeal Hearing, City Council. Tentatively scheduled for Tuesday, October 5 at 2:00 pm.

**5.4 Short-Term Vacation Rental:** Timeframe Update – No report

**5.5 ACTION: Federal Spectrum Act:** Proposed organization response (letter) to the Mayor of the City of San Diego, in response to the City of San Diego Development Services Department (DSD) proposed updates to the Municipal Code provisions in the Federal Spectrum Act" and its plan to develop a Supplemental Environmental Impact Report concerning wireless cell tower installations across the city without regard to 30 ft. height rules, without advance notice to neighbors or regard to the 30-foot height limit in the coastal zone or to aesthetics of neighborhood character.

**David Haney, Lou Cumming, Chuck Key, and Hilary Nemchik** (on behalf of **Barbara Bry**) spoke opposing the City's actions in allowing installations of cell phone towers in accordance with FCC regulations and prior to the City Council adopting changes instituting same to the SDMC. They spoke to the lack of notification, visual pollution, exceeding the 30' Coastal Height Limit and cited the lawsuit opposing the FCC regulations filed by Montgomery County, Maryland and supported by the League of California Cities (in an amicus brief) of which the City of San Diego is a member. Also announcing support for these views were: **Catharine Douglass, Stone Douglass, Pam Foley, L. Michael Foley, Ellen Key.**

**Trustee Zimmerman** presented a draft of a letter to City officials and invited editing by the group. **Trustees Weiss** and **Outwater** felt that any letter detail should defer to legal experts. Others trustees including **Boyden, Little, Ahern, Steck, Fitzgerald, Costello, Emerson, Brady, and Will** urged support of a letter with some suggesting something simple and to the point; also pointed out was the fact that the LJCPA would have other opportunities in the future to address the SEIR draft and at the City Council. **Trustee Donovan** submitted suggested edits which were discussed by the trustees. (letter sent attached to the minutes)

**Approved Motion: To send the letter drafted by Trustee Zimmerman and edited (with edits read at the meeting) by Trustee Donovan to the Mayor, various City staff and Councilmembers: to be verified by President Greatrex and Trustees Boyden and Donovan. (Fitzgerald, Little: 13-0-2)**

In favor: Ahern, Boyden, Brady, Collins, Costello, Donovan, Emerson, Fitzgerald, Little, Steck, Weiss, Will, Zimmerman

Abstain: Greatrex (Chair), Outwater (disagreed with text)

**5.6 ACTION: Ad Hoc Committee on Residential Single-Family (RS) Zoning:** Request for modification of quorum requirements: "In order to ensure that the greatest number of public meetings are held at times convenient for interested parties to attend and provide input. However, when the committee begins deliberations and formulating recommendations then a quorum, if not all of the committee members, must be present. Quorum not required prior to deliberations phase."

Various trustees including **Boyden and Emerson** questioned whether this was allowable under the Brown Act.

**No motion made**

**5.6 ACTION: Ad Hoc Committee on Residential Single-Family (RS) Zoning:** Ratify Appointment of Committee Member Eric Lindebak

**Approved Motion: To ratify the appointment of Eric Lindebak to the Ad Hoc Committee on Residential Single-Family (RS) Zoning (Costello, Fitzgerald: 12-0-3)**

In favor: Ahern, Boyden, Brady, Collins, Costello, Donovan, Emerson, Fitzgerald, Outwater, Steck, Will, Zimmerman  
Abstain: Greatrex (Chair), Little, Weiss (did not know candidate)

**5.7 ACTION: La Jolla Shores PRC:** Ratify Appointment of Board Member Joe Walkush

**Approved Motion: To ratify the appointment of Joe Walkush to the La Jolla Shores PRC (Emerson, Outwater: 14-0-1)**

In favor: Ahern, Boyden, Brady, Collins, Costello, Donovan, Emerson, Fitzgerald, Little, Outwater, Steck, Weiss, Will, Zimmerman  
Abstain: Greatrex (Chair)

**5.8 ACTION: Galaxy Taco 2259 Avenida de la Playa:** Should the LJCPA consider the question of exterior colors (Request of La Jolla Shores Permit Review Committee) ?

**Myrna Naegle** spoke against the color scheme and compared it to other Shores buildings as did **Shirley Church**. **Bob Whitney, Kim Whitney** and **Michael Morton** spoke in general approval of the current color scheme and the inappropriateness of the LJCPA becoming involved in a Code Compliance issue. Owner **George Hauer** spoke of his efforts and expense to restore the building which had been in disrepair. He had presented to the LJSA and exchanged suggestions with Trustee Emerson as a private party. Later in the discourse he agreed to tone down the yellow primary color and make a coordinated scheme across that elevation of the building.

**Trustees Boyden, Weiss, Emerson, Fitzgerald, Costello, Outwater, Zimmerman** spoke of the requirements of the LJS PDO for exterior colors and many thought it should be toned down. There was general feeling that the LJCPA should not be involved in a Code Compliance issue-- it having come to the fore after the City had already finished the approval process without opportunity for formal community review. There was general acceptance of Mr. Hauer's offer to modify the exterior color scheme.

**No motion made.**

## **6.0 Non-Agenda Comment**

Opportunity for public to speak on matters not on the agenda, 2 minutes or less.

**6.1 City of San Diego – Community Planner: Karen Bucey**, [KBucey@sandiego.gov](mailto:KBucey@sandiego.gov) was not present.

**6.2 UCSD - Planner: Anu Delouri**, [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu), <http://commplan.ucsd.edu/> **President Greatrex** reported for her on the \$3 Million gift from Audrey Geisel for renovation of the UCSD Geisel Library.

### **6.3 Others**

**Contractor Vic Salazar** stated that Sewer Water group 820 would finish up on Exchange Place by

August 14, with work occurring between 9pm and 5am every day during the August 10 to 14<sup>th</sup> week.

### 7.0 Trustee Comment

**Trustee Emerson** noted that fireworks were being set off at the SIO Pier with no notice and disturbing local pets and residents.

**Trustee Brady** noted that the T&T Board had approved the parking plan for the La Jolla Music Society on Fay and wanted to assure interested parties that they will have an opportunity to comment on the parking plan at a future LJCPA meeting after the project has been reviewed by the DPR. The City is only interested in getting one recommendation from the LJCPA, not individual ones from its subcommittees.

**Trustee Costello** noted that the dEIR is out for the Climate Action Plan. The CAP and the dEIR can be viewed at <http://www.sandiego.gov/planning/genplan/cap/>. Responses to the dEIR may be submitted to [DSDEAS@sandiego.gov](mailto:DSDEAS@sandiego.gov) with the project name and number in the subject line (San Diego Climate Action Plan – No. 416603) – Deadline Tuesday, September 29, 2015. He also noted that he is joining with residents to review the Bonair project and prepare a report. He suggested listening to the Planning Commission hearings (archives at sandiego.gov) with a view to critiquing the proceedings.

**Trustee Zimmerman** thanked Pat Sherman of the La Jolla Light for his extensive and helpful reporting on the Spectrum Act regulations issue (see 5.5 above).

**Trustee Little** also spoke to Planning Commission proceedings with respect to the LJ Community Plan.

**Trustee Donovan** suggested that items pulled from the consent agenda for a full hearing be placed earlier on the agenda to avoid applicants' additional expense and inconvenience. **President Greatrex** will take that under consideration as the order of the agenda is at her discretion.

**Trustee Boyden** suggested with concurrence by **President Greatrex** that it would be inappropriate for other Trustees to join in Trustee Costello's private review of the Bonair project.

### 8.0 Officers' Reports

**8.1 Treasurer – Trustee Fitzgerald** reminded the attendees that the LJCPA relies on cash donations to meet the expenses of the organization and thanked them for their continuing support.

<b>Beginning Balance</b> as of 7/1/15	\$ 249.73
<b>Income</b>	
• Collections	\$ 114.00
• CD Sales	<u>10.00</u>
<b>Total Income</b>	\$ 124.00
<b>Expenses</b>	
• Agenda Printing	\$ 52.82
• AT&T telephone	<u>63.27</u>
<b>Total Expenses</b>	<u>\$ 116.09</u>
<b>Net Income/ (Loss)</b>	\$ 7.91
<b>Ending Balance</b> of 7/31/15	\$ 257.64

### 8.2 Secretary

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

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/](http://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 may document your attendance by signing in at the back, providing 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, or providing independently verifiable proof of attendance.

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.

For complete membership information you should refer to the current LJCPA bylaws which can be found on the website. Refer to Article III, Section 1.

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

**9.1 Community Planners Committee** <http://www.sandiego.gov/planning/community/cpc/index.shtml> No report

**9.2 Coastal Access & Parking Board** <http://www.lajollacpa.org/cap.html> No report

**9.3 Ad Hoc Committee on Residential Single-Family (RS) Zoning 10.0** No report

**10.0 Consent Agenda – Action Item**

**The public is encouraged to attend and participate in Community Joint Committee & Board meetings before the item/project is considered by the LJCPA.**

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 – La Jolla Shores Permit Review Committee, Chair Tony Crisafi, 4th Tues, 4:00 pm

T&T – Traffic & Transportation Board, Chair Dave Abrams, 4th Thurs, 4:00 pm

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 accept the recommendation of the committee/board as the recommendation of the LJCPA. The public may comment on consent items.

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

**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.**

**10.1 Jooste Wines Sidewalk Café 5621 La Jolla Boulevard**

PDO Recommendation: Project meets PDO requirements 6-0-0

**10.2 Duke’s ROW Encroachment NDP 1216 Prospect Street**

DPR Recommendation: Findings CAN be made that the proposed project conforms to the La Jolla Community Plan and for a Coastal Development Permit and Site Development Permit for a Neighborhood Development Permit to construct private landscape and public art encroachment(s) in the public right-of-way fronting 1216 Prospect Street 4-1-1

**10.3 Kaplan-Gaston 5606 Dolphin Place – pulled by applicant for further review**

DPR Recommendation: Findings **CANNOT** be made for a Coastal Development Permit and Site Development Permit for a 1st and 2nd story addition to an existing single family residence at 5606 Dolphin Place, because the project does not transition or relate well to other neighboring houses. 4-1-1

**10.4 Warbler Site Development Permit 5560 Warbler Way**

DPR Recommendation: Findings **CAN** be made for a Site Development Permit (Process 3) for Environmentally Sensitive Lands for a 1,919 sq ft basement addition and a 1,587 sq ft deck and pool at basement level of existing 3,151 sq ft residence at 5560 Warbler Way. 5-1-1

**10.5 Verizon Mt. Soledad Presbyterian Church 6551 Soledad Mountain Road**

DPR Recommendation: Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan and for a Coastal Development Permit and Site Development Permit for a Site Development Permit, Coastal Development Permit, Neighborhood Development Permit and Neighborhood Use Permit applications to expand an existing Wireless Communication Facility at 6551 Soledad Mountain Road at the Mount Soledad Presbyterian Church. 5-0-1

**10.6 Shirley Trust SDP and CDP, 8025 Calle del Cielo**

PRC Recommendation: Findings **CAN** be made for an SDP and a CDP for a 6,840 SF Gross Floor Area (10,955 total habitable space if the 'basement' is counted) two-story-over-basement residential dwelling unit with a 785 SF detached habitable accessory structure, pool, spa, and site retaining walls on an existing vacant 0.652 acre lot at 8025 Calle del Cielo in the SF zone of the La Jolla Shores Planned District, Coastal (Non-appealable) Overlay Zone within the La Jolla Community Plan. 5-0-2

**10.7 Taste of the Cove, August 27th**

T&T Recommendation: Approval of road closure requested by San Diego Medicine Foundation. 9-0-0

***10.3 Kaplan-Gaston 5606 Dolphin Place was pulled by applicant prior to the meeting for further review***

**Approved Motion: To approve the recommendation by the PDO Committee that 10.1 Jooste Wines Sidewalk Café 5621 La Jolla Boulevard meets PDO requirements; and the recommendations of the DPR Committee for 10.2 Duke's ROW Encroachment NDP 1216 Prospect Street that the findings CAN be made that the proposed project conforms to the La Jolla Community Plan and for a Coastal Development Permit and Site Development Permit for a Neighborhood Development Permit to construct private landscape and public art encroachment(s) in the public right-of-way fronting 1216 Prospect Street and for 10.4 Warbler Site Development Permit 5560 Warbler Way that the findings CAN be made for a Site Development Permit (Process 3) for Environmentally Sensitive Lands for a 1,919 sq ft basement addition and a 1,587 sq ft deck and pool at basement level of existing 3,151 sq ft residence at 5560 Warbler Way and for 10.5 Verizon Mt. Soledad Presbyterian Church 6551 Soledad Mountain Road that the findings CAN be made that the proposed project conforms to the La Jolla Community Plan and for a Coastal Development Permit and Site Development Permit for a Site Development Permit, Coastal Development Permit, Neighborhood Development Permit and Neighborhood Use Permit applications to expand an existing Wireless Communication Facility at 6551 Soledad Mountain Road at the Mount Soledad Presbyterian Church; and the recommendation of the PRC for 10.6 Shirley Trust SDP and CDP, 8025 Calle del Cielo that the findings CAN be made for an SDP and a CDP for a 6,840 SF Gross Floor Area (10,955 total habitable space if the 'basement' is counted) two-story-over-basement residential dwelling unit with a 785 SF detached habitable accessory structure, pool, spa, and site retaining walls on an existing vacant 0.652 acre lot at 8025 Calle del Cielo; and the recommendation of the T&T Board to approve the road closure requested by San Diego Medicine Foundation and forward the recommendations to the City. (Emerson, Fitzgerald: 13-0-1)**

In favor: Ahern, Boyden, Brady, Costello, Donovan, Emerson, Fitzgerald, Little, Outwater, Steck, Weiss, Will, Zimmerman  
Abstain: Greatrex (Chair)

**11. Feuerstein Residence, 8351 Del Oro Court – pulled by Trustee Zimmerman**

PRC Recommendation: Findings can be made for a CDP & SDP, Process 3, to demolish the existing single family residence and construct a new 9,614 square foot two-story residence on a .68-acre lot. 5-0-1

**Trustee Zimmerman** pulled the project because of its size. **Architect Tim Martin** described the project as being on a large sloping lot with little street frontage so that both ends of the residence will be obscured from view by stone pines. The second story is pulled back. The FAR is 0.32, with part of the GFA coming from phantom areas. Landscaping is 42%. Front yard setback is 22'; rear is 33'; sideyard setbacks are: 12', 38', 60' and 12'.

**Approved Motion: To ratify the recommendation of the PRC that the findings can be made for a CDP & SDP, Process 3, to demolish the existing single family residence and construct a new 9,614 square foot two-story residence on a .68-acre lot (Outwater, Ahern: 12-1-1)**

In favor: Ahern, Boyden, Brady, Costello, Donovan, Emerson, Fitzgerald, Little, Outwater, Steck, Weiss, Will

Opposed: Zimmerman

Abstain: Greatrex (Chair)

**12. Leibowitz Residence, 8283 La Jolla Shores Drive-** pulled by a resident.

PRC: Findings can be made for a CDP & SDP, Process 3, to demolish an existing residence and detached pool house, and construct a 9,245 sq ft single family residence with 157 sq ft detached pool house on a 1.12-acre lot. 3-2-1.

The resident who pulled the project was not present. **Leanne MacDougall**, who lives downslope adjacent to the proposed project spoke of her concern about drainage from the project onto her property, possibly flooding her guest house which is close to the property line. She wanted additional questions answered. Her consultant from Rick Engineering had queried the applicant's engineer, but the exchange was not concluded timely for this meeting. The City engineers were satisfied with the grading and drainage plans. For a 50-year flood condition, the drainage through the common drain would improve by 9% with greater improvement at lesser flood conditions; the project proposes retention basins on site to control the flow from heavy rains. They are not changing the direction of the natural flow through the common drain which serves a number of connected properties. **Carson P. Edgington, RCE**, of **Rick Engineering** and **Steven R. Hauser, PE**, Civil Engineer for the project spoke.

**Attorney Matt Peterson** also commented and presented arguments for the project and argued that the drainage question was not in the purview of the LJCPA stating that the applicant was not required to have a grading permit, nor were they doing any grading. He cited the LJSPDO section of the SDMC, namely, 1510.0301 (d) (2) (B). At various times during the hearing of the item **Trustees Little, Donovan** and **Boyden** disagreed with his opinion. Discussion of the drainage issue continued with the participation of the applicant's representatives, the public and the trustees (see preceding paragraph for some details). Documents submitted by the speakers are included in the Public Document and had been e-mailed to the trustees the day before and the afternoon of the LJCPA meeting.

In response to **Tricia Riha**, it was stated that the solar panels would be on the roof behind parapets and that roof decks and rooftop umbrellas were not proposed; one-story height was 16' with the smaller two-story section reading 29'. It was stated that **Ms. McDougall** had changed the drainage in her yard. Various trustees commented on the improvement in drainage and that that had not been challenged.

Trustees commenting to the various issues included: **Little, Donovan, Boyden, Steck, Costello, Emerson, Fitzgerald, Outwater, Weiss, Zimmerman, and Will.**

**Approved Motion: to ratify the recommendation of the PRC that the findings can be made for a CDP & SDP, Process 3, to demolish an existing residence and detached pool house, and construct a 9,245 sq ft single family residence with 157 sq ft detached pool house on a 1.12-acre lot. (Steck, Outwater: 9-3-2)**

In favor: Ahern, Boyden, Brady, Donovan, Fitzgerald, Outwater, Steck, Will, Zimmerman

Opposed: Costello, Emerson, Little

Abstain: Greatrex, (Chair), Weiss (friend of neighbor opponent)

**13. Speed Limit Decrease-** pulled by **Donna Aprea**. Proposal to reduce speed limit from 30mph to 25mph on La Jolla Shores Drive from El Paseo Grande to N. Torrey Pines Rd.

T&T Recommendation: Opposed decrease: 5-3-0. Approved leaving speed at 30 mph: 7-0-0.

**Donna Aprea** pulled the item because she felt that there was confusion in the voting and stated that UCSD had requested the reduced speed due to dangerous conditions turning on to La Jolla Shores Drive from SIO property. A City study showed that 85% of cars are traveling up to 30mph limit, a criterion for keeping it at 30 mph. **Trustee Emerson** stated that she believed the danger stemmed from poor visibility rather than speed and suggested that a longer red curb, eliminating a couple of parking spaces, would help the visibility, but noted that this is in the Beach Impact Parking Zone. Others noted the bridge and other provisions for pedestrians to cross safely, though the request centered on cars turning onto La Jolla Shores Drive. **Gregg Salmon** also spoke to the subject.

**Approved Motion: To ratify the T&T approval of leaving the speed limit on La Jolla Shore Drive between N. Torrey Pines Road and El Paseo Grande at 30 mph. (Emerson, Brady: 12-0-1)**

In favor: Ahern, Boyden, Brady, Costello, Donovan, Emerson, Fitzgerald, Little, Outwater, Steck, Will, Zimmerman

Abstain: Greatrex (Chair)

**14. MCASD Expansion, 700 Prospect Street.** (Paul Benton/Lindsay King/Jim Neri). Process 4 Coastal Development Permit and La Jolla Planned District Special Use Permit (processed as a CUP), to demolish an existing residence and construct a museum addition/remodel, including underground parking facilities, totaling 53,469 square feet on a 110,983 square foot property. The project site is located at 700 Prospect Avenue (Museum of Contemporary Art San Diego) in the LJPD-6A and 5A zones of the La Jolla Planned District, Coastal Overlay Zone (Appealable), Coastal Height Limitation, Parking Impact, Residential Tandem Overlay Zones in the La Jolla Community Plan Area.

**Architect Paul Benton** presented. **Lindsey King, and Jim Neri** also contributed. The area to the right, currently a parking lot and plaza will be converted to a sculpture garden and other spaces open to the public and will maintain the view through to the ocean. The new construction will be to the left. Much of it including the parking area for 41 cars and workshop and some gallery areas will be underground. The current Sherwood Hall auditorium will be converted to galleries. The Norfolk Island Pine will be moved away from the building. Building materials were shown.

The project with four deviations was approved 3-1-1 by DPR, but the LJ PDO committee did not approve the open stairwell as they thought it would be attractive to homeless persons.

The deviations proposed are 1) an accessible lift and stair encroachment within the rear yard setback which will allow access for tour bus passengers and disabled persons from Coast Boulevard. 2) Providing a 80' trellis where 50' is allowed at the entrance will match the width of the building; 3) Allowing for a height of 35.4'-this is an interior height only and 4) an egress only stairwell on the SE portion of the site within the sideyard setback is a single retaining wall of a height where setbacks are usually required. Allowing this will preserve the width of the garage and galleries and allow parking of more cars. It will have an open-out-only gate. This fourth one is the one the PDO objected to.

**Approved Motion: That the findings can be made for a Process 4 CDP and La Jolla Planned District Special Use Permit (processed as a CUP) to demolish an existing residence and construct a museum addition/remodel, including underground parking facilities, totaling 53,469 square feet on a 110,983 square foot property located at 700 Prospect Avenue (Museum of Contemporary Art San Diego) with the following four deviations: 1)**



**Accessible lift and stair encroachment within the Rear Yard Setback fronting Coast Boulevard; 2) Eighty foot trellis encroachment over entrance fronting Prospect; 3) Interior Height exceeding the 30-foot Zoning Height limit and 4) Egress stair on the southeast portion of the site, within the Side Yard Setback, leading to Prospect Street. (Ahern, Zimmerman: 11-1-1)**

In favor: Ahern, Boyden, Brady, Costello, Donovan, Fitzgerald, Little, Outwater, Steck, Will,  
Zimmerman

Opposed: Emerson

Abstain: Greatrex (Chair)

**15. Adjourned at 10:00 pm to next LJCPA Meeting, Thursday September 3rd, 6:00 pm**