



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: Cindy Greatrex

Vice President: Bob Steck

2nd Vice President: Joe LaCava

Secretary: Helen Boyden

Treasurer: Jim Fitzgerald

DRAFT MINUTES

Regular Meeting | Thursday, 3 December 2015, 6:00 pm

Trustees present: Helen Boyden, Bob Collins, Dolores Donovan, Janie Emerson, Jim Fitzgerald, Cindy Greatrex, Joe LaCava, David Little, Alex Outwater, Jim Ragsdale, Bob Steck, Ray Weiss, Brian Will, Fran Zimmerman

Trustees absent: Patrick Ahern, Tom Brady

Vacant: One seat, term ending 2018

1.0 Welcome and Call To Order at 6:01 PM by Cindy Greatrex, President, who asked those present to silence their mobile devices and advised that the meeting was being recorded—in audio by the LJCPA and in video by another party.

2.0 Adopt the Agenda

Approved Motion: To adopt the agenda as posted. (Emerson, Fitzgerald: 13-0-1)

In favor: Boyden, Collins, Costello, Donovan, Emerson, Fitzgerald, LaCava, Little, Outwater, Ragsdale, Steck, Weiss, Will

Abstain: Greatrex (Chair)

3.0 Meeting Minutes Review and Approval: 5 November 2015

Approved Motion: To approve the minutes as distributed (Outwater, Ragsdale: 12-0-2)

In favor: Boyden, Collins, Costello, Emerson, Fitzgerald, LaCava, Little, Outwater, Ragsdale, Steck, Weiss, Will

Abstain: Donovan (absent) Greatrex (Chair)

4.0 Elected Officials – Information Only

4.1 Council District 1 – Council President Sherri Lightner

Rep: **Justin Garver**, 619-236-6611, JGarver@sanidiego.gov reported that the City's Climate Action Plan will be heard at the City Council on Tuesday, December 15; the Planning Commission requested that staff make changes to the Short Term Vacation Rental Ordinance based on commissioner comments and return to the PC on January 28th. The City Planning Department has prepared a draft PEIR for a Single-Use Carryout Bag Reduction Ordinance with comments accepted until January 19th. For more information see the City of San Diego Planning Department website "programs and projects" tab, then CEQA Policy and Review. For more information about El Nino preparedness visit:

www.sandiego.gov/el-nino

4.2 Mayor's Office – Mayor Kevin Faulconer

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

4.3 39th Senate District – State Senator Marty Block

Rep: **Sarah Fields**, 619-645-3133, Sarah.Fields@sen.ca.gov 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 President's Report – Information only unless otherwise noted.

5.1 Bylaw Amendment: Slotted for January 19th 2016 City Council Review

5.2 Short-Term Vacation Rentals Update – see item 4.1

If a Sign Language Interpreter, aids for the visually impaired, or Assisted Listening Devices (ALDs) are required, please contact the City's Disability Services Coordinator at 619-321-3208 at least (5) five work days prior to the meeting date to insure availability.

- 5.3 Midway Street Bluff Repair Project Update-**Project Manager Monica Munoz** has advised that the work which started on November 16 should take 77 working days. It will repair erosion to the bluff and make other improvements. It will result in adherence to current ADA standards. There will be no night work or disruption to residents' access.
- 5.4 Status: 10th Update to the LDC [see <http://www.sandiego.gov/development-services/industry/landdevcode/workprogram/pendingamendments.shtml#Open%20Public>] will be discussed at the January 7, LJCPA meeting. Attention is called to item 9 which concerns the Categorical Exemption for Coastal Development Permits. The 10th Update will be discussed at the Planning Commission in mid to late January.
- 5.5 Sewer Group Job 743 Update, Cliffridge Avenue: **Paula Roberts MA, Humanability**. This work will be accessed through a manhole cover. It is scheduled to begin on December 21 and be finished by the end of the year. It includes sewer rehab from about 8650 Cliffridge Avenue to Torrey Pines Road and replace in place in the Torrey Pines Road ROW.
- 5.6 Notification of Trustee vacancy- Glen Rasmussen lost his seat due to lack of attendance. The remaining two years of the term will be filled at the March election.

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 has been promoted to a position in the Development Services Department. Brian Schoenfisch will serve as contact until a new appointment is made in January.
- 6.2 **UCSD - Planner: Anu Delouri**, adelouri@ucsd.edu, <http://commplan.ucsd.edu/> Current information available at the website.

6.3 Others

Phil Merten expressed concern about two items in the proposed 10th Update to the Land Development Code (see 5.4 above). Changes to Measuring Visibility Area section (Issue 23) clarify that visibility area is required of all development and would allow the City Engineer to modify the area as necessary (up or down) via a Process One permit review. Also Issue 25 (Floor Area Calculation for Mixed Use Projects) clarifies that the GFA for an unenclosed space below an enclosed space would not apply to the commercial portion of a mixed use development. He gave as an example, first level parking area behind the commercial use and below residential use would add to bulk and scale but would not be included in the GFA. The 10th update will be discussed at the January LJCPA meeting.

John Horst, Chair of the Mira Mesa CPG announced his candidacy for the 52nd Congressional District seat.

7.0 Trustee Comment

Opportunity for trustees to comment on matters not on the agenda, 2 minutes or less.

Trustee Little commented with respect to the 10th Update.

Trustee Costello stated there was a survey about city services and priorities that one could answer at the front page of sandiego.gov.

Trustee LaCava referred to the Planning Commission hearing on STVRs which lasted 5 1/2 hours. The PC supports both home sharing and whole house rentals and asked staff to make changes to the proposal[see item 4.1]

8.0 Officers' Reports

8.1 Treasurer

Beginning Balance as of 11/1/15	\$ 321.20
Income	
• Collections	\$ 73.00
• CD Sales	<u>0</u>
Total Income	\$ 73.00
Expenses	
• CA Annual Statement of Information filing	\$ 20.00
• AT&T telephone	\$ <u>71.24</u>
Total Expenses	\$ <u>91.24</u>
Net Income/(Loss)	\$ (18.24)
Ending Balance of 11/30/15	\$ 302.96.

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/. 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>

Trustee LaCava reported that the CPC had approved the issues objected to by Phil Merten. With respect to Issue 9—it was pulled from their approval of the 10th Update so that individual CPGs could weigh in on it.

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- Diane Kane and Eric Lindebak noted that the SDMC is radically different from the La Jolla Community Plan, not supporting its provisions. Current problems cited by the committee include: FAR is too generous as uninhabitable space is not included; City is defining wall for the 50% exemption as the framing resulting in projects that are essentially new construction without community review; Code Compliance is slow, particularly to evaluate setbacks and heights; building may be changed during construction. With respect to Issue #9, the proposed revision for 90% of maximum allowable height and 80% maximum allowable FAR for a categorical exemption can result in large boxy buildings as it does not consider second story setbacks, allowable size of second stories, phantom areas, and pitched vs. flat roofs. The committee reviewed provisions in other cities, including Los Angeles and Pasadena. Tim Golba had cited provisions in Coronado which feature a floating FAR (between .4 and .6 with bonus points awarded for a list of desirable features).

Bob Whitney and **John Horst** commented. **Trustees Outwater, Donovan, Little, Costello and Weiss** commented. It was noted that failing CE requirements did not fail a project; it could come for community review. The City is interested in having something measurable. Several suggested that CE be limited to small projects like adding a bedroom or bath, not allowing maxing out CE provisions. The Committee will bring recommendations for the trustees to consider. It was suggested that renderings be made of projects resulting from the different recommendations.

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 Monday, 4:00 pm

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

PRC – La Jolla Shores Permit Review Committee, Chair Phil Merten, 4th Tuesday, 4:00 pm

T&T – Traffic & Transportation Board, Chair David Abrams, 3rd Wednesday, 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

ESLAMIAN RESIDENCE 7350-7354 Fay Avenue CDP

(Process 2) Property is developed with three dwelling units (one unit at the front facing Fay Ave and two units at the rear next to the alley). Project would demolish both units at rear of the property (7350 & 7352) and build one, 2-story unit with underground parking. 7350 was 702 sq ft and 7352 was 614 sq.ft The single-family residence at 7354 Fay Avenue would remain. The project would also legalize the unpermitted addition at the rear of the unit which is currently an open Code Enforcement Case No. 202689, in the RM-1-1, Non-Appealable Zone 2, Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone-Coastal impact, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, Geologic Hazard Zone 52.

DPR Recommendation: Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit to demolish both units at rear of the property (7350 & 7352 Fay) and build one, 3-story unit. The front units 7354 Fay will remain. 7-0-1.

10.2

AT&T MOUNT SOLEDAD CHURCH 6605 La Jolla Scenic Drive SCR of NUP

Neighborhood Development Permit Process 2 or 3 for the removal of 3 existing light poles presently provided with 6-foot panel antennas and 18" square radomes, and replacing these with 3 new light poles with 10-foot panel antennas and 24" square radomes, with related support equipment in the existing equipment enclosure.

DPR Recommendation: Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit for the removal of 3 existing light poles presently provided with 6-foot panel antennas and 18" square radomes, and replacing these with 3 new light poles with 10-foot panel antennas and 24" square radomes, with related support equipment in the existing equipment enclosure at 6605 La Jolla Scenic Drive. 7-0-1.

10.3

CARLEY RESIDENCE 7010 Fairway Road CDP

(Process 2) Coastal Development Permit to demolish existing single-family residence and construct new 4,342 sf single-family residence with 642 sf 2-car garage. Original sf was 2,634. The 0.48-acre site is located at 7010 Fairway Road in the RS-1-2 zone, Coastal Overlay Zone (Non-appealable), Parking Impact overlay zone, Geologic Hazard Area 22, within the La Jolla Community Plan area.

DPR Recommendation: Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit to demolish existing single-family residence and construct new 4,342 sf single-family residence with 642 sf 2-car garage at 7010 Fairway Road. 8-0-1.

10.4

SWINDLE RESIDENCE 2488 Hidden Valley Road CDP and SDP

CDP and SDP to demolish an existing 3718 SF single family residence and construct a new 7430 SF single family residence with attached garage, pool & spa, retaining walls and landscaping on a 41,467 SF lot located at 2488 Hidden Valley Road in the LJSPD-SF zone of the La Jolla Shores Planned District in the La Jolla Community Plan Area and the Coastal Overlay Zone (Non-Appealable) in Council District 1.

PRC Recommendation: Findings **CAN** be made for a CDP and SDP to demolish an existing 3718 SF single family residence and construct a new 7430 SF single family residence with attached garage, pool & spa, retaining walls and landscaping on a 41,467 SF lot. 5-0-1

10.5

FAN RESIDENCE 8295 Prestwick Drive CDP and SDP Pulled by a resident

CDP and SDP to demolish an existing residence and construct a new 5,757 SF 2-story residence over a 1,381 SF basement on a 0.61 acre lot located at 8295 Prestwick Drive in the Single Family (SF) zone of the La Jolla Shores Planned District, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area. Council District 1. Original sf was 3,366.

PRC Recommendation: Findings **CAN** be made for a CDP and SDP to demolish an existing residence and construct a new 5,757 SF 2-story residence over a 1,381 SF basement on a 0.132 acre lot. 3-2-0.

10.6

BIRD ROCK MIXED USE 5702 La Jolla Blvd Building Permits, Paint Scheme

The current developer purchased the subject entitled property with the approved plans and permits, including a color palette. The originally-approved colors were Arctic White and White White. The current developer has decided to change the color palette to one more compatible with the surrounding area. Porcelain tile would not be installed in public right of ways, it would be in compliance of the PDO.

PDO Recommendation: Findings **CAN** be made for Building Permit and Paint Scheme. 9-0-0.

Item 10.5 was pulled by a resident and will be heard as a de novo hearing at the January LJCPA meeting

Approved Motion: To accept the recommendations of the DPR Committee that for 10.1

ESLAMIAN RESIDENCE 7350-7354 Fay Avenue CDP that the findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit to demolish both units at rear of the property (7350 & 7352 Fay) and build one, 3-story unit. The front units 7354 Fay will remain; that for 10.2 AT&T MOUNT SOLEDAD CHURCH 6605 La Jolla Scenic Drive SCR of NUP the findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit for the removal of 3 existing light poles presently provided with 6-foot panel antennas and 18" square radomes, and replacing these with 3 new light poles with 10-foot panel antennas and 24" square radomes, with related support equipment in the existing equipment enclosure at 6605 La Jolla Scenic Drive; that for 10.3 CARLEY RESIDENCE 7010 Fairway Road CDP the Findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit to demolish existing single-family residence and construct new 4,342 sf single-family residence with 642 sf 2-car garage at 7010 Fairway Road; and to accept the recommendation of the PRC that for 10.4 SWINDLE RESIDENCE 2488 Hidden Valley Road CDP and SDP the findings CAN be made for a CDP and SDP to demolish an existing 3718 SF single family residence and construct a new 7430 SF single family residence with attached garage, pool & spa, retaining walls and landscaping on a 41,467 SF lot; and to accept the recommendation of the PDO Committee that for 10.6 BIRD ROCK MIXED USE 5702 La Jolla Blvd Building Permits, Paint Scheme findings CAN be made for Building Permit and Paint Scheme and forward the recommendations to the City.(Fitzgerald, Weiss: 12-1-1)

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

The following agenda items, when marked "Action Item," can be a *de novo* consideration of the Item.
Prior actions by committees/boards are listed for information only.

11.0

NGALA RESIDENCE 5612-5646 Rutgers Road CDP/SDP- applicant not present

ACTION ITEM (Process 2) Coastal Development Permit for proposed Lot Line Adjustments of approximately 6327 sq ft from 5612 - 5646 Rutgers Rd and 1511 Copa de Oro to 1550 Via Corona. The 26,082 sq ft site is located in the La Jolla Community Plan area and the Coastal Non-Appealable Overlay zone.

DPR Recommendation: Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit for proposed Lot Line Adjustments of approximately 6327 sq ft from 5612 - 5646 Rutgers Rd and 1511 Copa de Oro to 1550 Via Corona. Motion passes 5-3-1.

There was no hearing as the applicant was not present. The chair will follow up.

12.0

SERROS RESIDENCE ADDITION 335 Dunemere Drive CDP

ACTION ITEM (Process 3) Coastal Development Permit to add a second-story Master Bedroom, bathroom and decks, and add area to an existing first story bedroom and bath to an existing single story single dwelling unit on a 4,152 sq ft lot located at 335 Dunemere Dr. in the RS-1-7 Zone (Appealable), Parking Impact overlay zone, Residential Tandem parking overlay zone of the La Jolla Community Plan. Original sf was 1,287.

DPR Recommendation: Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit & Site Development Permit to add a second story Master Bedroom, bathroom and decks, and add area to an existing first story bedroom and bath to an existing single story single dwelling unit on a 4,152 sq ft lot located at 335 Dunemere Drive. The second onsite parking space is NOT recommended. Motion passes 7-1-1.

The project was brought to the LJCPA for a hearing as there still was neighborhood opposition. None of those opposed were present.

Sue Skala presented the project. She noted that in response to community concerns they had reduced the addition from two bedrooms and baths to one bedroom and bath and reduced the FAR. They are adding a total of 510 sf with 359 sf for the second story addition with the remainder on the first floor. The FAR will be .47 where .6 is allowed. They are not proposing an onsite parking space.

Marc Torasick and Sally Miller commented. **Trustees Zimmerman, Boyden, Costello, Emerson, Little, Donovan, and Weiss** commented resulting in info in paragraph above.

Approved Motion: That findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit & Site Development Permit to add a second story Master Bedroom, bathroom and decks, and add area to an existing first story bedroom and bath for a total addition of 510 sq ft to an existing single story 1287 sf single dwelling unit on a 4,152 sq ft lot located at 335 Dunemere Drive. (Costello, Little: 11-2-1)

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

Opposed: Collins, Zimmerman

Abstain: Greatrex (Chair)

13.0 Adjourn at 7:15 pm to next LJCPA Meeting: January 7, 2016, 6:00 PM