



# La Jolla Community Planning Association

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

Contact Us

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President: Cindy Greatrex

Vice President: Bob Steck

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

Secretary: Helen Boyden

Treasurer: Jim Fitzgerald

## FINAL MINUTES

### Regular Meeting | Thursday 4 February 2016, 6:00 pm

Trustees Present: Patrick Ahern, Helen Boyden, Tom Brady, Bob Collins, Mike Costello, Dede Donovan, Janie Emerson, Cindy Greatrex, Joe LaCava, Dave Little, Alex Outwater, Jim Ragsdale, Bob Steck, Ray Weiss, Fran Zimmerman

Trustees Absent: Jim Fitzgerald, Brian Will

6:00pm

**1.0 Welcome and Call To Order at 6:04 pm by Cindy Greatrex, President.** She asked attendees to turn off or silence their mobile devices and announced that the meeting was being recorded: in audio by the LJCPA and in video by another party who does not wish to be identified.

#### **2.0 Adopt the Agenda**

**Approved Motion: To approve the Agenda as posted (Steck, Collins: 11-0-1).**

In favor: Ahern, Boyden, Collins, Costello, Donovan, Emerson, LaCava, Little, Ragsdale, Steck, Weiss

Abstain: Greatrex (Chair)

#### **3.0 Meeting Minutes Review and Approval:** 3 January 2016

**Approved Motion: To approve the minutes of January 3, 2016 as distributed (Emerson, Donovan: 10-0-2)**

In favor: Ahern, Boyden, Collins, Costello, Donovan, Emerson, LaCava, Little, Steck, Weiss

Abstain: Greatrex (Chair), Ragsdale (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) called attention to El Nino preparedness information at [www.sandiego.gov/el-nino](http://www.sandiego.gov/el-nino). The City Council approved covering paramedics and EMTs under the Living Wage Ordinance. CD1 is looking to fill vacancies on several boards and commissions: Gang Commission, Parking Advisory Board, Community Forest Advisory Board, Senior Affairs Advisory Board, La Jolla Shores Planned District Advisory Board, Human Relations Commission, Board of Library Commissioners, International Affairs Board.

##### **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 39<sup>th</sup> Senate District – State Senator Marty Block**

Rep: **Sarah Fields**, 619-645-3133, [Sarah.Fields@sen.ca.gov](mailto:Sarah.Fields@sen.ca.gov) was not present

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

Rep: **TBD**

**5.0 Group Job 820- Update on SCADA locations: Vic Salazar and Sheila Gamueda.** Mr. Salazar noted that paving on many blocks in the Exchange Place, Silverado, Park Row, Cave Street, Ivanhoe areas was completed and striping will be done in the next two weeks. Sewer replacement on Prospect between Park Row and Exchange Place should be finished in a few weeks with seven properties to eventually be connected. The SCADA antenna on an existing light pole at the SE corner of Exchange Place and Virginia Way is in the planning stages. It will adhere to the 30' height limit.

**David Haney and Trustees Weiss and Little** commented.

**6.0 LJCPA March 2016 Trustee Election- Candidates Forum:** 2 minutes per speaker. See

<http://www.lajollacpa.org/elections.html>

**The following trustee candidates introduced themselves: Patrick Ahern, Helen Boyden, David Haney, Phil Merten, Bob Steck, Ray Weiss and Fran Zimmerman. Ed Comartin** introduced himself, but later withdrew. Also announcing as candidates but not present were: **Dan Courtney, Steve Haskins and Glen Rasmussen.**

The chair announced that there were 8 seats to be filled. Six three term seats expiring in 2019, a two-year seat expiring in 2018 and a one-year seat expiring in 2017.

No other candidates announced prior to the end of the meeting. Write in candidates will be allowed.

**7.0 Final Report of Ad Hoc RSFZ Committee.** The report, dated January 30, 2016 had been emailed to trustees and was included in the public document folder for public review. The chair thanked the committee for its extensive work and noted that the action expected tonight was just on the report itself.

**Ad Hoc Chair Sharon Wampler** stated that the committee had restricted its consideration to the clarity and interpretation of the SDMC code, but not to enforcement. She noted the contemporaneous consideration of the Tenth Update to the Land Development by City Staff, Planning Commission and City Council. The committee was unable to interface with that process in a timely manner. They held nine meetings and entertained many possible revisions to the SDMC that might alleviate the "mansionization." They studied the policies of a number of cities. They received over 150 email and 50-55 different people attended their meetings. She expressed interest in continuing the work of the committee either as constituted or as an independent body to try to build a community consensus.

Commenters noted the need for community consensus, the possibility of doing something modest, the restrictions on committee activities in reaching out due to Brown Act considerations, and that it was premature to send a report to the City.

Commenters included **Bob Whitney, Dana Williams, Ed Comartin, Darcy Ashley and Trustees Zimmerman, Brady, Little, Costello, Ragsdale, Collins, LaCava, Outwater, Weiss, and Donovan.**

**Approved Motion: To accept the report with thanks and ask the committee to continue an independent effort to build community consensus. The LJCPA will appoint a delegate. (LaCava, Donovan: 10-4-1)**

In favor: Ahern, Boyden, Collins, Donovan, Emerson, LaCava, Outwater, Ragsdale, Steck, Zimmerman

Opposed: Brady, Costello, Little, Weiss

Abstain: Greatrex (Chair)

**Note: The RSFZ Committee has submitted its final report and is being discontinued as an ad hoc committee of the LJCPA. An independent committee is not a part of the LJCPA, is not eligible for indemnification by the City and may not use the name or non-profit status of the LJCPA in its dealing with the public and with the City.**

**8.0 Officer's Reports**

**8.1 Treasurer**

<b>Beginning Balance</b> as of 1/1/16	\$ 112.41
<b>Income</b>	
• Collections	\$ 106.01
• CD Sales	<u>0</u>
<b>Total Income</b>	\$ 106.01
<b>Expenses</b>	
• LJCPA Domain Name Renewal (5 yrs.)	\$ 60.90
• AT&T telephone	\$ <u>65.76</u>
<b>Total Expenses</b>	\$ <u>126.66</u>

<b>Net Income/(Loss)</b>	\$ (20.65)
<b>Ending Balance</b> of 1/31/16	\$ 91.76

## 8.2 Secretary

Trustee Boyden noted that anyone wishing to vote in the March election needed to join today and that attendance at only one meeting qualified you as a voting member. She 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 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 Non-Agenda Comment

### 9.1 Opportunity for Public to speak on matters not on the agenda, 2 minutes or less.

**Barbara Bry**, candidate for CD 1, spoke of her qualifications.  
**Ed Comartin** withdrew his candidacy for LJCPA trustee.

### 9.2 City of San Diego – Community Planner: Marlon Pangilinan [mpagilinan@sandiego.gov](mailto:mpagilinan@sandiego.gov) stated that he was the new City Planner for La Jolla. He also works with the College and Uptown CPGs. Some planners have more CPGs. He will be at the elections in March but otherwise plans to attend LJCPA meetings on a quarterly basis

### 9.3 UCSD - Planner: Anu Delouri, [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu), <http://commplan.ucsd.edu/> noted the planned construction of the Gilman Drive bridge connecting the east and west sides of the UCSD Campus. UCSD received 102,000 applications for fall 2016 admission, second in the UC system after UCLA. She offered a meet and greet for all LJCPA members, suggesting March 15-17 or 21-4. Location of a new fire station will be on the upper mesa near tennis courts at Genesee and North Torrey Pines Road. In response to **David Haney**, she stated that traffic on Genesee was not in her purview.

## 10.0 Trustee Comment

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

**Trustee Boyden** noted that we needed to monitor whether projects were being developed according to plans reviewed by the LJCPA and suggested that the date of the plans reviewed be included in motions/records for review.

**Trustee Little** spoke to the same issue, noting that trees on the Silver Street project had been removed. Some discussion as to who owned the adjoining land.

**11.0 Reports from Ad Hoc and non-LJCPA Committees** Two minutes. Information only.

**11.1 Community Planners Committee** <http://www.sandiego.gov/planning/community/cpc/index.shtml> discussed Continuing Care Retirement Communities as a new separately-regulated use and emergency homeless centers. They voted 18-9 to support the City proposal to expand density bonus incentives hoping to create more Affordable Housing.

**11.2 Coastal Access & Parking Board** <http://www.lajollacpa.org/cap.html> has not met in a long time but will begin to meet again to raise community awareness of the funds available. Trustee Weiss suggested the committee broaden its scope.

**12.0 Consent Agenda- Action Item**

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**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 David Abrams, 3rd 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.**

**Planned District Ordinance did not meet in January 2016**

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**12.1 SMOLLEN HOMES** 320-322 Nautilus Street CDP, SDP

(Process 2) Sustainable Expedite Coastal Development Permit to demolish two existing dwelling units and construct two single dwelling units on two separate lots totaling 6,956 square-feet. The 0.14-acre site is located within the Coastal Overlay Zone (Non-Appealable) at 320 and 322 Nautilus Street in the RM-1-1 zone of the La Jolla Community Plan.

DPR Recommendation: Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit to demolish two existing dwelling units and construct two single dwelling units on two separate lots at 320 and 322 Nautilus Street. 6-0-1.

**12.2 8438 PASEO DEL OCASO** CDP, SDP Pulled by Trustee Emerson

(Process 3) Coastal Development Permit/Site Development Permit to demolish an existing single dwelling unit and construct a new 3,816 square foot two story single dwelling unit with attached garage and partial basement. The 5,556 sf site is located within the Coastal Overlay Zone (Appealable Area) in the LJSPD-SF zone of the La Jolla Shores Planned District within the La Jolla Community Plan area and Council District 1.

PRC Recommendation: Findings **CAN** be made for an SDP and CDP for demolition of the existing single family residence at 8438 Paseo del Ocaso and construction of a new 3,816 SF two-story single dwelling unit with attached garage and partial basement on a 5,556 Lot is located within the Coastal Overlay Zone (Appealable Area) in the LJSPD-SF zone of the La Jolla Shores Planned District with the La Jolla Community Plan area and Council District 1. 4-0-0.

**12.4 59<sup>th</sup> LA JOLLA CHRISTMAS PARADE AND HOLIDAY FESTIVAL** Temporary Road Closures and No Parking areas related to the 59<sup>th</sup> Annual Event on Girard Avenue and Prospect Street on Sunday December 4 2016. Recommendation of T&T: Findings **CAN** be made to support Temporary Road Closures and No Parking areas. 6-0-0.

**12.5 INCREASE SPEED LIMIT ON SOLEDAD MOUNTAIN ROAD – pulled by a T&T member**

City Staff Proposal to increase speed limit between Pacifica Drive and Soledad Road from 35 mph to 40 mph This is regarding the posted speed limit on Soledad Mountain Road between Pacifica Drive and Soledad Road in the community La Jolla. Local governments must follow the procedures set by the State of California when setting speed limits on public streets. City has recently surveyed the above segment of Soledad Mountain Road and the results of the study indicate that the existing posted speed limit of 35 miles per hour for both the southbound and northbound directions of traffic must be raised to 40 miles per hour in order to remain radar enforceable. Therefore, City will be changing the speed limit in both directions from 35 miles per hour to 40 miles per hour. T&T Recommendation: Findings **CAN** be made to raise the speed limit from 35 MPH to 40 MPH. 5-1-0.

**12.6 INCREASE SPEED LIMIT ON LA JOLLA BOULEVARD** City Staff Proposal to increase speed limit between Gravilla Street and Pearl Street from 25 mph to 30 mph.

This is regarding the posted speed limit on La Jolla Boulevard between Gravilla Street and Pearl Street in the community La Jolla. Local governments must follow the procedures set by the State of California when setting speed limits on public streets.

City has recently surveyed the above segment of La Jolla Boulevard and the results of the study indicate that the existing posted speed limit of 25 miles per hour for both the southbound and northbound directions of traffic must be raised to 30 miles per hour in order to remain radar enforceable. Therefore, City will be changing the speed limit in both directions from 25 miles per hour to 30 miles per hour.

T&T Recommendation: Findings **CAN** be made to raise speed limit from 25 MPH to 30 MPH 5-1-0.

**12.7 INCREASE SPEED LIMIT ON LA JOLLA SCENIC DRIVE SOUTH** City Staff Proposal to increase speed limit between *La Jolla Scenic Drive South between La Mesa Drive and Soledad Park Road* from 25 mph to 30 mph. This is regarding the posted speed limit on La Jolla Boulevard between La Mesa Drive and Soledad Park Road in the community La Jolla. Local governments must follow the procedures set by the State of California when setting speed limits on public streets.

City has recently surveyed the above segment of La Jolla Boulevard and the results of the study indicate that the existing posted speed limit of 25 miles per hour for both the southbound and northbound directions of traffic must be raised to 30 miles per hour in order to remain radar enforceable.

T&T Recommendation: Findings **CAN** be made to raise speed limit from 25 MPH to 30 MPH 5-1-0.

**Items 12.2 and 12.5 were pulled from the agenda and will be heard de novo in March**

**Approved Motion: To accept the recommendation of the DPR committee for 12.1 SMOLLEN HOMES 320-322 Nautilus Street CDP, SDP (with DPR language clarified) that the findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit to demolish an existing duplex and construct one single dwelling unit on each of two separate lots at 320 and 322 Nautilus Street; and to accept the recommendations of the T&T board that for 12.4 59<sup>th</sup> LA JOLLA CHRISTMAS PARADE AND HOLIDAY FESTIVAL that the findings CAN be made to support Temporary Road Closures and No Parking areas on Girard Avenue and Prospect Street on Sunday, December 4, 2016; for 12.6 INCREASE SPEED LIMIT ON LA JOLLA BOULEVARD that the Findings CAN be made to raise speed limit from 25 MPH to 30 MPH on La Jolla Boulevard between Gravilla Street and Pearl Street and for 12.7 INCREASE SPEED LIMIT ON LA JOLLA SCENIC DRIVE SOUTH that the Findings CAN be made to raise speed limit from 25 MPH to 30 MPH on La Jolla Scenic Drive South between La Jolla Mesa**

**Drive and Soledad Park Road and forward the recommendations to the City. (Donovan, Little: 13-1-1).**

In favor: Ahern, Boyden, Brady, Collins, Costello, Donovan, LaCava, Little, Outwater, Ragsdale, Steck, Weiss, Zimmerman

Opposed: Emerson

Abstain: Greatrex (Chair)

With LaCava voting in favor but opposed to 12.6 and 12.7

***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.***

**13.0 HUENNEKENS RESIDENCE** 8476 Westway Drive SDP and CDP

**ACTION ITEM** Site Development Permit and Coastal Development Permit for a 1,692 square-foot addition and associated interior remodel to an existing single family dwelling unit. The 0.50-acre site is located within the Coastal Overlay Zone (Non-Appealable) at 8476 Westway Drive in the LJSPD-SF zone(s) of the La Jolla Shores Planned District within the La Jolla Community Plan area, Council District 1. Original SF 3952.

PRC Recommendation: Findings CAN be made for project 443644 for a Site Development Permit and a Coastal Development Permit 5-0-0.

**Matt Peterson**, representing the owner/applicant stated that the project had been approved by the LISAB and the PRC and met the specifications of the SDMC.

**Joe Gerry**, Civil Engineer, representing neighbor **Philip Menna** who was also present. Both submitted concerns and suggestions: failure to receive notice or an invitation to the neighbor meeting, drainage concerns to property below, wanting to accept only natural flow, suggested pumping uphill to Whale Watch Way, possible excess hydraulic pressure on 2:1 retaining wall as designed.

Letters had been submitted from **Mr. Menna** and **Jennifer McIlvaine**. **Peggy Davis** stated that **Ms. McIlvaine** does not want any drainage on her property and noted that 35% of the property was being graded.

**Mr. Peterson and John Coffey, Civil Engineer**, demonstrated that notices had been sent to all neighbors. They noted that they were following the legal requirement that the flow onto neighboring properties was not being increased from existing, nor was the velocity increased or direction changed. They did state that they had were offering an alternate system, allowing for uniform dispersal of the drainage with pop-up emitters so that there would be some absorption before it reached the neighboring properties. The flow was being decreased from 1.19 cfs to 1.17 cfs. There would be percolation on the 2:1 slope, protecting the wall.

**Engineer Les Reed** also spoke on behalf of the applicants.

Other information/opinions developed: There is an existing drainage swale on the neighboring property that does not extend to the property line and with an easement it might be completed. Pumping water to Whale Watch Way would only create problems with surface runoff there. Roof water was not being discharged onto impervious surface (an improvement there). Discharging into a gravel filled pit would run the risk of causing landslides.

Trustees commenting/questioning were: **Costello, Weiss, Outwater, Emerson, Steck, Zimmerman and Little**.

**Approved Motion: That the findings can be made for a Site Development Permit and Coastal Development Permit for a project 44364, a 1692 sf addition and interior remodel at 8476 Westway Drive as presented with the drainage plan revised to utilize a runoff dispersal system with pop-up emitters and make a good faith effort to resolve drainage issues with the neighbors (Steck, Outwater: 7-4-3).**

In favor: Ahern, Boyden, Brady, Donovan, Outwater, Steck, Weiss

Opposed: Costello, Emerson, Ragsdale, Zimmerman

Abstain: Greatrex (Chair), LaCava and Little did not have enough information to evaluate.

**14.0 KLEIN RESIDENCE** 2585 Calle de Oro CDP and SDP

**ACTION ITEM** (Process 3) Coastal Development Permit/Site Development Permit to demolish an existing single dwelling unit and construct a new 10,938 square foot two story single dwelling unit with garage attached. The 0.46-acre site is located within the Coastal Overlay Zone (Non-Appealable) at 2585 Calle Del Oro in the LJSPD-SF zone(s) of the La Jolla Shores Planned District within the La Jolla Community Plan area and

Council District 1. Original SF 2867.

PRC Recommendation: Findings CANNOT be made to approve a Coastal Development Permit/Site Development Permit to demolish an existing single dwelling unit and construct a new 10,938 square foot two story single dwelling unit with garage attached 5-0-1.

**Trustee Donovan** recused herself and left the room for the duration of this item.

**Matt Peterson**, and architect **Natalie Arango**, representing the applicants spoke. **Mr. Peterson** stated that there had been a project previously approved by the LJCPA and granted a permit for this lot, but the permit had expired. This project is proposed in the same envelope as the previously permitted project. In response to concerns expressed by Ms. Donovan changes had been made including removing a terrace, lowering the east and south elevations by 3', the north and south wings moved 4' east, the parapet lowered and reducing the GFA to 10,585 sf. The height is 16.8 feet above street level and the previously approved plan was at 17'. Both higher than the existing roof, but lower than the allowable. **Engineer Patrick Deboer** also commented with respect to soils. **Architect Paul Benton** also spoke.

Information developed was that there would be a mat foundation and stability would be improved by a two-pump system draining to the street, reducing the flow by 83%.

**Dennis Stryker** representing the adjacent neighbor, stated that the side wings of the project extended much further back than customary in the neighborhood, utilizing the string line analogy, and would invade the privacy of his client. In response to a query about windows on the wing facing that neighbor's property, the applicants stated that there were no windows on the second floor and the first floor window view would be obscured by the fence between the properties. It was noted that from below this looked like a three-story building and comments were made about setting a precedent. Applicant's reps noted that many other homes on the hillside presented similar rear elevations as seen from below and that the string line was only operative next to the shoreline.

**Kim Whitney** and the following trustees commented: **Zimmerman, Little, Boyden, Outwater, Emerson, Weiss.**

**Approved Motion: To ask the applicant to return to the LJCPA next month and address the issues raised. (Boyden, Steck: 8-2-1)**

In favor: Ahern, Boyden, Brady, LaCava, Little, Ragsdale, Steck, Weiss, Zimmerman

Opposed: Emerson

Abstain: Greatrex (Chair)

#### **15.0 COPPEL RESIDENCE** 8194 Prestwick Drive CDP, SDP

**ACTION ITEM** (Process 3) Site Development Permit and Coastal Development Permit. Demolish of an existing 465 sq. ft. garage and 2593 sq. ft. single family residence in order to develop a new 4220 single-story family residence in addition to a 1790 SF walkout basement and a 899 SF 3-car garage and a 925 SF underground mechanical storage room and a 925 SF underground mechanical storage room.

PRC Recommendation: Findings for an SDP and CDP **CAN** be made for the demolition of an existing 2593 sq. ft. single family residence with a 465 sq. ft. garage in order to develop a new 4220 SF one-story single family residence in addition to a 1790 SF walk-out basement, a 899 SF 3-car garage and a 925 SF underground mechanical and storage room. 4-0-0.

No one was present in opposition. There was no presentation, though the applicant was present.

**Approved Motion: To ratify the PRC motion that the findings for an SDP and CDP CAN be made for the demolition of an existing 2593 sq. ft. single family residence with a 465 sq. ft. garage in order to develop a new 4220 SF one-story single family residence in addition to a 1790 SF walk-out basement, a 899 SF 3-car garage and a 925 SF underground mechanical and storage room. (LaCava, Weiss: 8-2-1)**

In favor: Ahern, Boyden, Brady, Donovan, Emerson, LaCava, Ragsdale, Weiss

Opposed: Zimmerman

Abstain: Greatrex (Chair) Little (no presentation), Steck (absent at PRC)

#### **16.0 President's Report**

**16.1 Trustee Seat Vacancy-** Trustee LaCava is resigning his seat as of the beginning of the April meeting.

**16.2 Trustee Recommendations on Tenth Update of Land Development Code, Issues # 23 and #25**

<http://www.sandiego.gov/development-services/pdf/industry/landdevcode/processitems.pdf>

The Chair noted that the numbering of the Issues had changed but there were no other changes.

**Phil Merten** presented against the two issues arguing that 1) changing the current code (Issue #26) would allow 1<sup>st</sup> level parking areas not to be counted in the GFA for Mixed Use (residential over commercial) buildings in Commercial zones, thus allowing more massive buildings in such areas as the LJPDO or the CC zone in the LJSPDO and that 2) for Issue #24 that the current code delineates specific measurements for visibility triangles, but that the City Engineer, contrary to public safety, eliminated the requirement for visibility areas on at least one project in La Jolla. The proposed code change would lock in the City Engineer's discretion to increase, decrease or eliminate the requirement for visibility triangles as a ministerial decision. **Trustee LaCava** felt that the proposed changes would clarify and define existing practice.

**Trustee Little** also commented. Suggestion was made that the visibility triangle measurements be codified as requirements.

**Approved Motion: To oppose Issue #26 Floor Area Calculation for Mixed Use Projects (in the Report to the Planning Commission) of the Tenth Update to the Land Development Code) (Emerson, Donovan: 10-1-1)**

In favor: Ahern, Boyden, Brady, Donovan, Emerson, Little, Ragsdale, Steck, Weiss, Zimmerman

Opposed: LaCava

Abstain: Greatrex (Chair)

**Approved Motion: To oppose Issue #24 Visibility Area (in the Report to the Planning Commission) of the Tenth Update to the Land Development Code. (Emerson, Ragsdale: 9-2-1)**

In favor: Boyden, Brady, Donovan, Emerson, Little, Ragsdale, Steck, Weiss, Zimmerman

Opposed: Ahern, LaCava

Abstain: Greatrex (Chair)

**16.3 Planning Commission Decision on Issue # 9 of Tenth Update to Land Development Code**

The Planning Commission did not include in its recommendation Issue #9 and some other items that the CPC had delegated to individual CPGs. However, they will be presented to the Land Use Committee and the City Council as a staff recommendation.

**16.4 LJCPA Bylaws to San Diego City Council:** Likely be heard Feb 22, 23, 29 or March 1.

**17.0 Adjourn at 10 pm to next LJCPA Meeting: Thursday, 3 March 2016** immediately following the 6 pm annual member meeting.