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President: Joe LaCava  
Vice President: Tony Crisafi  
Treasurer: Jim Fitzgerald  
Secretary: Nancy Manno

## La Jolla Community Planning Association

Regular Meetings: 1<sup>st</sup> Thursday of the Month

### Thursday, 2 September 2010

La Jolla Recreation Center, 615 Prospect Street

## D R A F T AGENDA – REGULAR MEETING

6:05p

1. Welcome and Call To Order: **Joe LaCava**, President
2. Adopt the Agenda
3. Meeting Minutes Review and Approval: 5 August 2010
4. **Elected Official Reports** – Information Only
  - A. Council District 2 – Councilmember Kevin Faulconer  
Rep: **Thyme Curtis**, 619.236.6622, [tcurtis@san Diego.gov](mailto:tcurtis@san Diego.gov)
  - B. Council District 1 – Councilmember Sherri Lightner  
Rep: **Erin Demorest**, 619.236.7762, [edemorest@san Diego.gov](mailto:edemorest@san Diego.gov)
5. **Non-Agenda Public Comment**  
Issues not on the agenda and *within CPA jurisdiction*, two (2) minutes or less.
  - A. UCSD - Planner: **Anu Delouri**, [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu), <http://commplan.ucsd.edu/>  
including brief report re the proposed MESOM Lab Building on La Jolla Shores Drive.
6. **President's Report** – Action Items Where Indicated
  - A. Community Planners Committee –  
<http://www.sandiego.gov/planning/community/cpc/index.shtml>
  - B. Whitney Mixed Use Appeal – Planning Commission, Sept 9
  - C. Denounce recent "Clean News Article" (Light, Aug 26, pg A7) - Ratify
7. Officer's Reports
  - A. Secretary
  - B. Treasurer

## **8. CONSENT AGENDA – Ratify or Reconsider Committee Action**

Consent Agenda allows the Trustees to ratify actions of our joint committees and boards in a single vote with no presentation or debate. The public may comment on consent items. Anyone may request that a consent item be pulled for full discussion.

***Items pulled from this Consent Agenda are trailed to the next CPA meeting.***

PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2<sup>nd</sup> Mon, 4pm

DPR – Development Permit Review Committee, Chair Tony Crisafi, 2<sup>nd</sup> & 3<sup>rd</sup> Tues, 4pm

PRC – LJ Shores Permit Review Committee, Chair Helen Boyden, 4<sup>th</sup> Tues, 4pm

T&T – Traffic & Transportation Board, Chair Todd Lesser, 4<sup>th</sup> Thurs, 4pm

### **A. James Beard Bike Racks**

PDO ACTION: Approve installation of rack of 3 units in front of the La Jolla Yoga Center in the 7700 block of Fay Ave. The rack is to provide an 8' clear pedestrian path as well as to be 2 foot from the curb. LJ Yoga Center is to provide the maintenance in perpetuity. 6-0-0.

### **B. Cave Street Parking Lot and Relocation of Historic Structures**

DPR ACTION: Findings can not be made, 5-1-1 (see minutes for detailed motion)

1261/1263 Cave Street - Coastal Development Permit & Site Development Permit to relocate 2 historical structures from a 7,700 sf lot at 1261/1263 Cave St. to a 16,460.65 SF lot at 2503 Ardath Road (in the La Jolla Shores Planned District). A Conditional Use Permit to add a parking lot to the Cave Street site in the RM-1-1 Zone.

### **C. Cave Street Parking Lot and Relocation of Historic Structures**

PRC ACTION: Deny the project as presented. Recommend increasing both side yard setbacks to 10'. Recommend substituting hammerhead driveway. 4-1-0.

2503 Ardath Road - Demolition of existing building on Ardath Road. Relocation of two (2) existing historically designated residences from Cave Street to Ardath Road. New three (3)-garage. Addition of 209 sq. ft. to guest house and 376 sq. ft to main house. Total of 2865 sq. ft for both relocated houses and 734 sq. ft. for the garage.

### **D. Altair Sustainable**

DPR ACTION: Findings can be made for CDP, SDP, ESL & Map Waiver, 7-0-0.

6722 Vista Del Mar Avenue - Coastal Development Permit, Site Development Permit for Environmentally Sensitive Lands and Map Waiver application to waive the requirements of a Tentative Map to demolish existing buildings and construct 7 residential condominiums on a 0.17 acre site in the RM-3-7 Zone

### **E. Diarq-Westway Substantial Conformance Review**

PRC ACTION: The project is not in substantial conformance with the previously approved project. 5-0-1.

8436 Westway Drive - Project Description: Demolition of existing 2-story 3,297 sf house. Construction of new 2-story 6,796 sf single-family residence and hardscape, retaining walls, terraces, cantilevered pool and spa and relocation of driveway. Site has active coastal permit for new 2-story 8,503 sf Single Family Residence issued in August 2007.

### **F. Verizon Wireless "Ardath"**

PRC ACTION: Approve project as shown on the plans presented. 4-0-1.

7990 Via Capri - Replacing (3) existing antennas mounted to steel pipes with (3) updated antennas and the installation of (1) additional antenna for a total of (4). The project also includes installation of (1) new equipment cabinet on a 3'x5' concrete pad within Verizon's equipment area. Additionally, the existing telco cabinet will be replaced with an updated telco cabinet. Located on slopes above La Jolla Parkway.

### **G. La Jolla Christmas Parade and Holiday Festival**

T&T ACTION: Approved as presented, 8-0-0.

Girard Avenue, Prospect Avenue and other streets in the Village – Street closure for annual event, Sunday, December 5, 2010.

### **H. 1049 Coast Boulevard – Red Curb**

T&T ACTION: Approved as presented, 8-0-0

Three feet of red curb on either side of private driveway.

**I. St. James by the Sea Church, 743 Prospect Street**

T&T ACTION: Approved as presented, 8-0-1

Silverado Frontage – Eliminate two existing passenger loading zones, retain one.

**J. Mary Star of the Sea Church**

T&T ACTION: To approve two parallel parking spaces on Girard Avenue (white curb, signed “Passenger Loading Zone m 9:30AM – 3:30PM Monday to Saturday”) starting at corner of Kline/Girard and diagonal parking (1 hour) for the remaining area currently red curbed for the old bus stop. 9-0-0

**9. REPORTS FROM OTHER ADVISORY COMMITTEES - Information only**

**A. LA JOLLA COMMUNITY PARKING DISTRICT ADVISORY BOARD – *Inactive***

**B. COASTAL ACCESS AND PARKING BOARD – Meets 1<sup>st</sup> Tues, 4pm, Rec Center**

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**Time  
Certain  
6:20pm**

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**10. PROPOSITION C (November 2010 Ballot)**

Shall Proposition M be amended, allowing completion of parks, library, trails, recreation and transportation facilities for Pacific Highlands Ranch by removing a development timing restriction based on completion of the SR-56/I-5 Interchange, only after City Council approves a program of phased development ensuring facilities are constructed before or concurrent with new development, paid for by developers at no cost to taxpayers?

Presenters – Councilmember Sherri Lightner and Scott Tilson

**11. BISHOP SCHOOL LIBRARY & LEARNING CENTER**

*Pulled from August Consent Agenda*

DPR ACTION: Motion that the variance findings can be made for variance of zoning height per Land Development Code Section 113.0270(a)(1) and 113.0270(a)(2) of a maximum of 2.1 ft. or less for no more than an area which is equal to or less than 39% of proposed ground floor area. 7-0-0.

7607 La Jolla Blvd. – Amend existing PDP, CDP, SUP, SDP to increase the maximum building height of the previously approved library structure by 4 feet (as measured by the PDO, project conforms to Prop D) in PDO Zones 5 & 6.

**12. CHILDREN’S POOL ROPE**

*Public testimony will be limited to 2 minutes or less per person depending on turnout and no organized presentations.*

Proposal by the City to amend the current Coastal Development Permit which allows for a “rope” during the pupping season to allow the “rope” to remain in place year round.

Presenter – Dan Daneri, City Park & Rec

**13. Adjourn to Next Regular Meeting on October 7, 2010, 6:00 pm**



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## La Jolla Community Planning Association

Regular Meetings: 1<sup>st</sup> Thursday of the Month

**Thursday, 5 August 2010**

La Jolla Recreation Center, 615 Prospect Street

### D R A F T MINUTES – REGULAR MEETING

Present: Michele Addington, Tom Brady, Devin Burstein, Michael Costello, Dan Courtney, Tony Crisafi, Laura Ducharme Conboy, Jim Fitzgerald, Joe LaCava, David Little, Tim Lucas, Nancy Manno, Phil Merten, Greg Salmon, Ray Weiss, Rob Whittemore.  
Absent: Orrin Gabsch, Glen Rasmussen.

1. Welcome and Call To Order: **Joe LaCava**, President @ 6:10 PM

#### 2. Adopt the Agenda.

**Approved Motion: Motion to adopt the Agenda with the deletion of Agenda Item 13, at the request of the Applicant, (Addington/Whittemore 13/0/1).**

In favor: Addington, Brady, Burstein, Conboy, Costello, Crisafi, Fitzgerald, Little, Lucas, Manno, Merten, Salmon, Whittemore.

Abstain: LaCava

#### 3. Meeting Minutes Review and Approval: 01 July 2010

**Approved Motion: Motion to approve the Minutes of 01 July 2010, (Costello/Merten 11/0/3).**

In favor: Burstein, Costello, Crisafi, Conboy, Fitzgerald, Little, Lucas, Manno, Merten, Salmon, Whittemore.

Abstain: Addington, Brady, LaCava

#### 4. Elected Official Reports – Information Only

**A. Council District 2 – Councilmember Kevin Faulconer**

Rep: **Thyme Curtis**, 619.236.6622, [tcurtis@san Diego.gov](mailto:tcurtis@san Diego.gov)

Not present.

**B. Council District 1 – Councilmember Sherri Lightner**

Rep: **Erin Demorest**, 619.236.7762, [edemorest@san Diego.gov](mailto:edemorest@san Diego.gov)

Present: **Ms. Demorest** reported: There will be a November ballot measure re .05 sales tax. Mayor Sanders has vetoed the ballot measure re: the New City Hall Project: Councilmember Lightner assures this matter will come before voters prior to instituting this Project. EIR report re: I-5 North Coast Corridor Project. Citizens Revenue Review & Economic Competitiveness Commission will meet in San Diego August 26. Public input is requested. Additional information on these subjects is available on Councilmember Lightner's website.

#### 5. Non-Agenda Public Comment

Issues not on the agenda and *within CPA jurisdiction*, two (2) minutes or less.

LJCPA Member **Ms. Donna Aprea** spoke on behalf of "Independent La Jolla," described the focus of this community organization and invited interested community members to attend monthly (third Wednesdays), community meetings.

Community member **Mr. Kenneth Hunrichs**, representing the San Diego Council of Divers, invited the Community to participate in the S. D. Council of Divers scheduled plans to clean the beach at the Children's Pool, thus providing an enjoyable, clean environment for swimming and sunning.

LJCPA Member **Ms. Esther Viti** reported on the ongoing and very successful "Nell Carpenter Beautification/Streetscape Committee of the LJ Town Council." **Ms. Viti** reminded us of the continuing need for volunteers and thanked those community members who have donated their time each month to this important project.

**Trustee Addington** reported San Diego City would discuss Handicapped Access to La Jolla Cove, August 11 at 10 AM at the LJ Cove.

**A. UCSD - Planner: Anu Delouri**, [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu), <http://commplan.ucsd.edu/>

*Heard out of sequence, see below.*

#### **6. President's Report – Action Items Where Indicated**

**A. Community Planners Committee –** <http://www.sandiego.gov/planning/community/cpc/index.shtml>

**President LaCava** reported: CPC supported the proposal to permanent the Drought Response Irrigation policy.

**B. Citizens' Revenue & Econ Competitiveness Committee–** Aug 26, 6-8p, UTC Forum Hall

**President LaCava** noted community involvement with this commission is requested.

**C. Whitney Mixed Use –** Shall the decision of the Hearing Officer be appealed?

**President LaCava** reported: the Hearing Officer approved the Whitney Project. The LJCPA policy is to appeal a decision that has been previously denied by the LJCPA. **Trustee Merten** spoke to the Motion made by **Trustee Weiss** and seconded by **Trustee Costello**: **Trustee Merten** requested the Trustee's unanimous support of the Motion to Appeal the Hearing Officer's decision: this decision, apparently based, in **Trustee Merten's** opinion on certainly problematic and probably incorrect information regarding the Whitney Project. **Trustees Brady, Fitzgerald, Crisafi, Weiss** and LJCPA member **Mr. Barry Graceman** commented.

**Approved Motion: Motion to Appeal the Decision of the Hearing Officer regarding the Whitney Project, (Weiss/Costello 12/2/2).**

In favor: Addington, Burstein, Conboy, Costello, Crisafi, Fitzgerald, Little, Lucas, Manno, Merten, Whittemore, Weiss.

Opposed: Brady, Salmon

Abstain: Courtney, LaCava

**D. Sorokin Duplex Appeal – Update**

**President LaCava** reported: the Planning Commission did partially agree with the LJCPA position re the Sorokin Project and did require the Applicant to make some changes to the Project. **President LaCava** noted that the Planning Commission was particularly thoughtful in their analysis of the Sorokin Project.

Additionally, **President LaCava** believes the Planning Commission now clearly understands, regarding Coastal Permits: San Diego Municipal Code and Community Plans are of equal weight.

**E. Olivetas Avenue – Update**

**President LaCava** reported the LJCPA recommendation, (in agreement with some affected Community members), to removal of a 2 Hour Time Limit on some portion of Olivetas Avenue: an adjacent property owner is now in opposition and the 2 Hour Time Limit will remain.

**F. Via Casa Alta – Update**

**President LaCava** reported the LJCPA recommendation, in agreement with Community Members living on Via Casa Alta, to change the No Parking signage to reflect an increase in the "No Parking" hours: SD City believes the signs are illegal and may decide to remove the signs. The residents on Via Casa Alta will now work with Council District One to obtain alternate solutions.

*Time Certain Agenda Item #10: Heard out of sequence:*

#### **10. Sewer Replacement Project 714 – Information Only (10 min)**

The city will provide a brief update on this project in Barber Tract and Bird Rock.

Presented: **Edward N. Castaneda**: **Mr. Castaneda** described the Project and presented an estimated time schedule for construction/completion.

*Time Certain Agenda Item #11: Heard out of sequence:*

**11. Sewer Pump Station 27 – Information Only (10 min)**

The city will provide a brief update on this project in La Jolla Shores.

Presented: **Luis Scharr**: **Mr. Scharr** described the Project and the several problems encountered with this Project. **Mr. Scharr** welcomes community involvement/invites community questions.

*Time Certain Agenda Item #12: Heard out of sequence:*

**12. Sewer Replacement Project 752 – Information Only (10 min)**

The city will provide a brief update on this project in Lower Hermosa and the Muirlands.

Presented: **Sal Castillo**: **Mr. Castillo** described the Project, enumerated the La Jolla streets most affected, and presented an estimated time schedule for construction/completion. **Trustee Addington** asked that the construction time line be reconsidered. LJCPA Members **Ms. Janie Emerson**, **Mr. Rodger Wiggins** commented. **President LaCava** noted there needs to be a discussion/consideration of construction start times.

*Heard out of sequence:*

**A. UCSD - Planner: Anu Delouri**, [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu), <http://commplan.ucsd.edu/>

**Ms. Delouri** presented report: Jacobs Medical Center has been approved by the Regents. Responded to questions re MESOM Laboratory building. Referred Community Members to UCSD Community Planning Newsletter and Website for additional information on these subjects, and other subjects affecting the LJ Community.

**7. Officer's Reports**

**A. Secretary – Nancy Manno**

Presented by **President LaCava**, for secretary **Nancy Manno**: If you want your attendance recorded today, please sign-in at the back of the room. You are entitled to attend without signing in, but only by providing proof of attendance can you maintain membership or become a Trustee. If you want your attendance recorded without signing-in at the back, then hand to me 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. Eligible non-members wishing to join the LJCPA must have recorded attendance for one meeting and must submit an application, which is available at the membership table and on-line.

**B. Treasurer – Jim Fitzgerald**

Beginning Balance: \$449.65 + Income \$132.25 – (Expenses \$153.36) = Ending Balance: \$428.54.

Expenses: include printing, telephone, and July Rec. Center rent expense.

**Trustee Fitzgerald**: Reported that the contract for the remainder of the year has been signed, and payment has been made for our meeting space in the La Jolla Rec. Center, and he requested a continuing financial commitment from the La Jolla community. **Trustee Fitzgerald** commented on the generosity of the Membership and reminded Trustees, Members and guests: LJCPA is a non-profit organization and must rely solely on the generosity of the community and the Trustees. All donations must be in cash to preserve anonymity.

**8. CONSENT AGENDA – Ratify or Reconsider Committee Action**

Consent Agenda allows the Trustees to ratify actions of our joint committees and boards in a single vote with no presentation or debate. The public may comment on consent items. Anyone may request that a consent item be pulled for full discussion.

***Items pulled from this Consent Agenda are trailed to the next CPA meeting.***

PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2<sup>nd</sup> Mon, 4pm

DPR – Development Permit Review Committee, Chair Tony Crisafi, 2<sup>nd</sup> & 3<sup>rd</sup> Tues, 4pm

PRC – LJ Shores Permit Review Committee, Chair Helen Boyden, 4<sup>th</sup> Tues, 4pm

T&T – Traffic & Transportation Board, Chair Todd Lesser, 4<sup>th</sup> Thurs, 4pm

*NOTE: Certain committee recommendations require the CPA to waive its "no conditional approval" policy. Policy shall be deemed waived unless an objection is raised.*

**A. RUBIO's**

**PDO ACTIONS:**

1. Approve the lot tie agreement at 7530 Fay Avenue with the recommendation for landscape barriers to be designed for the Fay Avenue side of the parking lot, 6-0-0.
2. Approve the Rubio's signage by TNT Electric Sign Inc. with the recommendation that the entire pole sign be no more than 20 feet tall and all colors to conform to the LJPDO Appendix C, 6-0-0. **Number 2 only of this action pulled: PDO limits signs to 8 foot maximum. The applicant has been notified: President LaCava**
3. Approve the Architectural drawings with the recommendation that all building colors and awning colors to conform to the LJPDO Appendix C. This approval does not extend to the signage as represented on the Architect's drawings, 6-0-0.  
7530 – 7554 Fay Avenue – Façade changes and new signage for new tenant.

**B. MIKEZELECTRICBIKES**

**PDO ACTION:** Approve the signage drawings as presented with the recommendation that the orange color be replaced with a red brick color, 6-0.

949 Pearl – New sign

**C. BISHOP SCHOOL LIBRARY & LEARNING CENTER: Pulled Trustee Little**

**DPR ACTION:** Motion that the variance findings can be made for variance of zoning height per Land Development Code Section 113.0270(a)(1) and 113.0270(a)(2) of a maximum of 2.1 ft. or less for no more than an area which is equal to or less than 39% of proposed ground floor area. Applicant to provide the four variance findings in writing to committee. 7-0-0.

7607 La Jolla Blvd. – Amend existing PDP, CDP, SUP, SDP to increase the maximum building height of the previously approved library structure by 4 feet (as measured by the PDO, project conforms to Prop D) in PDO Zones 5 & 6.

**D. TASTE AT THE COVE - Sep 1, 2010**

**T&T ACTION:** Approve closing Coast Blvd from 6a to 10p, 6-0-0.

Closure of Coast Boulevard and on-street parking

**E. IT'S A GREEN DAY – Oct 17, 2010**

**T&T ACTION:** Approve Closures of Coast Blvd, Cuvier Street (See minutes), 7-0-0.

Closure of Coast Boulevard and on-street parking

**F. CARDENO DRIVE SPEED LIMIT REDUCTION**

**T&T ACTION:** Recommend not change in speed limit, 7-0-0.

New speed study finds that speed limit needs to be increased to allow enforcement.

**G. LA JOLLA WINE & ART FESTIVAL – OCT 9 & 10, 2010**

**T&T ACTION:** Approve as presented, 6-0-0.

Closure of Girard Avenue between Pearl and Genter.

**H. GIRARD & KLINE – Closure of bus stop: Pulled: President LaCava at the request of Mary Star Of The Sea Catholic Church.**

**T&T ACTION:** Approve 4 new diagonal spaces and new parallel loading zone on Kline, 7-0-0.

Closure of bus stop, removal of red curb, consideration of restoring on-street parking.

**I. REMOVAL OF STOP SIGN, ARDATH ROAD AT LA JOLLA PARKWAY**

**T&T ACTION:** Recommend approval, 7-0-0.

Removal of Stop Sign on eastbound Ardath Road.

**J. CLEARWIRE CLIFFRIDGE PARK**

**PRC ACTION:** Approval of change to leave existing left field faux foul pole as is, 7-0-1.

8311 Cliffridge Avenue - Conditional Use Permit for a Clearwire wireless communication facility inside two existing foul poles whose height will be increased by 6 feet (one dummy) concealed behind RF transparent materials with above ground equipment inside a chain-link fence with slats. Project previously approved by CPA and Planning Commission with both poles being raised. Users of park want faux pole to be left at current height.

**K. WHITNEY MIXED USE- Variance**

PRC ACTION: Cannot make findings for Variance, 4-3.

2202 & 2206 Avenida de la Playa – Project previously denied by CPA. Returned for community review after City required a Variance due to apparent conflict with visibility triangle regulations.

**L. MCLEOD RESIDENCE**

PRC ACTION: Findings can be made for SDP and CDP, 6-0-2.

8484 La Jolla Shores Drive - Permit to demolish existing residence and construct a 3,600 sq ft two-story single-family residence on a 0.12-acre site at 8484 La Jolla Shores Drive in the SF Zone.

**Approved Motion: Motion:**

**To accept the recommendation of the Planned District Ordinance Committee:**

**(A-1) Rubio's: Approve the lot tie agreement at 7530 Fay Avenue with the recommendation for landscape barriers to be designed for the Fay Avenue side of the parking lot, and forward the recommendation to the City.**

**(A-3) Rubio's: Approve the Architectural drawings with the recommendation that all building colors and awning colors to conform to the LJPDO Appendix C. This approval does not extend to the signage as represented on the Architect's drawings: 7530 – 7554 Fay Avenue – Façade changes and new signage for new tenant, and forward the recommendation to the City.**

**(B) MIKEZELECTRICBIKES: Approve the signage drawings as presented with the recommendation that the orange color be replaced with a red brick color: 949 Pearl – New sign: and forward the recommendation to the City.**

**To accept the recommendation of the Traffic & Transportation Committee:**

**(D) TASTE AT THE COVE - Sep 1, 2010: Approve closing Coast Blvd from 6am to 10pm: Closure of Coast Boulevard and on-street parking: and forward the recommendation to the City.**

**(E) IT'S A GREEN DAY – Oct 17, 2010: Approve Closures of Coast Blvd, Cuvier Street: Closure of Coast Boulevard and on-street parking, and forward the recommendation to the City.**

**(G) LA JOLLA WINE & ART FESTIVAL – OCT 9 & 10, 2010: Approve as presented: Closure of Girard Avenue between Pearl and Genter, and forward the recommendation to the City.**

**(I) REMOVAL OF STOP SIGN, ARDATH ROAD AT LA JOLLA PARKWAY: Recommend approval: Removal of Stop Sign on eastbound Ardath Road, and forward the recommendation to the City.**

**To accept the recommendation of the La Jolla Shores Permit Review Committee:**

**(J) CLEARWIRE CLIFFRIDGE PARK: Approval of change to leave existing left field faux foul pole as is: 8311 Cliffridge Avenue - Conditional Use Permit for a Clearwire wireless communication facility inside two existing foul poles whose height will be increased by 6 feet (one dummy) concealed behind RF transparent materials with above ground equipment inside a chain-link fence with slats. Project previously approved by LJCPA and Planning Commission with both poles being raised. Users of park want faux pole to be left at current height, and forward the recommendation to the City.**

**(L) MCLEOD RESIDENCE: Findings can be made for SDP and CDP: 8484 La Jolla Shores Drive: Permit to demolish existing residence and construct a 3,600 sq ft two-story single family residence on a 0.12 acre site at 8484 La Jolla Shores Drive in the SF Zone, and forward the recommendation to the City.**

**(Courtney/Fitzgerald 15/0/1)**

In favor: Addington, Brady, Burstein, Costello, Crisafi, Conboy, Courtney, Fitzgerald, Little, Lucas, Manno, Merten, Salmon, Weiss, Whittemore.

Abstain: LaCava

**Approved Motion: Motion:**

**To accept the recommendation of the Traffic & Transportation Committee:**

**(F) CARDENO DRIVE SPEED LIMIT REDUCTION: Recommend no change in speed limit: New speed study finds that speed limit needs to be increased to allow enforcement, and forward the recommendation to the City.**



**(K) WHITNEY MIXED USE- Variance: Can not make findings for Variance: 2202 & 2206 Avenida de la Playa: Project previously denied by LJCPA: Returned for community review after City required a Variance due to apparent conflict with visibility triangle regulations, and forward the recommendation to the City.**

**(Merten/Addington 14/1/1).**

In favor: Addington, Brady, Burstein, Conboy, Costello, Crisafi, Courtney, Fitzgerald, Little, Lucas, Manno, Merten, Weiss, Whittemore.

Opposed: Salmon

Abstain: LaCava

**9. REPORTS FROM OTHER ADVISORY COMMITTEES - Information only**

**A. LA JOLLA COMMUNITY PARKING DISTRICT ADVISORY BOARD – *Inactive***

No report: Inactive

**B. COASTAL ACCESS AND PARKING BOARD – Meets 1<sup>st</sup> Tues, 4pm, Rec. Center**

No report/meeting this month.

***Agenda Items #10, #11, #12 were time certain @ 6:30 PM: Please see above.***

**10. Sewer Replacement Project 714 – Information Only (10 min)**

**11. Sewer Pump Station 27 – Information Only (10 min)**

**12. Sewer Replacement Project 752 – Information Only (10 min)**

**13. Hooshmand Residence: Pulled at request of Applicant**

PRC ACTION: Motion to deny, 4-0-1 (See minutes for full motion.)

*Pulled from Consent Agenda by Chair*

2480 Rue Denise - Coastal Development Permit and Site Development Permit for a 4,463 sq. ft. addition to an existing single-family residence on a 0.29-acre site. Redesign reduced addition to a total square footage of 4073 sq ft. Project was denied by PRC 7-0-1. Applicant returned with new design, which was denied 4-0-1.

**14. La Jolla Blvd (Mesa Way to Palomar Av) – No “Vehicles for Sale” Parking Zone**

T&T ACTION: Recommended Approval, 4-2-0.

*Pulled from Consent Agenda by Dan Courtney*

**President LaCava** presented: Request by La Jolla Boulevard resident, referred to LJCPA by San Diego City:

Traffic & Transportation approved request: **President LaCava, Trustees Courtney, Costello, Little, Lucas, Weiss** commented: No perceived need for signage. **Trustee Fitzgerald** offered an explanation of the relevant City ordinance.

**Approved Motion: Motion to not approve the proposal for a “Vehicles for Sale” No Parking Zone on La Jolla Boulevard between Mesa Way and Palomar Avenue, (Salmon/Courtney 15/0/1).**

In favor: Addington, Brady, Burstein, Conboy, Costello, Crisafi, Courtney, Fitzgerald, Little, Lucas, Manno, Merten, Salmon, Weiss, Whittemore.

Abstain: LaCava

**15. Annual Fire Run (Sun, Aug 29, LJ to PB via Prospect & La Jolla Blvd)**

T&T ACTION: None, applicant failed to schedule in time

Presented: **Kathy Loper** expressed her appreciation for the consideration shown by LJCPA and apologized for not presenting to the T & T committee in a timely manner. **Ms. Loper** described the course, road closures and listed the beneficiaries and sponsoring groups. **Trustees Burstein, Courtney, Lucas, Weiss** questioned, commented. **President LaCava** requested consideration, in future, be given to benefiting La Jolla merchants. **Ms. Loper** suggested that arrangements benefiting La Jolla merchants could be put in place this year.

**Approved Motion: Motion to approve the request for the Annual Fire Run: August 29, 2010, the Course, the requested Road Closures, (Salmon/Burstein 15/0/1).**

In favor: Addington, Brady, Burstein, Conboy, Costello, Crisafi, Courtney, Fitzgerald, Little, Lucas, Manno, Merten, Salmon, Weiss, Whittemore.

Abstain: LaCava

**16. Adjourn @ 7:35 PM** to Next Regular Meeting on September 2, 2010, 6:00 PM

DRAFT  
**La Jolla Planned District Ordinance Committee  
Minutes for the August 9, 2010 Meeting**

Members in Attendance: Jim Fitzgerald (Acting Chair), O. Gabsch, D. Morengo, J. Parker, D. Little, T. Wagenseller

**Meeting Called to Order**

- Chair noted a Committee quorum and called the meeting to order at 4:05PM.
- In the absence of the permanent Secretary, the Acting Chair appointed D. Little to serve as Acting Secretary for this meeting.

**Approval of Meeting Minutes**

- Minutes for the June 2010 Meeting approved 4-0-2.
- Minutes for the July 2010 Meeting approved 2-0-4.

**Recommendations to CPA** (Note: At the request of the Chair, the Committee agreed to modify the order of business to hear the Bike Racks project prior to receiving the Chair Report and non-agenda public comment).

A. Project Name: James Beard Bike Racks  
Address: General Village Area, La Jolla, CA 92037  
PN: n/a  
PDO Zone: 1,2,3,4  
Applicant: James Beard  
Agent: James Beard  
City PM: n/a  
Date of App Notice: n/a

Scope of Work: Installation of bike racks throughout the village or in front of some businesses that have requested them.

Discussion/Committee Comments: James Beard presented the project and provided a sample bike rack with a "wave" design. The design meets City standards for bike racks and is not intended for over-night use. Mr. Beard indicated that costs for the racks can vary greatly, depending on size, finish and other factors. Clear path, rack colors, and on-going rack maintenance were discussed. The Committee agreed that each individual bike rack request would be considered on a case-by-case basis.

Motion (made by Orrin Gabsch/seconded by Debra Marengo).

Approve installation of rack of 3 units in front of the La Jolla Yoga Center in the 7700 block of Fay Ave. The rack is to provide an 8' clear pedestrian path as well as to be 2' from the curb. LJ Yoga Center is to provide the maintenance in perpetuity. Motion passed 6-0-0.

**Chair Report**

- At the Chair's request, discussion items regarding PDO compliance and means to promote enforcement were tabled until the September Meeting. These items included:
  - Report on progress and findings regarding: 1) reviewing community for LJPDO code compliance; 2) assembling a list of addresses of non-compliance and annotate the reason for the violation; and 3) requesting the City to notify violators and to give a deadline for compliance (Cristull Hasson).
  - Within the Committee, subdivide areas to identify non-compliance.
    - Cristull Hasson to report on Village
    - Lone Stiegler to report on Bird Rock and Nautilus.
  - Stiegler, Alcorn and Fitzgerald to write a letter to Kelly G. Broughton, Director of DSD, asking for more consistent routing of projects.

- §141.0621 Sidewalk Cafes – discussion of city interpretation (Ione Stiegler).
- Request from member of the community, Ben Dillahunty, for the PDO Committee to take appropriate action letter regarding code infractions at 6111 La Jolla Blvd. Mr. Dillahunty presented documentation (pictures and maps) regarding an apparent commercial construction-staging yard at 6111 La Jolla Blvd, which is in a residential zone. The property (Lot 7) is owned by Classic Craft, which lists the above address as its corporate headquarters. Mr. Dillahunty indicated that Code Enforcement requires three complaints before they take any action. The Committee determined that the property in question is not within the PDO.

Motion (made by Orrin Gabsch /seconded by Debra Marengo)

Request that Joe La Cava contact the City Code Enforcement regarding the apparent long-term commercial activity in this residential zone. Motion passed 6-0-0.

**Public Comment**

- Ester Viti reminded people of the upcoming Mel Carpenter clean-up on August 14, 9AM to 12PM. People will meet at the entrance to Scripps Park on Coast. Blvd.

**Motion to Adjourn**

- Meeting adjourned at 5:30PM.

Respectfully submitted,  
David Little, Acting Secretary.

**LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE**  
LA JOLLA COMMUNITY PLANNING ASSOCIATION

**COMMITTEE REPORT  
FOR  
AUGUST 2010**

**8/10/10 Present: Costello, DuCharme Conboy, Frangos, Hayes, Leira,  
Merten (Chair), Thorsen**

**8/17/10 Present: Costello, Crisafi (Chair), Ducharme Conboy, Frangos, Kane, Merten,  
Thorsen.**

**FINAL REVIEWS**

|               |   |            |  |
|---------------|---|------------|--|
| Project Name: | <b>CAVE STREET PARKING LOT AND RELOCATION OF HISTORIC<br/>STRUCTURES TO ARDATH ROAD</b> |            |  |
|               | 1261 / 1263 Cave St.  | Permits:   | CDP, SDP, CUP, Ammendmt                            |
| Project #:    | JO#00-0000/1042   | DPM:       | Glenn Gargas 619-446-5142<br>ggargas@sandiego.gov  |
| Zone:         | RM-1-1  | Applicant: | James Alcorn 858-459-0805<br>James@jamesalcorn.com |

Scope of Work:

(Process 4) Coastal Development Permit & Site Development Permit to relocate 2 historical structures from a 7,700 sf lot at 1261 / 1263 Cave St. to a 16,460.65 SF lot at 2503 Ardath Road (in the La Jolla Shores Planned District). A Conditional Use Permit to add a parking lot to the site Cave St. site in the RM-1-1 Zone of the La Jolla Community Plan, Coastal Overlay Zone, the Coastal Height Limit Overlay Zone, Parking Impact, Residential Tandem Parking, Transit Area. Council District 1.

**Subcommittee Motion:**

**(Crisafi/Merten 5-1-1)**

**1. Findings cannot be made for a Coastal Development Permit and Site Development Permit to relocate the two historic structures because the proposal moves the cottages out of the context of the Village. Proposal does not comply with LJ Community Plan. (Staff refers to current and 1975 La Jolla Community Plan due to filing period of proposal)**

**References:**

**1975 LJ Community Plan, Community Resources, pages 67, 68 (69 too) (historical context)**

**Current LJ Community Plan, #3 on page 128, 130**

**Current LJ Community Plan, Plan Recommendations #1, page 131 re: relocation of structures to Ardath Road site B**

**2. The cumulative scale of the surface parking lots is inconsistent with the scale of the remaining single family homes in the vicinity specifically on Cave St. and Silverado including corner where they intersect.**

**Yes: Crisafi, Merten, Thorsen, Kane, Costello**

**No: Ducharme Conboy because of parking, Item #2**

**Abstain: Frangos conflicting policies with LJ TC, wants more parking. Item #2**

**La Jolla Coastal Development Permit Review Committee  
Committee Report –August 2010  
Page 2**

Project Name: **ALTAIR SUSTAINABLE**  
6722 Vista Del Mar Ave. Permits: CDP SDP Map Waiver  
Project #: PO#161878 DPM: Diane Murbach (619) 446-5042  
[dmurbach@san Diego.gov](mailto:dmurbach@san Diego.gov)  
Zone: RM-3-7 Applicant: Paul De Bartolo 858-220-5262  
pauly@funkitecture-studio.com

Scope of Work:

(Process 3) Coastal Development Permit, Site Development Permit for Environmentally Sensitive Lands and Map Waiver application to waive the requirements of a Tentative Map to demolish existing buildings and construct 7 residential condominiums on a 0.17 acre site in the RM-3-7 Zone in the La Jolla Community Plan, Coastal Overlay (appealable), Coastal Height Limit, Residential Tandem Parking, Transit Area.

**Subcommittee Motion:**

**(Ducharme Conboy/Frangos 7-0-0)**

**The findings can be made for CDP, SDP, ESL, & Map Waiver.**

- 1. Building articulates vertically and horizontally**
- 2. South side building mass horizontal articulation is adequate given that applicant proposed setback (3'6") on south property line where none is required.**
- 3. The voluntary setback adds to the neighbor's setback to provide a non-recorded view corridor.**
- 4. Building transitions between new and old developments**
- 5. Appealing architecture in general**
- 6. Lots of transparency to the architecture**
- 7. Low Patio walls on the main level**
- 8. Lots of effort to break up scale with design**

**Yes: Crisafi, Merten, Thorsen, Kane, Costello, Ducharme Conboy, Frangos**

**No: 0**

**Abstain: 0**

**PUBLIC DISCUSSION**

Can our Chairman assign individuals or a review group to preview projects before the formal meetings? Their purpose would be to review drawings and/or to study complex SD Muni Code issues and LJ Community Planning issues and report to the full LJ DPR.

Crisafi We have the three points previously discussed on 13 July 2010 and the transcript emailed out on 10 Aug 2010.

Someone could take a hard look at a project and research and answer questions as per Land Development Code, SD City general plan, LJ Community Plan.

Costello There would not be a Brown Act problem if:

keep number of reviewers below 5 (quorum #)

avoid recommending approval or denial of the total project

research points of SD Muni Code or LJ CP issues

**Goals:**

**Better crafted motions**

**Include in our motions the reasons we approved or liked projects or items disliked**

**Provide records for future Committee Members for long term projects or projects which re-occur, communication for SD City Staff, DSD or SD Planning Commissioners**

**There was consensus among Committee Members for the ideas, no opposition.**

## La Jolla Shores Permit Review Committee– Minutes

4:00 p.m. – Tuesday August 24, 2010

### 1. Non-Agenda Public Comment

### 2. Chair Comments:

--Project D: Hooshmand Residence, has been removed from agenda at the applicant's request.

--Upcoming projects include demo and rebuild at 1915 Spindrift; evaluating paleontological issues in establishing a district undergrounding utilities in area bounded by ocean, Avenida de la Playa, first row of properties on east side of LJ Shores drive and extending slightly into SIO property.

--The Cardenas deck project appeal was heard by the Planning Commission (later confirmed that decision was to approve without conditions imposed by the Hearing Officer); Marcus project on Sugarman was approved by the Hearing Officer with no opposition; Whitney project is slated for a September 9 Planning Commission appeal hearing (confirmed by receipt of mailed notice). --

There is not a quorum for the regularly scheduled September meeting. The next meeting scheduled is for October 26.

### 3. Project Review –A, B, C, E

**Committee members:** Present: Boyden (chair), Furtek (left before E), Lucas, Merten, Morton (arrived after discussion of A started), Naegle Absent: Morrison, Schenck.

#### A. Cave St/2503 Ardath Road -- Historic Houses Relocation

- PROJECT NUMBER: 1042
- TYPE OF STRUCTURE: Existing Single family residential and guest house
- LOCATION: 2503 Ardath Road, moved from Cave Street
- PLANNER: Glenn Gargas: Ph: 619-446-5142; [ggargas@sandiego.gov](mailto:ggargas@sandiego.gov)
- OWNERS REP: Marie Burke Lia, Esq618-235-9766; [mblaw@earthlink.net](mailto:mblaw@earthlink.net)
- 

**Project Description:** Demolition of existing building on Ardath Road. Relocation of two (2) existing historically designated residences from Cave Street to Ardath Road. New foundations for both; new plumbing; new mechanical. New electrical, new structurals; and new three (3)-garage. Addition of 209 sq. ft. to guest house and 376 sq. ft to main house. For a total of 2865 sq. ft for both relocated houses and 734 sq.ft. for the garage. See below for addition of covered porch.

**Project seeking:** Site Development Permit and Coastal Development Permit and Conditional Use Permit (Cave)

#### Previous Action: July 27

**Motion: Morton; Second: Naegle:** Come back to committee and present: 300' setback study, and show how this project will conform. Especially with side setbacks. Distance of 3 car garage to side yard setback. Address doing a hammerhead type turn around driveway design for safety to accomplish a forward exit.

Motion carries: 5-0-1; Approve: Lucas, Morrison, Morton, Naegle, Schenck; Abstain: Boyden (chair)

See July 27 minutes for additional discussion

#### Presented by: Marie Burke Lia

Correction to Structure square footage:

- Main Residence 1576 sf
- Guest House 704 sf
- sub total: 2280 sf
- Covered Porches 62 sf (not previously included)
- Addition to Main 376 sf
- Addition to Guest 209 sf
- New Garage 736 sf
- total: 3663 sf, (now includes porches),including garage

- Total lot: 16,460.65 sf, lot coverage 17%

Landscape plans: These aren't available yet as the project has not completed a full cycle review with the city. The Long Range Planning staff asked for a preliminary project review by the planning groups before proceeding.

There is room to adjust setbacks slightly by re-arranging the buildings, depending on committee recommendations.

Setback studies: Applicant provided a commercially prepared multi-page graphic display of all properties within 300' overlaid with setback for each property. This project fronts Ardath Road, on .38 acres. There are no typical lot types within the 300 foot radius. Across Ardath/LJ Parkway there are condos and higher density homes. On the same side as this project, many properties within 300' don't front on Ardath Road. Tables were presented showing 22 properties within 300', but many of these were not directly comparable to this project site (larger parcel, condominiums, vacant lot, no street frontage...). Six properties fronting Ardath road and varying in lot size from .33 - .5 acre were selected for the comparison.

|                | Front     | Left (east) | Right (west) | Average side |
|----------------|-----------|-------------|--------------|--------------|
| Average:       | 33.2      | 5.0         | 14.9         | 9.9          |
| Range:         | 21.6-41.9 | 0-12.8      | 0-18.3       |              |
| Current house: | 27.3      | 12.8        | 18.3         |              |
| Proposed:      | 22        | 5.0         | 7.4          |              |

The PRC previously recommended a "hammerhead" type of turn-around for the driveway. This matter was reviewed by the LDR Transportation Reviewer who said that as this is a 2-lane residential street with a curb to curb width of 30', the Street Design Manual does not restrict backing out of the driveway. Currently the Dowdings on the west do not have a turnaround, and they back out onto the street (Beth Dowding confirmed that she has no problems doing this). There is enough space on the property to incorporate a turnaround if the committee still recommended it.

The final issue discussed was the relationship of the guest house on the west property line to the Dowding's property. Due to the slope of the lot toward the adjacent property, at 55' from the front property line, a low 23' retaining wall will be installed that extends to the rear (south) of the property. A low earthen berm will run from the retaining wall to the front of the property with the goal of directing run-off to the street and not onto the neighboring property. The distances between the proposed guest house and the Dowding house are 20' at the front and 12.5' at the rear of the guest house. There is a woodshed on the property line on the Dowding side that helps with privacy. There are windows on the west side of the guest house, but landscaping and fencing could be installed to improve the privacy.

### Community Input

Arlene Powers, neighbor on east: Concerned about side of garage next to their driveway – seeing a large side of the garage while driving in would not be appealing. She also suggested making this a 2-car garage instead. *Response. This might not allow a hammerhead driveway, Three garage spaces may be desirable because of guest house*

Beth Dowding, neighbor on west: Privacy issues with the windows of guest house looking into their patio. Would like the setback increased.

Both neighbors like the project in general and think that it will be nice to have historic homes in the neighborhood. They think that the scale of the project fits well with the property size.

### Board Discussion

The board discussion focused on the driveway turn-around, privacy issues on the west property line, landscaping, and the siting of the buildings in general. It was thought that the "hammerhead" type turn-around would be of value. The garage on the east side did not seem much of an issue with the board as the setback was 10' and the Power's driveway was on the other side and not their house. With a good landscape plan, the project could help mitigate some of the privacy issues. A plan showing this proposed project and the two neighboring properties would really help, and should be presented at the next review.

Much of the board discussions centered on how to do a preliminary review. The PRC is designed to review actual projects and either approve or disapprove based on how they fit the Municipal Code, the LJ Community Plan and the LJ Shores PDO. It was felt that we could not make any recommendations per se, only present a motion which lists reasons to approve/deny.

Lucas: This project has not been through the cycle review and the plans are not final; the project can't really be approved at this time.

**Motion Merten:**

That the relocation of the historic structures to this site be denied, because the movement to the site is not compatible with the LJ Community Plan.

**No Second: Motion fails.**

**Motion: Morton; Second: Lucas**

Although not ideal under the current La Jolla Community Plan, we support relocation of the historic homes to this site.

Approve: 2 + 1 chair voting due to tie. Morton, Lucas, Boyden

Oppose: 2 Merten, Naegle

Abstain: 1 Furtek

**Motion carries: 3-2-1**

**Motion: Merten; Second: Morton**

Approve the plans as presented.

Approve: Merten, Morton, Naegle

Oppose: Lucas, Boyden, Furtek

Abstain:

**Motion fails 3-3-0**

**Motion: Morton; Second: Furtek**

**Deny the project as presented. Recommend increasing both side yard setbacks to 10'. Recommend substituting hammerhead driveway.**

**Motion carries: 4-1-0**

Approve: Furtek, Merten, Morton, Naegle

Oppose: Lucas

Abstain: Boyden (chair)

**B. Gaxiola Residence**

- PROJECT NUMBER: 207195
- TYPE OF STRUCTURE: Single Family Residence
- LOCATION: 2414 Calle Del Oro
- PLANNER: Morris Dye: mdye@sandiego.gov
- OWNERS REP: Victor Gutierrez: J.C. Alcantar; 619-971-6301;contracting\_america@yahoo.com

**Project Description:** Demolish existing 1-story residence and construct a new 2-story residence with 5 bedrooms, 7 bathrooms and 3 car garage. Coastal Overlay (non-appealable); Coastal Height Limit.

**Project seeking:** Side Development Permit and Coastal Development Permit for Process 3 with potential for Process 5 to remove 30' road easement on eastern boundary of property.

Boyden, Chair: Cycle reviews show concerns: 30' easement, structure height, setbacks, GFA calculations, how many bedrooms and parking impact, guest quarters.

**Presenter: Luis Gutierrez**

Presented the project and responded to technical questions from the board concerning the curb cut width and the grade from one side of the house to the other. There was a bit of confusion as the cross sections were labeled differently than reference lines on the drawings.

A materials board was presented. Preliminary grading plan presented. Landscape plan presented.



There was no 300' setback survey.

**Public Comment**

Carol Gilster: 8415 Avenida de las Ondas – adjacent to property

Will the elevation of the new house be the same as the present and will the basement be excavated? *Response: the roofline will be 10' higher, but house is shifted to the back of the lot.* She commented that there is a drainage ditch behind the property which is important to keep as there is a real drainage problem in the neighborhood. She requested that poles be put up *which the owner's representative agreed to.*

Fred & Beverly Boynton, Calle del Oro, property directly below to west: They are very concerned with drainage issues. If upslope properties don't drain correctly or sprinklers are left on, etc, then their basement floods. The drainage ditch has a collection basin that drains to Calle del Oro, which is important to keep. On the north side of the property there is presently a channel that drains (the "swale"). They had questions about possible privacy issues with pool and house? *Response: the setbacks from the house are increased.* They reiterated that their basement and the house to the west of them has been flooded due to drainage issues.

Graydon Wetzler, adjacent homeowner on corner at 8416 Westway: Would also like story poles. He is very concerned with drainage.

Peggy Davis: What is proposed with the power poles in front? *Response: These will be undergrounded the whole distance and paid for by the owner.* She had questions regarding the retaining walls which were answered.

Joyce Fox: Her property shares the swale with the Boyntons. They have been flooded out too.

Responses: *Applicant: The owner recently purchased the property; he does not have a historical knowledge of these issues. They really appreciate the input from the neighbors. Chair: The City is evaluating drainage and will require a drainage plan.*

**Motion: Morton Second: Lucas**

**To continue item to a future meeting**

The committee would like to see **the following items presented:**

- **A drainage plan showing the swale and the drainage pattern proposed**
- Bring a **site plan** drawing that shows the outlines of building on adjacent properties
- Show additional on site **parking spaces and guest parking spaces on the site plan**
- Bring the 300' **neighborhood** setback survey that is required by the City
- Re-label the cross sections **of the building** to match with plan
  
- Show a grading plan with the existing and proposed **site** contours and drainage **pattern**
- Provide a **site grading** plan that would adequately address offsite drainage from upslope properties and to the downslope neighbors below
- **Show drainage devices to channel and control the flow and route it to the curb or storm drain system**
- Show the existing house outline overlaid with the current proposed project. **on the site plan**
- **Request that the applicant provide a title report with a schedule B attachment - which will show all easements on the property**

**Motion carries: 5-0-1**

Approve: Furtek, Lucas, Merten, Morton, Naegle

Oppose:

Abstain: Boyden (chair)

**C. Diarq-Westway Substantial Conformance Review**

- PROJECT NUMBER:
- TYPE OF STRUCTURE: Single Family Residence
- LOCATION: 8436 Westway Drive
- PLANNER: Tim Daly; 619-446-5356; tdaly@sandiego.gov

- OWNERS REP: Edward Sutton, 858-459-9291; ed.sutton@islandarch.com

**Project Description:** Demolition of existing 2-story 3,297 sf house. Construction of new 2-story 6,796 single-family residence, including hardscape, retaining walls, terraces, cantilevered pool and spa and relocation of driveway. Site has active coastal permit for new 2-story 8,503 sf Single Family Residence issued in August 2007.

**Seeking:** Decision that the new project is in substantial conformance with the previously issued permits.

Boyden, Chair: Stated that the purpose of the hearing is to decide whether the present project is in substantial conformance with the previously permitted project, not to conduct a de novo hearing. She listed the city concerns with substantial conformance of the proposed project including: CEQA issues, grading changes, wall height changes, footprint changes, side yard setback and configuration changes.

**OWNERS REP: Edward Sutton**

He presented the comparison of the site plans, showing comparisons with the building siting and retaining walls, showing the addition of a new retaining wall. He discussed the differences in the grading plan. He stated that the original site plan, approved by the city, had a discrepancy in the grading plan between what the plans show and what the grading data shows. He said that if you take that into consideration, the new grading plan removes a similar amount of material. He presented diagrams showing the comparison of the old and new footprints, comparative lot coverage and side yard setbacks. During the presentation committee members asked questions about compliance and differences. Board members reviewed by discussion or inspection of materials the items presented by the applicant and City review cycle. The presenter was asked to demonstrate substantial compliance by two committee members. Eventually the presentation was halted by the making of a motion.

**Board Discussion details.**

Morton: This is not a small change or minor change. Normally, substantial conformance reviews are for small changes on a project, i.e. the moving of a bedroom, or a different building theme. In this project the building envelope is substantially different. This doesn't appear to be in substantial conformance with the previous permit.

Merten: Would also like details on how this conforms, doesn't feel it does.

Lucas: The retaining wall is new and extensive and the building outline is significantly different.

Naegle: Recommends starting with a blank slate and going through the process again, rather than trying to be in substantial conformance. That way they will end up with a design that is really effective. *Response: the client is pleased with the plan.*

**Motion: Furtek; Second, Naegle**

**The project is not in substantial conformance with the previously approved project.**

**Motion carries: 5-0-1**

Approve: Furtek, Lucas, Merten, Morton, Naegle

Oppose:

Abstain: Boyden (chair)

**D. Hooshmand Residence - Not heard at request of owner's representative**

**E. Verizon Wireless "Ardath"**

- PROJECT NUMBER: 205594
- TYPE OF STRUCTURE: Wireless Communication Facility –pole mounted antennas
- LOCATION: 7990 Via Capri
- PLANNER: Karen Lynch-Ashcraft; K LynchAsh@sandiego.gov
- OWNERS REP: Plancom Inc.; Shelly Kilbourn; [shellykilbourn@cox.net](mailto:shellykilbourn@cox.net)

**Project Description:** Replacing (3) existing antennas mounted to steel pipes with (3) updated antennas and the installation of (1) additional antenna for a total of (4). The project also includes installation of (1) new equipment cabinet on a 3'x5'

concrete pad within Verizon's equipment area. Additionally, the existing Telco cabinet will be replaced with an updated Telco cabinet.

**Seeking:** Conditional Use Permit/Coastal Development Permit; Process 4.

**OWNERS REP: Plancom Inc.; Shelly Kilbourn**

Original permit was approved in 1994 with no permit expirations. New project will be permitted for 10 years. Expanded on project description above.

**Board Discussion**

Boyden: Stated she was a Verizon customer (as did another committee member). She had not noticed the site before this item had a Notice of Application, Is this upgrade to improve coverage? *Response: this will increase coverage slightly to the northeast, but this is mainly to add 4G services to the area.*

Morton: This looks like a good project as long as the antennas and equipment can be painted to blend in with the hillside.

**Motion: Merten; Second: Morton**

**Approve project as shown on the plans presented. (They have been annotated to show the equipment cabinet and antennas painted green or camouflaged to blend in with the hillside.)**

**Motion carries: 4-0-1**

Approve: Lucas, Merten, Morton, Naegle

Oppose:

Abstain: Boyden (chair)

(Furtek left before presentation)

**La Jolla Traffic & Transportation Board  
Meets 4<sup>th</sup> Thursday Monthly at  
615 Prospect Street (Parks & Recreation Building)  
Chair: Todd Lesser**

**Minutes of the August 26, 2010 meeting**

Called to order: 4:04 PM

**Attendees: Todd Lesser; Michele Addington; Rob Hildt; Van Inwegen; George Sutton; Patrick Ryan; Daisy Fitzgerald; Dan Courtney; Keith Kelman**

**PUBLIC COMMENTS**

1. Esther Viti representing the Nell Carpenter Beautification/Streetscape Committee of the La Jolla Town Council Announced the September 11, 2010 Wall Street Clean up around the Post Office which is celebrating its 75<sup>th</sup> Birthday on the same day from 9:00AM-12:00PM. Sign in table corner Ivanhoe Street and Wall Street.

**AGENDA**

1. **LA JOLLA CHRISTMAS PARADE AND HOLIDAY FESTIVAL**: Ann Kerr from La Jolla Town Council presented.  
53<sup>rd</sup> Parade, no changes from last year. Only issue cars parked on parade route and towed on parade day.

**Motion: to approve project as presented, Ms. Addington      Second Mr. Hildt      Passed 8-0-0**

2. **RED CURB 1049 COAST BLVD**: 3 feet of red curb to be installed on each side of the driveway.  
Ms. Addington mentioned that all properties on the street have greater than the requested red curbing area.

**Motion: to approve project as presented Mr. Sutton      Second Mr. Ryan Passed 8-0-0**

3. **743 PROSPECT STREET**: removal of 2 passenger loading zone spaces along St. James by the Sea, frontage on Silverado Street, retention of one space.

Mr. Lesser read a letter regarding the request from the St. James by the Sea Pastor.

Members asked for clarification on location of the Retention Space, which could not be determined.

**Motion: to approve as presented Mrs. Fitzgerald      Second Mr. Van Inwegen Passed 8-0-1**

4. **RECONSIDER PARKING PROPOSAL**: Mary Star of the Sea – Girard Avenue and Kline Street

Project previously approved by Traffic and Transportation at its July meeting.

Pastor James Rafferty outlined the church's operations and requested a reconsideration of last month's action.

Mr. Sutton, Mr. Ryan, Mrs. Fitzgerald, Mr. Hildt, Mr. Lesser, Ms. Addington, Mr. Kelman and Mr. Courtney discussed the various possibilities to provide most parking spaces for La Jolla and at the same time satisfy Mary Star of the Sea need to have passenger loading/unloading where the current bus stop is located.

**Motion: to approve "two parallel parking spaces on Girard Avenue (white curb, signed "Passenger Loading Zone, 9:30AM – 3:30PM, Monday to Saturday") starting at corner of Kline/Girard and diagonal parking (1 hour) for the remaining area currently red curbed for the old bus stop.**

**Mr. Sutton, Second Mr. Van Inwegen      Passed 9-0-0**

**Adjournment: 4:43 PM**

**NEXT MEETING SEPTEMBER 23, 2010 at 4:00PM**