



PO Box 889, La Jolla, CA 92038
<http://www.LaJollaCPA.org>
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President: Joe LaCava
Vice President: Tony Crisafi
Treasurer: Jim Fitzgerald
Secretary: Nancy Manno

La Jolla Community Planning Association

Regular Meetings: 1st Thursday of the Month

Thursday, 4 February 2010

La Jolla Recreation Center, 615 Prospect Street

D R A F T AGENDA – REGULAR MEETING

6:00p

1. Welcome and Call To Order: **Joe LaCava**, President
2. Adopt the Agenda
3. Meeting Minutes Review and Approval: 7 January 2010
4. **Elected Official Reports – Information Only**
 - A. Council District 2 – Councilmember Kevin Faulconer
Rep: **Thyme Curtis**, 619.236.6622, tcurtis@sandiego.gov
 - B. Council District 1 – Councilmember Sherri Lightner
Rep: **Erin Demorest**, 619.236.7762, edemorest@sandiego.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, <http://commplan.ucsd.edu/>
6. **President's Report – Action Items Where Indicated**
 - A. Community Planners Committee – <http://www.sandiego.gov/planning/community/cpc/index.shtml>
 - B. Rainbow Curbs – With success of Phase 1 (12 spaces), City moving forward on balance.
 - C. City's Wireless Task Force – Mtgs are 2nd and 4th Wednesday, 8am
 - D. Sustainable Buildings – Expansion of incentives being considered.
 - E. Rigoberto's (fka Taco Bell) – Code Compliance success story.
 - F. Website Renewal – Domain and hosting for 2 years, \$116 (Trustees to ratify)
 - G. Expiring Memberships – Sent out 3 emails, tonight is last chance to renew in order to vote.
 - H. Annual Member Meeting – Thursday, March 4, 2010, 6:00pm shall be the Annual Meeting of the Members as provided for in the bylaws with the regular March meeting to immediately follow. (Trustees to ratify)
 - I. Annual Elections – Thursday, March 4, 2010
 1. Voting will be from 3:00 pm to 7:00 pm, La Jolla Rec Center.
 2. Neither Proxy votes nor electioneering within 90 feet is allowed per the bylaws.
 3. Bring Proof of Identity per the bylaws.
 4. *Be nice to poll workers, they are volunteers serving the community.*

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.

**Time Certain simply means the item will not be heard any earlier than the listed time.*

7. Officer's Reports

- A. **Treasurer** – Jim Fitzgerald
- B. **Secretary** – Nancy Manno

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, 2nd Mon, 4pm

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

PRC – LJ Shores Permit Review Committee, Chair Helen Boyden, 4th Tues, 4pm

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

A. JORDON RESIDENCE

DPR - Findings can be made that the project meets requirements for the CDP, 10-0-0.

448 Coast Blvd. South - Coastal Development Permit for a 155 SF storage room addition and a 273 SF deck to an existing single family residence in Zone 5 of the LJ Planned District.

B. MARCUS RESIDENCE

PRC – Findings can be made, 5-2-1 (See minutes for full committee comment)

8551 Sugarman Drive - Demolition of existing house and construction of a new two story single-family house with a basement/garage and a pool. Lot Size: 11,585 sq. ft. Existing: 1676 sf; Proposed addition: 3072 SF (originally proposed 4537 SF). La Jolla Shores Planned District. Note: Applicant returned to PRC with a redesigned project.

C. SPRINT NEXTEL/CLEARWIRE CLIFFRIDGE PARK

PRC – Findings can be made for CUP, 6-0-1.

8311 Cliffridge Avenue (Cliffridge Park) - Conditional Use Permit for a Clearwire wireless communication facility inside two existing foul poles concealed behind RF transparent materials with a new above ground 4'x4' equipment inside a chain-link fence with slats. The project consists of new panel antennas and directional antennas on two exist pole with new RF raydomes. The associated equipment will be installed inside the existing chain-link fence enclosure.

D. AT&T GILMAN COURT

PRC – Findings can be made for CUP renewal, 6-0-1.

7660 Gilman Court - CUP renewal of existing AT&T Wireless site located just north of electric substation. NUP for an existing wireless communication facility at 7660 Gilman Court. Also seeking SDP for environmentally sensitive lands adjacent to site.

E. LA JOLLA HALF MARATHON

T&T – To approve the proposal, 6-0-0.

29th running of the event with no changes from previous years.

F. CHANGE SPEED LIMIT ON LA JOLLA BLVD (From 35mph to 30mph)

T&T – To deny the request, 5-1-0.

City found 85% is 37mph and thus stretch from Camino de la Costa to Gravilla is eligible for speed limit reduction.

G. "DO NOT BLOCK" SIGNS AND PAINTING INTERSECTION OF PEARL & FAY

T&T – To reject the proposal, 6-0-0.

H. CHANGE SPEED LIMIT ON TORREY PINES ROAD (From 45mph to 40mph)

T&T – To approve the proposal, 5-1-0.

City stated analysis would allow reduction from Pottery Park Driveway to North Torrey Pines Road.

9. REPORTS FROM OTHER ADVISORY COMMITTEES

Information only unless otherwise noted

- A. LA JOLLA COMMUNITY PARKING DISTRICT ADVISORY BOARD – *Inactive*
- B. COASTAL ACCESS AND PARKING BOARD – Meets 1st Tues, 4pm, Rec Center

10. UCSD/SIO – SEWER RELOCATION

SIO Campus, Biological Grade (North end) – Easement Vacation/Abandonment and Coastal Development Permit (Process 5) for existing City sewer main easements to be relocated from a parking lot into an existing private road. All to support realignment of a city sewer line that also services private residences on Allentown Road and La Jolla Shores Lane.

11. CANDIDATE FORUM

Opportunity for candidates in March election to present their qualifications and reasons for running (maximum 2 minutes each.)

12. PROSPECT RESIDENTIAL CARE

Continued from CPA meeting of January 7, 2010

484 Prospect Street - Conditional Use Permit (CUP) to change the use from office to a residential care facility in an existing 17,838 square foot building in Zone 5A of the La Jolla Planned District.

Note: Action may include waiving CPA Policy prohibiting Conditional Approvals.

13. ADJOURNMENT

Next Regular Meeting: Thursday, 4 March 2010

- A. *Annual Members Meeting*
- B. *Annual trustee elections (6 seats)*
 - 1. Voting open from 3 pm to 7 pm, La Jolla Recreation Center
 - 2. Neither proxy voting nor electioneering within 90 feet is allowed.
 - 3. Bring Proof of Identity.
 - 4. *Be nice to poll workers, they are volunteers serving the community.*



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La Jolla Community Planning Association

Regular Meetings: 1st Thursday of the Month

Thursday, 7 January 2010

La Jolla Recreation Center, 615 Prospect Street

D R A F T MINUTES – REGULAR MEETING

Present: Michele Addington, Darcy Ashley, John Berol, Tom Brady, Michael Costello, Tony Crisafi, Jim Fitzgerald, Joe LaCava, David Little, Tim Lucas, Nancy Manno, Glen Rasmussen.

Absent: Dan Courtney, Orrin Gabsch, Phil Merten, Greg Salmon, Ray Weiss.

1. Welcome and Call To Order: **Joe LaCava**, President @ 6:05 PM

2. Adopt the Agenda

Approved Motion: To adopt the Agenda, (Fitzgerald/Addington 11/0/1).

In favor: Addington, Ashley, Berol, Brady, Costello, Crisafi, Fitzgerald, Little, Lucas, Manno, Rasmussen.

Abstain: LaCava.

3. Meeting Minutes: Review and Approval: 3 December 2009

Approved Motion: To approve the Minutes of 03 December 2009, (Ashley/Brady 10/0/2).

In favor: Addington, Ashley, Brady, Costello, Crisafi, Fitzgerald, Little, Lucas, Manno, Rasmussen.

Abstain: Berol, LaCava.

4. Elected Official Reports – Information Only

A. Council District 2 – Councilmember Kevin Faulconer

Rep: **Thyme Curtis**, 619.236.6622, tcurtis@sandiego.gov

Not present.

B. Council District 1 – Councilmember Sherri Lightner

Rep: **Erin Demorest**, 619.236.7762, edemorest@sandiego.gov

Present: Deferred to Councilmember Lightner.

Special appearance by Councilmember Lightner for Q&A to kick off the New Year!

President LaCava welcomed "Our honored guest," **District One Councilmember Sherri Lightner**.

Councilmember Lightner responded: Rather than honored guest, I am your employee, and I hope you continue to treat me in that fashion. And I thank you for the opportunity to continue to work for you. Councilmember Lightner reported the Budget Committee has endorsed and has sent to San Diego City Council, with their support for an initiative being taken: Local Taxpayer, Public Safety and Transportation Protection Act of 2010. Councilmember Lightner fully expects the San Diego City Council to take action in the near future in support of this initiative, which would reduce the State of California's ability to capture local tax revenue. Councilmember Lightner outlined a number of problems facing San Diego City, primarily related to severe budget concerns. Councilmember Lightner responded to questions/comments on current La Jolla community/San Diego City concerns from **Trustees Addington, Brady, Fitzgerald, Rasmussen**. And to Community members **Dori Robbins, Robert McCue, Devin Berstein, Morris Nachtomi** who asked questions, made comments.

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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, <http://commplan.ucsd.edu/>

Ms. Delouri referred to the Project Updates notes for Community Groups available to Community members in attendance at this meeting and the UCSD electronic updates that contain additional information.

Trustee Lucas reported on the ongoing effort to update the La Jolla Shores Planned District Ordinance, noted future committee meetings. And asked for community support/volunteers for this important project.

Trustee Fitzgerald reminded the community about the superb La Jolla Motor Car Classic Show on Sunday, January 10.

President LaCava invited the community to participate in the fourth annual Bird Rock Home Tour, Saturday January 30.

6. President's Report – Action Items Where Indicated

A. Community Planners Committee: There was no meeting, December 2009.

B. Tsunami Map: Is now available on LJCPA website. **President LaCava** reported: San Diego City may present the Tsunami Map to the La Jolla Shores Association, January 13.

C. Rainbow Curbs: With the success of Phase 1 (12 spaces): **President LaCava** reported: San Diego City will move forward on the balance of the designated spaces and expects to generate between thirty and forty additional parking spaces in the Village.

D. San Diego City Wireless Task Force – A first meeting will be held Wednesday, January 13, Development Services Department: Agenda available on request. The Task Force, chaired by **LJCPA President LaCava**, will revisit Cell Tower regulations and guidelines applicable throughout San Diego City. **President LaCava** noted there has been general dissatisfaction expressed by all interested parties, the Industry, the City and the Community.

E. LJ Shores Permit Review Committee: Ratify **Phil Merten** as CPA appointee to vacant seat.

Trustee Merten has graciously agreed to serve as the LJCPA representative to the La Jolla Shores Permit Review Committee.

Approved Motion: to ratify the appointment of Trustee Philip Merten to the LJ Shores PRC, (Ashley/Manno 11/0/1)

In favor: Addington, Ashley, Berol, Brady, Costello, Crisafi, Fitzgerald, Little, Lucas, Manno, Rasmussen.

Abstain: LaCava.

F. Membership: Need successor to **John Berol**. **Trustee Berol**, complimented by **President LaCava** for his extraordinary organization of the LJCPA Membership records will be traveling during much of 2010. **President LaCava** called for an immediate volunteer for the position, to facilitate training that will generously be provided by **Trustee Berol**.

G. Annual Elections to be held March 04, 2010. **President LaCava** called for candidates for open Trustee positions, and stated there will be a Candidate's Forum during the February 04 LJCPA meeting.

H. Election Committee: Appoint **Michele Addington** chair, (trustees to ratify). Need volunteers.

Approved Motion: to ratify the appointment of Trustee Michele Addington, chair of the Election Committee, (Costello/Lucas 11/0/1)

In favor: Addington, Ashley, Berol, Brady, Costello, Crisafi, Fitzgerald, Little, Lucas, Manno, Rasmussen.

Abstain: LaCava.

President LaCava noted, in reference to the Trustee election: There will be one more meeting, (February 04), for membership renewal. At this time the LJCPA may lose half the membership registered last year. **Trustee Berol** suggested Members contact those community members whose membership will expire and urge them to renew their membership.

President LaCava noted: The San Diego Triathlon, scheduled for March 2010, has been cancelled, due primarily to a late organizational start and economic considerations.

7. Officer's Reports

A. Treasurer – Jim Fitzgerald

Beginning Balance: \$670.76 + Income \$110.25 – (Expenses \$454.38) = Ending Balance: \$326.63.

Expenses: Printing, telephone & Rec. Center rent for period January 2010 through June 2010.

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. In regard to community cash donations, **President LaCava** noted: the number of hours Recreation Centers, (funded by San Diego City), are open have been cut over the past several years. La Jollans have not been affected by these cuts because the Foundation that provides funding support for our Recreation Center has paid for additional hours, therefore the number of hours our Rec. Center is open have remained constant. The San Diego City December budget cuts were so severe; the Foundation may be unable to increase their level of support for additional hours. Our Rec. Center may be forced to reduce its hours; therefore the LJCPA may need increased cash donations to rent additional Rec. Center hours. Your cash donations benefit the LJCPA and our Recreation Center.

B. Secretary – Nancy Manno

Remarks, prepared by **John Berol**, read 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 must have recorded attendance for one meeting and must submit an application, which is available at the membership table and on-line. **President LaCava** noted: For those members interested in becoming a candidate for a Trustee position: attendance at three LJCPA meetings is a requirement. Attendance at the December 2009 and January, and February 2010 meetings would meet this requirement. **President LaCava** clarified: a membership requires attending only one meeting per year.

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, 2nd Mon, 4pm

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

PRC – LJ Shores Permit Review Committee, Chair Helen Boyden, 4th Tues, 4pm

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

T&T – No meeting in December

A. HERSCHEL RETAIL

PDO – Motion to approve project with a warm gray matte finish at the window frames, Unanimous.

7836 Herschel Ave – Building permit to modify façade as part of tenant improvements.

Requires concurrent waiver of CPA policy prohibiting conditional approvals.

B. CANTER RESIDENCE

DPR – Findings can be made for a SDP, CDP and Variance, 6-0-0.

202 Kolmar Street - Coastal Development Permit and Variance to demolish existing duplex and construct a single family residence with reduced setbacks on a 0.06 acre site in the RM-1-1 Zone.

C. SVEDLUND MAP WAIVER

DPR – To approve the CDP and map waiver not to require under grounding of utility wires from the building to the utility boxes/poles, 6-0-0.

7331 Eads Avenue - Coastal Development Permit (CDP) and Map Waiver (MW) to amend CDP 172953 and MW 241267 to remove one condition to underground overhead utilities in the RM-1-1 Zone. The project's CDP already includes a waiver of under grounding overhead lines and telephone poles along the frontage.

D. DESSERT/HANNEKEN RESIDENCE

PRC – Findings can be made for a SDP, 4-0-1(See attached PRC minutes for actual motion)

8646 Cliffridge Avenue – Site Development Permit for a 184 sf first floor addition and 1626 sf second floor addition to an existing 2886 sf residence on a 0.35 acre lot.

Approved Motion: Motion to accept the recommendation of the DPR Committee: (B) Canter Residence: Findings can be made for a SDP, CDP and Variance and forward the recommendation to the City. To accept the recommendation of the DPR Committee: (C) Svedlund Map Waiver: To approve the CDP and map waiver not to require under grounding of utility wires from the building to the utility boxes/poles and forward the recommendation to the City. To accept the recommendation of the PRC Committee: (D) Dessert/Hanneken Residence: Findings can be made for a SDP and forward the recommendation to the City. (Ashley/Lucas 11/0/1)

In favor: Addington, Ashley, Berol, Brady, Costello, Crisafi, Fitzgerald, Little, Lucas, Manno, Rasmussen.

Abstain: LaCava.

Approved Motion: Motion to accept the recommendation of the PDO Committee, with concurrent waiver of LJCPA policy prohibiting conditional approvals: (A) Herschel Retail: to approve project with a warm gray matte finish at the window frames and forward the recommendation to the City. (Fitzgerald/Rasmussen 11/0/1).

In favor: Addington, Ashley, Berol, Brady, Costello, Crisafi, Fitzgerald, Little, Lucas, Manno, Rasmussen.

Abstain: LaCava.

9. REPORTS FROM OTHER ADVISORY COMMITTEES

Information only unless otherwise noted

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

B. COASTAL ACCESS AND PARKING BOARD – Meets 1st Tues, 4pm, Rec Center: No meeting: January 2010.

10. OFF-SITE PARKING FOR MOTOR CAR CLASSIC:

Withdrawn by applicant. **President LaCava** noted that the applicant has resolved issues with San Diego City and the event will proceed as planned.

11. CARDENAS RESIDENCE

PRC ACTION: Project as presented with plans reviewed that had been submitted 10/31/2009 and printed 11/2/2009 meets the findings for a Site Development Permit for environmentally sensitive lands, 4-0-0.

Pulled from December 3 Consent Agenda

8466 El Paseo Grande – Process 3 Site Development Permit for Environmentally Sensitive Lands (coastal beach). Extension of existing deck with support wall and surrounding guardrail/screen wall with storage space below; addition of retaining wall with masonry fence and cable guardrail above supporting new turf area; 6' fence at south property line; increase in height of existing site wall at the house entry and addition of planting areas and enhanced driveway paving. Lot Size: 11,879 sf; Existing House: 3467 sf; Zoning: La Jolla Shores PDO.

Note: Plans reflect change in deck construction method from imported fill and concrete to beams and woods requiring no fill.

Presentation in opposition to the project: An initial presentation by **Tony Crisafi, Architect**: representing **Rob Whittemore**, property owner directly north of subject property (Cardenas residence), and a second presentation, in opposition, by property owner **Rob Whittemore**. In summary, both presentations concluded: As proposed, the Cardenas terrace project will present a massive and bulky structure, out of scale with the surrounding homes as viewed from the public right-of-way along the La Jolla Shores beach front. The project will create an intrusive change to the residential scale of the surrounding homes on either side, and disrupt the architectural unity of the area. **Mr. Crisafi** and **Mr. Whittemore** asserted that the project does not meet the 30% landscape requirement of the LJSPDO because the portion of the lot covered in beach sand does not qualify as a landscaped area. **Mr. Crisafi** and **Mr. Whittemore**, while not suggesting the project be abandoned, did suggest the proposed project be substantially redesigned and a variance, in respect to the LJSPDO Landscape requirement, should be obtained. Presentation in support of the project: **Claude Anthony Marengo**, representing the Cardenas family. **Mr. Marengo** responded to the concerns expressed by **Mr. Crisafi** and **Mr. Whittemore**. In summary: The Cardenas project will not alter or disturb the silhouette of the property as viewed from any public area, is located within the profile of the existing structure. The western extremities of the existing deck structure/landscaped areas will be moved westward, only two feet further west than Mr. Whittemore's residence; their final locations within the character of the surrounding houses. The proposed deck wall will be set back from the access easement atop the seawall. This configuration cannot be described as abrupt, intrusive or fortress-like, when compared to nearby properties.

Community members **Bill Eigner & Devin Berstein** commented in opposition to the project. Applicant, **Ms. Cardenas**, commented and described her reasons for the proposed project, primarily privacy.

Trustees Addington, Brady, Costello, Fitzgerald, Little, Lucas, Manno, Rasmussen and President LaCava commented & questioned Mr. Crisafi, Mr. Marengo, Mr. Whittemore.

Approved Motion: Motion to deny the Cardenas Project because it does not meet the LJSPDO 30% landscape requirement and because without making the proposed masonry wall a glass wall, the project is not in character with the surrounding community. (Lucas/Manno 9/1/1).

In favor: Addington, Ashley, Berol, Brady, Costello, Fitzgerald, Little, Lucas, Manno.

Opposed: Rasmussen

Abstain: LaCava.

Recused: Crisafi

12. FAKHIMI RESIDENCE

PRC ACTION: The findings cannot be made to add second driveway, because it doesn't meet the second finding for depriving reasonable use of the property, 3-1-1.

In October 2009, CPA found that the findings could be made for a SDP for the project, 14-1-1. Project returns at request of City and applicant to address a proposed Variance for two driveways. Discussion will be limited to the Variance request.

7790 Via Capri - Site Development Permit for a 3,134 square foot addition to an existing single-family residence on a 0.46 acre site in the SF Zone of La Jolla Shores Planned District. Variance for 2 driveways on a 134-foot frontage where the Code allows 1 driveway per 100 feet of frontage.

Presented by **Architect John Jensen** for applicants **Mr. & Mrs. Fakhimi**. **Trustees Ashley, Crisafi, Little, Lucas, Manno, Rasmussen & President LaCava** questioned **Mr. Jensen**. Community members **Helen Boyden** and **Barry Graceman** commented. Applicant, **Mr. Fakhimi** commented.

Approved Motion: Motion to support the action of the La Jolla Shores Permit Review Committee: Findings cannot be made to add second driveway, because it does not meet the second finding for depriving reasonable use of the property. (Crisafi/Fitzgerald 7/3/1).

In favor: Ashley, Berol, Brady, Costello, Fitzgerald, Little, Manno.

Opposed: Addington, Lucas, Rasmussen.

Abstain: LaCava.

Trustee Tony Crisafi, at this time, left the room and did not return to the meeting.

13. PROSPECT RESIDENTIAL CARE

DPR – The findings cannot be made for a CUP, 4-2-0.

(See attached DPR minutes for reasons for denial.)

484 Prospect Street - Conditional Use Permit (CUP) to change the use from office to a residential care facility in an existing 17,838 square foot building in Zone 5A of the La Jolla Planned District.

President LaCava invited the Trustees to read the minutes of the La Jolla Development Permit Review Committee: wherein there was an Approved Motion, (4/2/0), that findings can not be made for a CUP, and listed six reasons for denial.

Presented by **Ms. Diana Scheffler, James Alcorn & Associates & Architect James Alcorn** for applicant Prospect Residential Care: **Ms. Scheffler** described the Project, the reason for the application for a CUP, and addressed the six reasons for denial by the DPR Committee. **President LaCava** responded to Trustee procedural questions. Community members **Scott Benson, Sharon Darrough, Jack Florio, Bob Goldstein, Morris Nachtomi, Sally Miller** expressed concerns, primarily relating to parking, noise, traffic, and general opposition to the Project, as presently envisioned. Trustees **Addington, Ashley, Berol, Costello, Little, Lucas, Manno** commented and questioned: **Ms. Scheffler** and **Mr. Alcorn** responded and **Mr. Darryl Chubb**, a representative of the applicant responded. **Trustee Lucas** expressed concern that there was insufficient information available to him to evaluate the project and time constraints, (the LJCPA meeting must end no later than 9:45 PM), made it impossible for him to pursue his specific concerns with the applicants representatives.

Approved Motion: Motion to continue to LJCPA meeting of 04 February 2010, (Lucas/Costello 6/5/0)

In favor: Addington, Costello, Fitzgerald, Lucas, Manno, LaCava

Opposed: Ashley, Berol, Brady, Little, Rasmussen.

NOTE: Initially, there was a tie vote on the above Motion. **President LaCava** broke the tie by voting in favor of the Motion, noting there was no time left to pursue any other action.

14. ADJOURNMENT: 9:40 PM

Next Regular Meeting: Thursday, 4 February 2010

In February...

A. Last opportunity to renew an expiring membership and therefore be eligible to vote in March election.

B. Last call for candidates to run in March trustee elections; must have verified attendance at 3 CPA meetings in 12 months prior to March election.

C. Candidate forum

In March...

D. Annual trustee elections (6 seats)

**UNAPPROVED MINUTES OF THE LA JOLLA
PLANNED DISTRICT ORDINANCE COMMITTEE
January 11, 2010**

Present: J. Fitzgerald, (LJTC), C. Hasson (LJTC), D. Marengo (PLJ), I. Stiegler (BRCC, Chair), J. Clark (PLJ); J. Parker (BRCC), Carolyn Matteo (reporter, The Reader), G. Rasmussen (CPA), J. Berol (CPA), Ian Epley (architect, Jordan residence), Mary Ellen Jordan (owner, Jordan residence). A quorum was established at 4:00 pm.

The December Minutes were approved unanimously Berol/Marengo.

Chair's Report

Ms. Stiegler reported that the Neighborhood Code Compliance director will make an appearance at the next monthly meeting. The Director will address enforcement issues and answer questions. A discussion was held that if a project is reviewed by the City under "Process 1", the applicant does not have to come before the PDO Committee or the Community Planning Association, but as a courtesy and in keeping with the additional level of review discussed in the LJPDO they are recommended by the city to present to our committee. "Process 2" and higher do have to be seen by our committee. If there are PDO issues such as signage, façade, color, etc. involved, the City should designate such projects Process 2.

Discussion was had regarding the PDO Agenda, which is posted at the Visitor's Center and is given to the Committee members and to the CPA president.

Jordan Residence

Architect Ian Epley presented this Process 3 Coastal Development Permit Application for 488 Coast Boulevard South, which is in PDO Zone 5; the project is to remove a trellis and add a deck. The deck will be built over storage (windowless, no plumbing), of 155 square feet, 10' x 15'. The deck is 273 square feet, L-shaped over a breezeway. These structures cannot be seen by neighbors and occupy the same space as the current trellis. There will be a trellis above the new deck, in the same configuration of an existing trellis.

Discussion revealed that the addition of the storage does not violate any FAR considerations (which in this zone are 150%). The height of the new trellis triggers a DPR review, tomorrow. There are no PDO issues.

Rasmussen/Fitzgerald to approve the project, unanimously.

The meeting was adjourned at 4:45 p.m.

Respectfully Submitted
Glen Rasmussen, Secretary

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANING ASSOCIATION

**COMMITTEE REPORT
FOR
JANUARY 2010**

**1/12/10 Present: Addington, Ashley, Collins, Costello, Crisafi (Chair), DuCharme
Conboy, Hayes, Gaenzle, Merten, Thorsen**

1/19/10 Present: No Meeting

PRELIMINARY REVIEWS

Project Name:	JORDON RESIDENCE	Permits:	CDP
	448 Coast Blvd. S.	DPM:	William Zounes 619-687-5942
Project #:	JO#43-2921/197152		wzounes@san Diego.gov
Zone:	LJPDO - Zone 5	Applicant:	Camille Towey 619-279-0412
			camidsin@pacbell.net

Scope of Work:

(Process 3) Coastal Development Permit for a 155 SF storage room addition and a 273 SF deck to an existing single family residence in Zone 5 of the LJ Planned District of the La Jolla Community Plan, Coastal Overlay (appealable), Coastal Height Limit, Parking Impact, Residential Tandem Parking.

Subcommittee Motion:

(Hayes/DuCharme Conboy) Motion to combine preliminary and final reviews.
(Ashley/Collins 10-0-0) Findings can be made that the project meets requirements for the CDP.

Project Name:	7541 EADS AVE MAP WAIVER	Permits:	CDP, Map Waiver
	7541 Eads Ave.	DPM:	William Zounes 619-687-5942
Project #:	JO#43-3017/198780		wzounes@san Diego.gov
Zone:	LJPDO - Zone 5	Applicant:	Robert Bateman 858-565-8362
			rbateman@sdlse.com

Scope of Work:

(Process 3) Coastal Development Permit and Map Waiver application to waive the requirements of a Tentative Map to create 5 residential condominiums (currently under construction) on a 0.16 acre site in Zone 5 of the LJ Planned District of the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Residential Tandem Parking, Transit Area.

Provide the following for Final Review:

- 1. Clarify site coverage for landscape & enhanced paving.**
- 2. Verify affordable housing compliance.**

La Jolla Traffic & Transportation Board

DRAFT MINUTES

Chairman: Todd Lesser

Vice Chairman: Joe LaCava

Secretary: Vacant

MEETING – 28 January 2010

PRESENT: John Beaver (LJTC), Joe Dicks (LJSA), Mary Coakley (CPA), Joe LaCava (BRCC), Todd Lesser (LJSA), Van Inwegan (LJTC).

Meeting called to order by Todd Lesser Chair at about 4:10 pm.

NON-AGENDA PUBLIC COMMENT:

Mike Costello: La Jolla CPA elections are coming up in March with 6 seats available. Candidates must announce at the February 4 meeting. Since some trustees will not be re-running it is a good opportunity for new folks. You can become a Member by attending the February 4th meeting and be eligible to vote in the March election.

Tim Schenck: Announcing a tour business to bring downtown tourists to La Jolla. Will be using Greyline tour buses. Will start in March probably a few days week with a goal to be full time by summer. Already presented at Promote La Jolla and has heard concerns about where buses park. Seeking comments and feedback on his proposal. Lesser noted concerns in the Shores with buses idling in the business district. Coakley wished him good luck. Schenck added that tour will come from downtown and then stop first at Mount Soledad before heading to the Village and the Cove, perhaps continuing on to the Shores.

John Beaver: Asked whether Dr. Igor Grant had requested a stop sign at Belvedere and Monte Vista, problem with excessive speeds. Beaver will follow up with Grant. General discussion re use of Stop Signs as traffic control devices.

Joe LaCava: Noted that public outreach and refinements on the Rainbow Curb effort have been completed and we can expect that it will be fully implemented by February. Originally projected to yield about 60 spaces, this effort will yield 45 new on-street parking spaces.

LaCava noted that T&T approved a no Left Turn sign on La Jolla Scenic North at Moonridge for 730-900a. The city reviewed the situation and peak traffic patterns and decided to extend the ban until 1000a.

Sally Miller (via Joe LaCava): Concern re sight distance at the La Jolla Scenic North on-ramp to La Jolla Parkway. The lush growth of the pine trees and the poor condition of the ramp make merging difficult. Discussion ensued emphasizing the challenge of using the ramp in light of the high speed of eastbound traffic on La Jolla Parkway.

COMMENTS FROM THE CHAIR: None

AGENDA ITEMS.

1. **La Jolla Half Marathon**, April 25, 2010, presented by Robin Cahill. Cahill explained that the event will be the same as past years in terms of street closures.

MOTION: To Approve Proposal (Coakley/Inwegan), 6-0-0.

2. Change Speed Limit on La Jolla Boulevard

Proposal to change the speed limit on La Jolla Boulevard between Camino de la Costa and Gravilla Street from 35 mph to 30 mph.

Lesser read the letter from the city explaining the proposed change adding that speed surveys found the 85% speed to be 37 mph and thus it was eligible for lowering to 30 mph. LaCava talked about the confusion that would ensue from having multiple speed limits as one traveled La Jolla Boulevard from Pacific Beach to the Village. Lesser expressed concern that slower speed limits on main arterials may lead drivers to use residential side streets. Costello noted that if the 85% is 37mph then 35mph seems more practical. Coakley saw no benefit to discouraging speeding. Beaver travels this route extensively and never sees police enforcement while see frequent enforcement in the 25mph zone to the north. Perhaps occasional police enforcement would be effective in controlling speeders.

MOTION: To deny the request (Inwegan/Coakley), 5-1-0.

Dicks in opposition.

3. “Do Not Block” Signs and painting intersection of Pearl and Fay

Proposal to install signs and painting the intersection of Pearl and Fay.

Much discussion on whether this is really necessary at a signalized intersection. Fay Avenue is a very obvious cross street easily visible to drivers on Pearl. Would signage and marketing really deter drivers?

MOTION: To deny the request (Inwegan/Coakley), 6-0-0.

4. Change Speed Limit on Torrey Pines Road

Proposal to change the speed limit on Torrey Pines Road between Pottery Park Driveway and North Torrey Pines Road from 45mph to 40mph.

Lesser read the letter from the City explaining the change. Costello noted that the city offered no statistics (85%) to support the proposal. Inwegan thought cycling the traffic signals might be more effective to calm traffic. Discussion that reducing speed limit doesn't affect speeders, although Dicks though it was helpful. Discussions that the “S” curves present a potential safety issue even at the posted speed limit.

MOTION: To support speed limit reduction (Dicks/Beaver), 5-1-0.

Inwegan in opposition.

5. Blue Zone on Public Streets

Many individuals and businesses are applying for Blue zones in front of their homes or businesses.

Lesser noted that the Rainbow Curb initiative seem to work very well for engaging public input for community wide changes. Suggested a similar approach might work for managing blue zones. Also suggested that perhaps blue zones should be designated in front of homes with adequate off-street parking. Some have noted that some blue zones are no longer used as original requester has moved on. ADA has new requirement for blue zones for on-street parking (ratio may be 1 per 20 spaces or so); therefore, blue zones should be strategically located rather than ad hoc implementation. Inwegan wondered what evidence is needed to secure a blue zone. Lesser recommended a blue zone survey to be followed by a comprehensive plan. Goal is for optimizing on-street parking in the Village while complying with ADA requirements. With board members generally supporting the idea, Lesser offered to find volunteers to work on this.

La Jolla Shores Permit Review Committee – Minutes
4:00 p.m. - Tuesday, January 26, 2009
La Jolla Recreation Center, 615 Prospect Street, La Jolla, CA

Committee Present: Dale Naegle, John Schenck, Betty Morrison, Tim Lucas, Phil Merten, Ed Furtek, Helen Boyden (chair), Michael Morton (recused for first item).

1. Non-Agenda Public Comment - None

2. Chair Comments

Helen reported that the DSD decided that Home Occupations seeing clients at the home were not required to have a Neighborhood Use Permit as the LJSPDO did not allow them. Joe LaCava quoted to the DSD section §1510.0107(B), and Helen concurred.

3. Project Review (see A to D below)

A. RAGEN RESIDENCE – First hearing

- PROJECT NUMBER: # 193747
- TYPE OF STRUCTURE: Single family residential
- LOCATION: 7956 Paseo del Ocaso
- PLANNER: Glenn Gargas E-mail: ggargas@sandiego.gov Phone: 619-446-5142
- OWNERS REP: Claude Anthony Marengo; E-mail cmarengo@san.rr.com; 858-459-3769
- SEEKING: Site Development Permit (SDP) for a 2,198 sq ft addition to an existing single family residence on a 0.12 acre site at 7956 Paseo Del Ocaso in the SF Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Residential Tandem Parking, Transit Area. (City)

Presented by: CA Marengo. Architect Scott Fleming was not available for the meeting.

Project will maintain the current 45% landscaping: 1597 decorative paving + 709 feet of actual planting. There was discussion as to whether decorative paving was included in landscaping and whether the current home conformed to the PDO—Issue not resolved.

Community comment: No neighbors present

Committee comments:

Phil Merten: House is boxy and the surrounding houses are single story. The design should be stepped back more on second story.

CA Marengo response: house has larger setbacks than rest of neighborhood.

Naegle: The bulky trim, especially the corners, makes the house really stand out compared to the rest of the houses in the neighborhood. Should have thinner elements.

Morrison: Blocky. Spanish style house on west side is oldest in shores. This design will impose on the simpler Spanish style house.

Tim: Should step back second floor and decrease the upper floor area so the house will better fit in with the neighborhood.

Schenck: Columns on side really make it look like a box. Can those be changed/softened?

Motion: Lucas, Second: Merten

Continue item. Come back with a modified design that is less boxy and steps back the second story sides of the house so that the project better addresses page 90 of the community plan. Highlight profile of the current structure on the elevations to illustrate the changes.

5-0-2 Motion approved

Approve: Furtek, Lucas, Merten, Morrison, Schenck

Oppose: none

Abstain: Boyden, Naegle

Recuse: Morton

B. MARCUS RESIDENCE Returned after revisions

- PROJECT NUMBER: #181889
- TYPE OF STRUCTURE: Single family residential
- LOCATION: 8551 SUGARMAN DRIVE
- PLANNER: Diane Murbach E-mail dmurbach@sandiego.gov
- OWNERS REP: Christina Mannion ph. 619-293-7640; Christinam@wallacecunningham.com
- PROJECT DESCRIPTION: Demolition of existing house and construction of a new 4659 SF (reduced from 6213 SF) two story single-family house with a basement/garage and a pool (Applicant)
- SEEKING: Site Development Permit (SDP)

Previous Action per December 22 minutes

Motion: Furtek Second: Lucas

Motion to deny: The project does not meet the criteria in section 1510.0301 of the La Jolla Shores PDO which states: “No structure will be approved which is so different in quality, form, materials, color, and relationship as to disrupt the architectural unity of the area” and section 1510.0304 which states: “Building and structure setbacks shall be in general conformity with those in the vicinity. The proposed structure is not in compliance with those provisions of the code due to difference in style and size, as well as setbacks next to neighbors and siting of the house.

4-0-1

Approve: Furtek, Morrison, Schenck, Lucas

Oppose:

Abstain: Boyden (chair)

Presented by: Christina Mannion

She made a correction to the average height of roofs in neighborhood: Average 13' 10.5" (not 15' as presented previously)

Revised project now has:

FAR 0.4

Lot coverage 34%

4659 square footage 25% less

Reduced overall height of building by sinking into the ground and combining roofs on portion in front.

Roof is 5' higher than current house.

Landscaping: 42%

Percentage of house is two story? Approx 20% (estimate)

3D models of the house and neighbors houses illustrating the new design were presented to the committee.

Public Comment:

Letters opposing received from neighbors Bert Lazerow and Bill Kuncz noted by the chair and excerpts read. E-mail from Ms. Mannion taking issue with some of Mr. Lazerow's calculations.

Lazerow: The changes are an enormous improvement. There are 3 principal problems that remain. Problem of high wall in bedroom section: should either increase setback or lower height of section. Corridor: there is a natural corridor to the west, move the house another 5 feet in. Third problem Style of the house. New house is very modern and square. Other houses have peaked roofs and exposed beams, this does not and is totally different (will stand out).

Committee comment:

Merten: Existing eucalyptus tree casts bigger shadow than proposed structure. Thinks that the massing is in tune with the existing sloping roofs in the neighborhood. Style makes the house appear airy and light.

Morton: Earlier Grogan design homes, built in the 50's & 60's were "modern" in their time and different from the popular building styles. Now these same designs look normal to us. Thinks that this new design, with additional landscaping/trees at 2 story section are a tremendous improvement. It is closer to the street, but this is a courtyard home which is acceptable under the PDO. With regards to the present view area/corridor in the side/back yards, the PDO does not require view areas through a back yard.

Lucas: Confirms with owner's representative that all heating and air conditioning units are in front away from the neighbors. The pool/spa pumps are underground in the garage.

Naegle: Commend the presentation and changes made to the project. Might consider adding little pitched roofs to make it compatible with the neighborhood (personal opinion, not the committees). The roof pitch is ¼ inch per foot, the neighborhood average is 1" per foot". Topography with elevation changes makes designing a compatible house difficult in this area.

Motion: Morton Second: Merten

Approve the version as presented to the committee with plans dated Jan 19th; this project is in conformance with the LJSPDO; the setback is now in conformance; the Bulk and Scale issues have been reduced; and the architecture is more in conformance with the neighborhood. The findings can be made.

Motion approved: 5-2-1

Approve: Merten, Morrison, Morton, Naegle, Schenck

Oppose: Furtek, Lucas

Abstain: Boyden (chair)

Note: Furtek left after this item.

C. Sprint Nextel/Clearwire Cliffridge Park - Second Hearing

- PROJECT NUMBER: 194434
- TYPE OF STRUCTURE: Cell site
- LOCATION: Cliffridge Park - 8311 Cliffridge Avenue
- PLANNER: Simon Tse PH 619-687-5984 e-mail: stse@sandiego.gov
- OWNERS REP: Debra D. Gardner 619-726-8110
- PROJECT DESCRIPTION: 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. [The project consists of new panel antennas and new directional antennas on two existing poles (left field line one

is a dummy to match) with new RF raydomes. The associated equipment will be installed inside the existing chain-link fence enclosure.] (City) Further from applicant: add 4'x4' equipment area to existing equipment facility.

Presented by: Debra Gardner

In keeping with the committee's suggestion at previous meeting, the dummy pole at the south-east will remain unused and no trenching for cables will be run. A 6 foot extension will be made to both poles for symmetry. The height of the poles will go from 20' to 26'. The bulge at the top will be 6 feet longer now. The microwave antenna and the new equipment will be added into the extended bulge of the north-west pole. The equipment area will be extended 4' to the west (canyon side) to accommodate the new electronics.

Public comment: None

Committee comment:

Lucas: Confirms the location for the extension. The area on this side has been previously disturbed and is not considered sensitive canyon lands.

Boyden: The current slats in the cyclone fencing look terrible. Request that something be done to make the equipment area more attractive. Perhaps newer slats of a color that blends with the area could be installed?

Motion: Merten, Second: Naegle

Based on the plans dated 1/21/10 and presented to the committee, findings can be made for a CUP for the proposed Sprint/Nextel/Clearwire development.

Motion approved: 6-0-1

Approve: Lucas, Merten, Morrison, Morton, Naegle, Schenck

Oppose: none

Abstain: Boyden (chair)

D. AT& T Gilman Court • PROJECT NUMBER: 194955

- TYPE OF STRUCTURE: Cell site – Existing post-mounted antennas and equipment enclosure
- LOCATION: 7660 Gilman Court (adjacent to freeway onramp)
- PLANNER: Alex Hempton: 619-446-5349; Ahempton@sandiego.gov
- OWNERS REP: Laurence Banner 858-625-0750
- PROJECT DESCRIPTION: CUP renewal of existing AT&T Wireless site located just north of electric substation
- SEEKING: Neighborhood Use Permit for an existing wireless communication facility with a 240 SF equipment enclosure at 7660 Gilman Court in the SF Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Height Limit, Airport Influence Area within Council District 1. (according to Cycle now seeking SDP for environmentally sensitive lands adjacent to site.)
- NEIGHBORHOOD DESCRIPTION: Telecom. Co-location site. Non-residential land use on a residentially-zoned parcel. No residences in proximity. Close to I-5. Adjacent to SDG&E substation.

Presented by: Jim Kennedy

This is a renewal of the present sites CUP. No changes are being made to the equipment building or the antenna arrays. The lease on the site and the CUP are on different time frames, so this project may be back in front of the committee when the lease is up. He will consult with City about the suggestion for an SDP as no change in footprint of equipment is being made.

Public comment: None

Committee comments:

Merten: Recommends that the current white block building be painted olive drab to blend in. The presenter agrees with this suggestion and makes the changes to his application right there.

Lucas: This site is next to the freeway entrance from Gilman drive onto 5 South. There are no neighbors. There is a power transmission station right next to it that is visible and not very “scenic”. This equipment is only partly visible from the freeway, and will be less so if painted to blend in with the surrounding vegetation. This is a good site for this.

Motion: Merten, Second: Schenck

To recommend re-approval of the CUP based on the amended application (paint structure & antenna devices olive drab to blend in with the hillside) dated today January 26, 2010.

Motion approved: 6-0-1

Approve: Schenk, Morrison, Morton, Naegle, Merten

Oppose: none

Abstain: Boyden (chair)

Closing Items:

Committee discussion as to how to handle overly long agendas: limit projects to 30 minutes. Cut out last item on agenda. Extra meeting.—not resolved.

Adjourn at 6:45