



PO Box 889, La Jolla, CA 92038

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## La Jolla Community Planning Association

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

### Thursday, 4 March 2010

La Jolla Recreation Center, 615 Prospect Street

## D R A F T AGENDA – ANNUAL MEMBER MEETING

- 6:00p**
1. Welcome and Call To Order: **Joe LaCava**, President
  2. Verify Quorum (Need 20% of total Membership)
  3. Adopt the Agenda
  4. **Non-Agenda Public Comment**  
Issues not on the agenda and *within CPA jurisdiction*, two (2) minutes or less.
  5. Officer's Reports
    - A. Treasurer: Jim Fitzgerald
    - B. Secretary: Nancy Manno
  6. Adjourn to Regular Meeting.

## 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: 4 February 2010
  4. **Elected Official Reports – Information Only**
    - A. Council District 2 – Councilmember Kevin Faulconer  
Rep: **Thyme Curtis**, 619.236.6622, [tcurtis@sanidiego.gov](mailto:tcurtis@sanidiego.gov)
    - B. Council District 1 – Councilmember Sherri Lightner  
Rep: **Erin Demorest**, 619.236.7762, [edemorest@sanidiego.gov](mailto:edemorest@sanidiego.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/>

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*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.*

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

- A. Community Planners Committee – <http://www.sandiego.gov/planning/community/cpc/index.shtml>
- B. President Voting – Per bylaws "...does not vote except to make or break a tie..."
- C. Handling of Submitted Petitions
- D. Medical Marijuana Dispensaries – Goes to Land Use & Housing Subcommittee, March 24.
- E. Time Limit Parking – Possibly Change 1-hour to 90-min or 2-hours in Village.
- F. Torrey Pines Road Corridor – City awards \$170k contract for prelim engineering
- G. Got Damaged Sidewalks? – Call City Streets at 619-527-7500, priority lists now forming!
- H. Annual Elections – Voting continues until 7:00 pm, votes to be tabulated, results announced (Trustees to ratify).

**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, 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. 7541 EADS AVENUE MAP WAIVER**

DPR – Findings can be made for a CDP and Map Waiver, 6-0-1.

7541 Eads - 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 La Jolla Planned District

**B. SEA RIDGE RESIDENCE**

DPR - Findings can be made for a Coastal Development Permit for the proposed project, with those portions of the front and east side yard fence above 3' in height to be a min of 75% open in accordance with Sec. 142.0310(c)(2)(C) and as noted on revised Sht A1.1. 5-0-0.

341 Sea Ridge - Reconsideration of previously approved project as scope has changed from "construct a first floor addition of 267 square feet and a remodel with a new second floor 1,388 square foot addition" to "construction of a 2 story 4,519 SF single family residence".

Original proposal preserved existing portions of home; new proposal will demolish entire structure and rebuild portions in kind. Final size, dimensions, and design of the overall proposal are reportedly not being changed.

**C. CLEARWIRE COTTONTAIL 2**

DPR - Findings can not be made for CUP (See details in attached minutes), 7-0-0.

5875 La Jolla Mesa Drive - Conditional Use Permit for a wireless communication facility on a light standard with above ground equipment in the public right of way RS-1-2 Zone

**D. SPRINT CLEARWIRE COAST BLVD**

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

939 Coast Blvd - Conditional Use Permit for a wireless communication facility on the roof of an existing multi family residential building in Zone 5 of the La Jolla Planned District.

**E. V-CALM SIGN ON CARDENO, JUST NORTH OF KAIMALINO LN FOR SOUTHBOUND TRAFFIC**

T&T – Recommend approval of V-Calm Sign, 6-0-0.

**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 1<sup>st</sup> Tues, 4pm, Rec Center

**10. MARCUS RESIDENCE**

PRC – Findings can be made, 5-2-1 (See Pages 22-23 of Trustee Packet)

*Pulled from the February Consent Agenda*

8551 Sugarman Drive - Demolition of existing house; construction of a new two-story single family house with a basement/garage and a pool. Lot Size: 11,585 sf.  
Proposed: 4659 SF (originally proposed 6213 SF). La Jolla Shores Planned District.

**11. McCLELLAND RESIDENCE**

PRC – Deadlocked, no recommendation (See Pages 17-18 of Trustee Packet)

8360 La Jolla Shores Drive – Site Development Permit and Coastal Development Permit for 2nd and 3rd story addition (to 4091 sq ft total) to an existing 1140 sf single family residence on a 5227 sf site in the SF Zone of La Jolla Shores Planned District.

**12. CHANGE SPEED LIMIT ON TORREY PINES ROAD**

T&T – To approve the proposal, 5-1-0.

*Pulled from the February Consent Agenda*

From Pottery Park Driveway to North Torrey Pines Road - City stated speed survey and accident history support reducing speed limit from 45 mph to 40 mph. (See Page 24 of Trustee Packet for supplemental information.)

**13. ADJOURN to Next Regular Meeting on April 1, 2010, 6:00 pm**

<p><b><i>Next Regular Meeting: Thursday, 1 April 2010, 1<sup>st</sup> Meeting with Newly Elected Trustees</i></b></p>
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***Agenda Items***

- ✓ Election of CPA Officers

<p><b><i>Regular Meeting: Thursday, 6 May 2010</i></b></p>
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***Agenda Items***

- ✓ Committee Appointments



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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, 4 February 2010**

La Jolla Recreation Center, 615 Prospect Street

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

Present: Michele Addington, Darcy Ashley, Tom Brady, Michael Costello, Dan Courtney, Tony Crisafi, Jim Fitzgerald, Orrin Gabsch, Joe LaCava, David Little, Tim Lucas, Nancy Manno, Phil Merten, Glen Rasmussen, Greg Salmon, Ray Weiss.

Absent: John Berol

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

#### 2. Adopt the Agenda

**Approved Motion: To adopt the Agenda, (Ashley/Addington 13/0/1).**

In favor: Addington, Ashley, Brady, Costello, Fitzgerald, Little, Lucas, Manno, Merten, Rasmussen, Salmon, Weiss.  
Abstain: LaCava.

3. Meeting Minutes: Review and Approval: 07 January 2010

**Approved Motion: To approve the Minutes of 07 January 2010, (Ashley/Salmon 11/0/3).**

In favor: Addington, Ashley, Brady, Costello, Fitzgerald, Little, Lucas, Manno, Merten, Rasmussen, Salmon.  
Abstain: Gabsch, LaCava, Weiss

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

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

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

Not present.

**President LaCava** reported for Ms. Curtis: Medical Marijuana Task Force is continuing its work. San Diego City Council action re Medical Marijuana: in early January focused on questions of regulation of facilities: expected to go to Land Use and Housing in early March. Task Force primarily discussing operation and enforcement issues.

**President LaCava** referred interested community members to San Diego City website for Medical Marijuana Task Force meeting Minutes and Agendas.

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

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

Present: Made report: Commented on the volume of telephone calls/e mails re the recent severe storm and the need for patience within the community while repairs are being made as rapidly as possible. Invited community members to attend the LJSPDO meeting to hear Director of Neighborhood Code Compliance, **Robert Vachhi** speak. **Trustee Weiss** questioned scheduling of Street Sweeping. **Ms. Demorest** referred Trustees and community members to Councilmember Lightner's District One web site for additional information on these and other community questions.

#### 5. Non-Agenda Public Comment

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

**Esther Viti**, Chair, Beautification Streetscape Committee invited the community to participate in the "La Jolla Clean-up."

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

**Helen Boyden**, Chair, LJS PDO, Permit Review Sub Committee announced an additional committee meeting in February.

**Steve Haskins**, Director, La Jolla Village Residents Association, (No Third Story). Announced a milestone in the lawsuit against the Bird Rock Station project. The Superior Court of California, County of San Diego, Judge Ronald S. Prager has ruled: San Diego City Council's approval of the "Negative Declaration" was incorrect. The project cannot proceed without a full EIR. **Mr. Haskins** suggested this ruling would essentially end these kinds of projects.

**Joanne Pearson**, Buckingham Drive, La Jolla, commented on community concern regarding a neighboring residential project, (1505 Buckingham Dr.): excessive size, no second notification re increased size of project.

**President LaCava** commented/clarified DPR subcommittee approval and noted the Appeal period has not been exhausted.

**Trustee Merten** commented: The project is on a very large lot, and therefore the FAR is very low.

**Barbara Hinton**, Buckingham Drive expressed opposition to this very large, massive project. **President LaCava** reiterated the Appeal period is still open.

**David Katz** spoke in opposition to the project; specifically expressed concern re ongoing water drainage problems in this area.

**Trustees Gabsch, Weiss, Crisafi, Lucas, Ashley** commented, with concern, on the Buckingham Drive project.

**President LaCava** acknowledged the DPR and the LJCPA made administrative errors in summarizing the scope of this project in the LJCPA Consent Agenda.

**Trustee Merten** commented and then described this project, when it came before the DPR sub-committee:

described the DPR sub-committee concerns relative to the project, and the applicant's modification of the project.

**Trustee Merten** considered the DPR sub-committee vote to be well informed and noted, (referring to **President LaCava's** previous remarks), that if there are community/neighbor objections, an appeal of the decision to approve the project remains an option, to those parties in opposition to the project.

**Ellen Shively** spoke on behalf of the proposed Marine Mammal Park.

**Trustee Ashley** has made available to the community, copies of the La Jolla Shores Planned District Urban Design Manual.

**Trustee Ashley** reported: the Barkett Street vacation, expected to be heard at City Council in February, has been continued to March 02, 2010. **Trustee Ashley** appealed to the community to support the decision of the LJCPA to deny the street vacation, by appearing and speaking at the March 02, 2010 City Council meeting.

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

Please refer to Agenda Item #10.

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

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

No specific actions taken in January 2010.

**B.** Rainbow Curbs – With success of Phase 1 (12 spaces), City moving forward on balance.

This nearly one-year-old project will, at last, be completed this month, (February 2010). The community will have 45 new/additional on street parking spaces, at the cost of a few gallons of paint.

**C.** City's Wireless Task Force – Mtgs are 2<sup>nd</sup> and 4<sup>th</sup> Wednesday, 8am

Community members interested in wireless issues were invited to participate in Task Force meetings by President LaCava, chair of this citywide task force.

**D.** Sustainable Buildings – Expansion of incentives being considered.

San Diego City briefly considered amending the incentive programs, before discarding the suggestions as inappropriate.

**E. Rigoberto's (fka Taco Bell) – Code Compliance success story.**

The proprietors of "Rigoberto's, unaware of La Jolla "rules," were appraised of the rules by Code Enforcement and are now in compliance.

**F. Website Renewal – Domain and hosting for 2 years, \$116 (Trustees to ratify).**

**Approved Motion: Motion to ratify expense of \$116.00 for website renewal. (Addington/Costello 15/0/1).**

In favor: Addington, Ashley, Brady, Costello, Courtney, Fitzgerald, Gabsch, Little, Lucas, Manno, Merten, Rasmussen, Salmon, Weiss.

Abstain: LaCava.

**G. Expiring Memberships – Sent out 3 emails, tonight is last chance to renew in order to vote.**

**President LaCava** noted: This is the last opportunity to become a member/renew a membership, enabling a vote in the March election.

**H. Annual Member Meeting – Thursday, March 4, 2010, 6:00 PM 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).**

**Approved Motion: Motion to ratify March 04, 2010 as annual Member meeting. (Gabsch/Fitzgerald 15/0/1).**

In favor: Addington, Ashley, Brady, Costello, Courtney, Fitzgerald, Gabsch, Little, Lucas, Manno, Merten, Rasmussen, Salmon, Weiss.

Abstain: LaCava.

**I. Annual Elections – Thursday, March 4, 2010**

**President LaCava** noted:

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.*

**Trustee Michelle Addington** will chair the Election Committee and will appreciate volunteer assistance during the election.

## **7. Officer's Reports**

**A. Treasurer – Jim Fitzgerald**

Beginning Balance: \$326.63 + Income \$195.04 – (Expenses \$64.48) = Ending Balance: \$457.19.

Expenses: Printing, telephone.

**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.

**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.

## **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. 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 Pulled by Trustee Lucas**

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 ray domes. 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) Pulled by Trustee Merten**

T&T – To approve the proposal, 5-1-0.  
City stated analysis would allow reduction from Pottery Park Driveway to North Torrey Pines Road.

**Approved Motion: Motion to accept the recommendation of the DPR Committee: (A) Jordon Residence: Findings can be made that the project meets requirements for the CDP and forward the recommendation to the City. To accept the recommendation of the DPR Committee: (C) Sprint Nextel/Clearwire Cliffridge Park: Findings can be made for CUP and forward the recommendation to the City. To accept the recommendation of the PRC Committee (D) AT&T Gillman Court: Findings can be made for CUP renewal and forward the recommendation to the City. To accept the recommendation of the T&T Committee (E) La Jolla Half Marathon: to approve the Proposal and forward the recommendation to the City. To accept the recommendation of the T&T Committee (F) Change Speed Limit On La Jolla Blvd. (From 35mph to 30mph): To deny the request and forward the recommendation to the City. To accept the recommendation of the T&T Committee (G) "DO NOT BLOCK" Signs and Painting Intersection of Pearl & Fay: To reject the proposal and forward the recommendation to the City. (Ashley/Gabsch 15/0/1).**

In favor: Addington, Ashley, Brady, Costello, Courtney, Fitzgerald, Gabsch, Little, Lucas, Manno, Merten, Rasmussen, Salmon, Weiss.

Abstain: LaCava.

## **9. REPORTS FROM OTHER ADVISORY COMMITTEES** *Information only unless otherwise noted*

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

San Diego City has determined there is a retroactive conflict of interest re certain Board members.

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

No report/action this month.

## **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.

Explanatory presentation: **President LaCava** suggested the Trustees, in addition to either expressing approval or denial of the Project, may consider simply accepting the report, thereby assuring the City that the La Jolla CPA heard the Proposal.

Presentation: **Anu Delouri, UCSD – Planner. Ms. Delouri** described the Project and referred the Trustees to the UCSD web site for additional information. **Trustee Costello** had questions re parking lot. **Trustee Crisafi** questioned/ expressed surprise re lack of an EIR report. **Ms. Delouri** will provide follow-up information for **Trustee Costello** and **Trustee Crisafi**.

**Approved Motion: Motion to accept the University's, (UCSD), report for the above-described project. (Merten/Costello 12/2/2)**

In favor: Addington, Ashley, Brady, Costello, Courtney, Fitzgerald, Little, Manno, Merten, Rasmussen, Salmon.

Opposed: Gabsch, Lucas

Abstain: LaCava, Weiss.

## **11. CANDIDATE FORUM**

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

Candidates: **Devin Burstein, Michael Costello, Laura DuCharme Conboy, Timothy Lucas, Robison Whittemore, Ray Weiss** introduced themselves and presented their qualifications for the Members consideration.

**Approved Motion; Motion to confirm the eligibility of the six declared Candidates. (Ashley/Gabsch 11/0/4).**

In favor: Addington, Ashley, Brady, Courtney, Fitzgerald, Gabsch, Little, Manno, Merten, Rasmussen, Salmon.

Abstain: Costello, LaCava, Lucas, Weiss.

## **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.*

Presentation: **Ms. Diana Scheffler**, James Alcorn & Associates for Applicant: 484 Prospect Senior Living.

The Applicant's representatives, and the Applicant made an extensive presentation, focusing principally on the Operating Conditions that are to be made a part of their application for a CUP. **Trustee Lucas** asked for clarification re Courtyard area. Community member, **Ms. Kim Basinger** questioned the Applicants representative in regard to the Courtyard area and valet parking services.

**President LaCava** opened public discussion to those community members who wished to speak in support of the project, (there were none), and then to those community members who wished to express their concern regarding the negative impact of the project.



Presentation: **Mr. Morris Nachtomi** and **Mr. Mathew Loonin**: 464 Prospect Street Homeowners. An extensive presentation, describing the negative impact of the project, was made by **Mr. Nachtomi** and **Mr. Loonin**, Resident Homeowners of 464 Prospect Street. **Mr. Nachtomi** and **Mr. Loonin** principally focused their remarks on the very severe negative impact this project will have on the individual residents of 464 Prospect, their quality of life, their privacy, and the extensive negative impact on the surrounding area. Resident, **Mr. Peter Clark** expressed concerns re density and institutionalization. Resident, **Mr. Will Newburn** expressed concerns re density, privacy and urged the Trustees to consider the long term effect the project will have on the residents of 464 Prospect, as well as the surrounding community. Resident, **Mr. Jack Florio**, expressed concerns re density and the lack of answers to questions he posed to the Applicant. Trustees **Addington, Ashley, Brady, Costello, Courtney, Fitzgerald, Gabsch, Little, Lucas, Manno, Merten, Rasmussen, Salmon, Weiss** and **President LaCava** commented on the Applicants proposal and thoughtfully questioned the Applicants representatives. Trustees addressed the concerns of the Resident's of 464 Prospect and thoughtfully questioned those Residents who voiced their concerns regarding the project.

**Failed Motion: Motion to deny: Findings cannot be made for CUP: the proposed use is inappropriate at the proposed location, due to the substantial increase in density and hours of use. (Addington/Fitzgerald 6/8/1).**

In favor: Addington, Costello, Fitzgerald, Gabsch, Lucas, Manno.

Opposed: Ashley, Brady, Courtney, Little, Merten, Rasmussen, Salmon, Weiss.

Abstain: LaCava.

**Failed Motion: Motion to approve the proposed use, (CUP), as presented, including the Operating Conditions, dated February 04, 2010, and include an Annual Review with representatives from 464 Prospect, 484 Prospect, the LJCPA and San Diego City as participants. (Courtney/Ashley 7/7/1)**

In favor: Ashley, Brady, Courtney, Little, Merten, Rasmussen, Salmon.

Opposed: Addington, Costello, Fitzgerald, Gabsch, Lucas, Manno, Weiss.

Abstain: LaCava.

**Trustee Merten**: Citing Robert's Rules of Order regarding the obligation of the chair to break a tie vote: requested the maker of the last motion to repeat his motion: **President LaCava** repeated **Trustee Courtney's** previous motion and the Trustees did vote, thereby allowing the Chair, (**President LaCava**), to break the tie vote.

**Failed Motion: Motion to approve the proposed use, (CUP), as presented, including the Operating Conditions, dated February 04, 2010, and include an Annual Review with representatives from 464 Prospect, 484 Prospect, the LJCPA and San Diego City as participants. (Courtney/Ashley 7/8/0)**

In favor: Ashley, Brady, Courtney, Little, Merten, Rasmussen, Salmon.

Opposed: Addington, Costello, Fitzgerald, Gabsch, LaCava, Lucas, Manno, Weiss.

### **13. ADJOURNMENT @ 9:10 PM**

**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.

**UNAPPROVED MINUTES OF THE LA JOLLA  
PLANNED DISTRICT ORDINANCE COMMITTEE  
February 8, 2010**

**Present:** J. LaCava (acting chair), O. Gabsch (CPA), J. Fitzgerald, (LJTC), G. Rasmussen (CPA), T. Wagoner (PLJ), C. Hasson (LJTC), J. Clark (PLJ); J. Parker (BRCC), R. Hill (LJTC).

**Also Present:** Bob Vacchi, City of San Diego Neighborhood Code Compliance Department ([rvacchi@sandiego.gov](mailto:rvacchi@sandiego.gov), direct line 619.236.5502, general number 619.236.5500), Dave Schwab (La Jolla Light), Erin Demorest (1<sup>st</sup> District Council Office), Earl VanInvegen (LJTC President), Esther Viti (Nell Carpenter Beautification Committee), Cindy Chasen, Mike Costello, and others unknown.

**A quorum was established at 4 pm.**

The January minutes were approved. Fitzgerald/Clark, unanimous (with two abstentions, not at January meeting).

### **NCC Presentation**

Bob Vacchi, Director of Neighborhood Code Compliance, made a presentation regarding how his department is functioning under the current budget. In La Jolla, a complaint is the only basis for initiation of Code Compliance action. There is only one Code Compliance officer in the entire City. The NCC complaints are prioritized as follows:

1. Imminent health and safety issues (such as illegal grading);
2. Serious Code violations, hazardous construction violations, substandard housing, demolitions;
3. Significant violations (garage conversions, illegal uses, 3x noise complaints, off-street parking violations);
4. Low priority (suspended enforcement) issues such as lighting glare, unpermitted accessory structures, unpermitted demolition (i.e., the kinds of issues that can be remedied by later action).

Complaints are anonymous. La Jolla has the fewest open cases in the City. Bob suggests a volunteer program, for example, contacting a business and advise of violations (“Hey, did you know that A-frame signs are a City Code violation?”)

Inspectors will self-initiate if they see violation (i.e. other than complaint driven).

The PDO Committee can function as their “eyes and ears” and they will work with us to customize a program for compliance.

Fines go into a Code Enforcement Fund in the general fund.

## **Public Comment**

Esther Viti announced monthly cleanups of the Nell Carpenter Beautification Committee.

## **Agenda Items**

**Smashburger**, 1000 Prospect. Brian Longmore made a presentation for this return to a restaurant use at the former Boll Weevil location. It was a candy store the last two years. The City approved the plans without the need of a Coastal Development permit, and the City advised that they do not need PDO input. Therefore, they are presenting on an informational basis regarding façade changes. Dave Whisenhunt is the owner of the franchise. Dave indicated that Smashburger is a cooking technique. They propose to sell beer and wine, salads; chicken sandwiches. Their restaurant is casual and affordable. They will have red awning. They have approved signage.

J. LaCava questioned whether the change in use from the candy store use was similar enough to allow the rules from Boll Weevil to carry forward. It has a food preparation area. Parking is an issue. J. Fitzgerald questioned whether they need a Neighborhood Use permit. The owner indicated it is a pedestrian restaurant, not a destination restaurant. It was pointed out the PDO Committee does not address Code issues other than those involving the PDO. No action was taken.

**Herschel Retail.** Alex VanOsten (architect) made another presentation. The last time, the PDO Committee approved the flat gray metal mullions on the front windows. Today, the owners request a change to the rear portion of the property on the alley to enclose three of the four parking spaces and to turn the storage area in the rear to a residential “loft” use (there are no windows).

It was pointed that the PDO only allows the rear 50% of structures within the PDO to be residential. The loft storage area exceeds that. The demising wall, making the residential area more than 50%, is proposed structurally at the furthest north end of the domed structure. The discussion included the perception that enclosing three parking spaces would imply that they are not for retail, that perhaps a covenant could be worked out so that retail employees could park in them, but it was indicated that residential is the lesser use and there is only one parking space required for that use, per Code.

The applicant chose not to seek a vote at this meeting, but will discuss with the owner the information provided by the committee members.

The meeting was adjourned at 5:00 p.m.

Respectfully Submitted  
*Glen Rasmussen, Secretary*

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

**COMMITTEE REPORT  
FOR  
FEBRUARY 2010**

**2/9/10 Present: Addington, Collins, Costello, Crisafi (Chair), DuCharme  
Conboy, Hayes, Thorsen**

**2/16/10 Present: Addington, Ashley, Costello, DuCharme Conboy, Merten (Chair)**

**FINAL REVIEWS**

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

**Subcommittee Motion:**

**(Hayes, DuCharme Conboy 6-0-1) The findings can be made for a CDP & Map Waiver.**

Project Name: **SEA RIDGE RESIDENCE**  
341 Sea Ridge Dr. Permits: CDP  
Project #: JO#43-2276/178670 DPM: Tim Daly 619-446-5356  
[tdaly@sandiego.gov](mailto:tdaly@sandiego.gov)  
Zone: RS-1-7 Applicant: Greg Friesen/Island Architects  
858-459-9291

Scope of Work:

*Reconsideration of previously approved project as scope has changed from “construct a first floor addition of 267 square feet and a remodel with a new second floor 1,388 square foot addition” to “construction of a 2 story 4,519 SF single family residence”. Original proposal preserved existing portions of home; new proposal will demolish entire structure and rebuild portions in kind. Final size, dimensions, and design of the overall proposal are reportedly not being changed.*

**Subcommittee Motion:**

**(Ashley, Costello 5-0-0) Findings can be made for a Coastal Development Permit for the proposed project, with those portions of the front and east side yard fence above 3 feet in height to be a minimum of 75% open in accordance with SDMC Sec. 142.0310(c)(2)(C) and as noted on revised Sheet A1.1(revised 2-16-2010).**

**Note: The applicant shall submit copies of the single revised sheet A1.1 to City DPM Tim Daly to replace in kind with prior in his Exhibit A record sets and one copy of A1.1 to Michelle Meagher for DPR/CPA prior to the March LJCPA meeting.**

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

**PRELIMINARY REVIEW**

Project Name: **CLEARWIRE COTTONTAIL 2**  
5875 La Jolla Mesa Dr. Permits: CUP  
Project #: JO#43-2765/194433 DPM: Karen Lynch Ashcraft 619-446-5351  
[klynchash@san Diego.gov](mailto:klynchash@san Diego.gov)  
Zone: RS-1-2 Applicant: Deborah Deprati 619-726-8110  
[ddgardner@cox.net](mailto:ddgardner@cox.net)

Scope of Work:

(Process 3) Conditional Use Permit for a wireless communication facility on a light standard with above ground equipment in the public right of way RS-1-2 Zone of the La Jolla Community Plan, Coastal Overlay (non appealable), Coastal Height Limit.

**Subcommittee Motion:**

**(Hayes/DuCharme Conboy) Motion to combine preliminary and final reviews.**

**(Hayes/Crisafi 7-0-0) Findings cannot be made for CUP because the application fails to comply with the following:**

- 1. Visual resources policy of the La Jolla Community Plan page 50, items 2a & 2c.**
- 2. Visual resources policy of the La Jolla Community Plan page 41.**
- 3. Mapped visual resources, figure 9, pages 46 & 47 and item 83 regarding La Jolla Mesa Scenic byway.**
- 4. Physical encroachment of Clearwire Wimax cabinet onto sidewalk – violation of city land development code.**
- 5. Visual encroachment of Clearwire Wimax cabinet in Right of Way (height of equipment) – violation of City Land Development Code.**
- 6. Concern of potential noise violation of City Land Development Code**
- 7. Potential cumulative effect of proprietary wireless pole and cabinet facilitates on community and potential precedence set by this application.**

Project Name: **SPRINT CLEARWIRE COAST BLVD.**  
939 Coast Blvd. Permits: CUP  
Project #: JO#00-0000/198041 DPM: Simon Tse 619-687-5984  
[stse@san Diego.gov](mailto:stse@san Diego.gov)  
Zone: Zone 5 Applicant: Deborah Deprati 619-726-8110  
[ddgardner@cox.net](mailto:ddgardner@cox.net)

Scope of Work:

(Process 4) Conditional Use Permit for a wireless communication facility on the roof of an existing multi family residential building in Zone 5 of the La Jolla Community Plan, Coastal Overlay (appealable), Coastal Height Limit.

**Subcommittee Motion:**

**(Crisafi/DuCharme Conboy) Motion to combine preliminary and final reviews.**

**(Thorsen, Costello 6-1-0) The findings can be made for CUP.**

**Collins - Against – application does not meet the City interpretation of Prop D height limit.**

**Note: Equipment is to be located within an existing enclosed penthouse of which a portion of steel wall will be replaced with visually in kind fiberglass.**

# La Jolla Shores Permit Review Committee Special Meeting Minutes

4:00 p.m. - Wednesday, February 17, 2010

La Jolla Recreation Center, 615 Prospect Street, La Jolla, CA

1. Non-Agenda Public Comment
2. Chair Comments
3. Project Review (see A to B below)

Board members present: Helen Boyden (chair), Tim Lucas, Phil Merten, Michael Morton (left after first item), Betty Morrison, John Schenck.

## A. NINKOVIC Residence New Project

- PROJECT NUMBER: 195466
- TYPE OF STRUCTURE: Existing single family residential
- LOCATION: 8902 Nottingham Place
- PLANNER: Tim Daly Ph: 619-446-5356 Email: [tdaly@san Diego.gov](mailto:tdaly@san Diego.gov)  
& Polonia Majas: 619-446-5394; [pmajas@san Diego.gov](mailto:pmajas@san Diego.gov)
- OWNERS REP: Bart M. Smith AIA LEEDap 760-753-2464; [b.smith@dznpartners.com](mailto:b.smith@dznpartners.com)
- PROJECT DESCRIPTION: A 1,494 square foot second story addition and remodel to an existing 1853 square foot single family residence on a 0.18 acre site at 8902 Nottingham Place in the SF Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Campus Parking Impact (City)

Seeking: SDP

Owner's rep presentation: This is a two story addition. This house is in the campus parking impact area, so any more that 4 bedrooms would require extra off street parking. An existing room on the first floor has no closets and is having the doors removed so it will not be considered a bedroom, resulting in a total of 4 bedrooms for the house. The city has agreed with this change. New dimensions: 3350 sq ft. total; 28' 2" max height of chimney.

A printout of the colors of the materials was presented Street trees and landscaping elements were presented.

Board questions/comments:

Morton: FAR = .41. Front set back 17.7 feet. Side setbacks 5' & 7.3' – not changing from what exists now. North side bedrooms should be obscured glass.

Merten: North side of the house should step back – in rest of city at the 24' level it should slope back. The LJSPDO talks about the transitions in neighborhoods with second stories. La Jolla Shores Design Manual states that there should be roof form compatibility with neighboring buildings.

Merten raised privacy questions about the rear balconies overlooking the neighbor's yard and windows. He wanted to know about the rear planting. The response from the presenter was that some of the rear planting and trees which presently obscure the neighboring houses will be removed and lawn put in. Due to slope of lots and existing 6' fence at the rear, the neighbor's back yard is lower and not visible from the balconies on the new addition; only the neighbor's roof was visible. It is 30' 9" to rear property line.

Boyden: At this end of the street the houses (even two-story ones) are all lower profile. This house is on an outside curve and side elevations are more visible. Presenter: This is true for the southern elevation which has the one story garage, but the two-story north side is more obscured by adjacent home and trees.

Morton: The north side is flat and needs something. Change of materials? Presenter: trying to take advantage of the existing structure; can't really change the design. Owners: least impact to the neighbors, least visible side to the street.

Lucas: The two-story side has a 5' setback and the adjacent house has only a 5' setback; how would it look in the future if that house was made two story?

**Motion:** Morton, Second: Merten

Item to be continued: Additional information is requested. Show outline and appropriate dimensions of adjacent houses on the site plan. Show the heights of the adjacent homes on the elevations, in relationship to height of the proposed project. Consider altering the north elevation of the home.

Motion approved: 5-0-1

Approve: Lucas, Merten, Morton, Morrison, Schenck

Oppose:

Abstain: Boyden

After the motion, Michael Morton left the meeting.

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## **B. McClelland Residence – Second Hearing**

- PROJECT NUMBER: 195996
- TYPE OF STRUCTURE: Type V, NR
- LOCATION: 8360 La Jolla Shores Drive
- PLANNER: Jeannette Temple; Ph. 619-557-7908; E-mail: jtemple@sandiego.gov
- OWNERS REP: Richard Gombes) Ph. 858-663-2045; E-mail rgombes@san.rr.com
- PROJECT DESCRIPTION: 2<sup>nd</sup> and 3<sup>rd</sup> story addition ( to 4091 sq ft total) to an existing single family residence on a 0.12 acre site in the SF Zone of La Jolla Shores Planned District. Coastal overlay (non-appealable), Coastal Height Limit, and Residential Tandem Parking Overlay Zones within the La Jolla Community Plan area. (City NOA Info) Also Beach Parking Overlay per Cycle review.
- 
- SEEKING: Site Development Permit (SDP) & Coastal Development Permit (CDP)
- Other: This property was issued approval #586174 for Project #163792 on 10/31/2008 (per plans) According to architect e-mail: the previous project that was permitted in 2008 was completed through the foundation & framing stage.

### **Other notes and motion from first hearing:**

-1140 sq feet – orig house. detached garage 438 sq ft; garage now located to front of lot

-After first reconfiguration: 1043 sq ft first floor living area. Garage 438 sq ft.

-Exterior stairs not included in measurements

-open patio 741 sq ft. below second floor included in FAR, other patios not included

Previous action:

Motion Furtek: Second: Schenck

Review project again after second cycle issues have been released by city. There are too many issues identified in first cycles issue that need to be cleared before any vote can be taken.

4-0-0

Approve: Furtek, Morrison, Schenck, Lucas  
Oppose: None  
Abstain: Boyden.

Presented by: Richard Gombes

There have been no changes since the previous presentation. The house is designed to be three stories but look less bulky by having a steep pitched roof and dormers on the third floor.

There were no public comments, other than those made by the owners and architect. The owners also own the property adjacent on the south side of the house.

**Board questions/comments:**

Lucas: With the steep pitched roofs and angles, this looks more like a ski chalet, based on the concept drawing presented. This makes it look a bit out of place in the neighborhood, but using a steep roof and dormers at the top has the benefit of making the mass of the house look smaller from the street. The next home to the north is a three story straight-sided Spanish style house that did not step back the third story at all, and it looks massive. It clearly didn't meet the guidelines in the LJS PDO and design manual. This is a better approach from the building envelope standpoint. Had concerns that the north side of the house was too flat and looked bare with just siding. They could consider putting in opaque windows for more light if they wanted.

Merten: Was concerned about the differences in the roof structure compared to the neighbor's houses. In the La Jolla Shores Design Manual it states that that there should be roof form consistency from neighbor to neighbor. This steep-pitched roof along with the smaller front triangular roof features make this appear out of place.

Boyden/Schenck: Question about planting in the front buffer space between the street and the sidewalk.  
Response: the city is requiring trees to be planted. During the planting there will be archeological observers in case artifacts are discovered.

Boyden noted that coming from the intersection to the north the houses exhibit the following styles: Original one story design, two story Mediterranean style, two story large block design with flat roof, two story blocky Mediterranean style; this proposed home; one story possibly original design, Mediterranean style, later on a barn like home abutting wide parkway.

**Motion:** Merten Second: Schenck

Findings can not be made for a SDP because the project does not comply with the general design regulations of the PDO, and the roof elements guidelines of the La Jolla Shores design manual.

Motion failed 2-2-0

Approve: Merten, Schenck

Oppose: Morrison, Lucas

Abstain: Boyden

**Motion:** Lucas Second: Morrison

Continue item to next Tuesday's regular meeting.

3-1-1

Approve: Morrison, Lucas, Schenck

Oppose: Merten

Abstain: Boyden

Adjournment



## La Jolla Shores Permit Review Committee – Minutes

Tuesday, February 23, 2010

1. Non-Agenda Public Comment - None
2. Chair Comments: Upcoming Projects: Return of Ninkovic, 8490 Whale Watch, Hooshmand will make for a crowded agenda.
3. Project Review (see A – B below)

### A. McClelland Residence – Third Hearing

PROJECT NUMBER: 195996

- TYPE OF STRUCTURE: Type V, NR
- LOCATION: 8360 La Jolla Shores Drive
- PLANNER: Jeannette Temple; Ph. 619-557-7908; E-mail: jtemple@sandiego.gov
- OWNERS REP: Richard Gombes Ph. 858-663-2045; E-mail rgombes@san.rr.com
- PROJECT DESCRIPTION: 2nd and 3rd story addition (to 4190 sq.ft. total) to an existing single family residence on 0.12 acre site in the SF Zone of La Jolla Shores Planned District. Coastal overlay (non-appealable), Coastal Height Limit, and Residential Tandem Parking Overlay Zones within the La Jolla Community Plan area. (City NOA Info) Also Beach Parking Overlay per Cycle review.
- SEEKING: Site Development Permit (SDP) & Coastal Development Permit (CDP)
- Other: This property was issued approval #586174 for Project #163792 on 10/31/2008 (per plans) According to architect e-mail: the previous project that was permitted in 2008 was completed through the foundation & framing stage.

### Previous Action: February 17.

**Motion:** Merten Second: Schenck

Findings can not be made for a SDP because the project does not comply with the general design regulations of the PDO, and the roof elements guidelines of the La Jolla Shores design manual.

Motion failed 2-2-0 Approve: Merten, Schenck; Oppose: Morrison, Lucas; Abstain: Boyden

**Motion:** Lucas Second: Morrison

Continue item to next Tuesday's regular meeting. 3-1-1

Approve: Morrison, Lucas, Schenck; Oppose: Merten; Abstain: Boyden

Please see February 17 minutes for comments made then

### Other notes from December 22 hearing:

-1140 sq feet – orig house. detached garage 438 sq ft; garage now located to front of lot

-After first reconfiguration: 1043 sq ft first floor living area. Garage 438 sq ft.

-Exterior stairs not included in measurements

-open patio 741 sq ft. below second floor included in FAR, other patios not included

### Previous December action:

Motion Furtek: Second: Schenck

Review project again after second cycle issues have been released by city. There are too many issues identified in first cycles issue that need to be cleared before any vote can be taken.

4-0-0; Approve: Furtek, Morrison, Schenck, Lucas

Oppose: None

Abstain: Boyden.

### Presented by: Richard Gombes at February 23<sup>rd</sup> meeting

Response to whether roof structure is compatible: The key word is compatible. LJSPDO "No structure shall be approved which is substantially like any other." Pictures were presented of neighborhood houses including one showing a white stucco house 2 doors south that has steeply angled pitches. Another photo shows a house to north with 10 in 12 roof pitch. Other photos show nearby houses on El Paseo Grande with a diversity of styles. Another photo shows a Cape Cod style house on Paseo del Ocaso that has grey siding and dormers on the 2<sup>nd</sup> story.

Boyden: Presented an overview of the neighborhood and gives perspective on the various types and styles of houses beginning at the corner to the north.

Morton: Is the city requiring planting in front? **Response:** Yes, two trees from the following types: trumpet tree, Hong Kong orchid, New Zealand Christmas. Questions about the dimensions of features on the front elevations and the second story...

Furtek: It is too massive and bulky. The homes with which the architect alleges the McClelland home is "compatible and consistent" are themselves examples of homes that violate the terms of the LJSPDO and the La Jolla design guidelines re: consistency, compatibility and continuity."

Merten: Roof lines and dormers do exist in the neighborhood. Design Manual: "Roof forms on any given street will be required to be 'compatible' . . . ." Should be in the neighborhood, not 2 blocks away. The design manual says: "To conserve important design characteristics in La Jolla Shores some uniformity of detail, scale, proportion, texture, materials, color and building form is necessary." Is this proposed project in relationship to the neighbors in this particular block? Does this have enough uniformity to meet the wording of the ordinance which says "unity with variety?" Is the project so different in its form to not be in relationship with the neighborhood? He is looking for a higher degree of unity.

Boyden: The Design Manual uses the words consistency, compatibility, and continuity to describe desirable roof forms.

**Response:** The LJ Shores Design Manual is a guideline. Everyone has different interpretations

Lucas: House does look like ski chalet and a bit out of place. But the angled roof makes this 3 story house less massive and more like a 2-story house. I think that the north side looks too straight-sided and plain with the dark siding, and think some features could be added to help such as opaque windows, material variety, etc. There is 2-story Spanish style house next door at the maximum height 29.5' on the north side, which is straight sided and does not step back the 2<sup>nd</sup> floor per the La Jolla Community Plan: "Structures with front and side yard facades that exceed one story should slope or step back additional stories..." That house looks massive and intrudes on the neighbor's privacy. This proposed house looks a lot less massive and is more respectful of neighbor privacy. The Spanish house should not have been permitted in its present straight-sided form. Therefore I don't believe it should be used for criteria that determine the roof shapes/materials for the neighborhood.

Morton: Max height is 29.5' at ridgeline. Thinks house harkens back to earlier gabled houses, but with modern elements. [He likes this.] The rear of the house looks more modern and has fewer traditional elements. There is a lack of consistency from front to back. It is as if there is one house in the front and a separate house in the rear. Cottage style houses are common in the area.

**Motion: Merten; Second: Schenck**

Findings for a SDP can not be made because the project does not comply with general design regulations of the LJSPDO as further explained in the LJS Design Manual.

Motion fails due to tie: 4-4-0;

Approve: Schenck, Merten, Furtek, Naegle; Oppose: Morton, Boyden, Lucas, Morrison.

**Motion: Lucas; Second: Morton**

Findings can be made for a SDP. The home typifies the LJSPDO goal of unity with variety.

Motion fails due to tie: 4-4-0;

Approve: Morton, Boyden, Lucas, Morrison; Oppose: Schenck, Merten, Furtek, Naegle

Morton: Still has stylistic issues with the front of the house looking different from the rear. Would anyone support a continuance?

Naegle: Only if we give specific suggestions for changes.

Merten: Agrees with Morton that there are two buildings here. One in front and one in back.

Morton: Back needs Craftsman pitches from the front. Eaves and details.

Lucas: I just think that the north side needs to be broken up with a change of materials. The dark siding is too massive. Perhaps stucco to match the front could be added to the front lower corner below the lower eaves?

Schenck: Might support if changes such as remove dormers was made.

**No further motions are made. The project will request a full review at the next CPA meeting**

**B. PALAZZO –Preliminary Review (No vote with respect to findings will be taken)**

- PROJECT NUMBER: 195026
- TYPE OF STRUCTURE: 3- STORY WOOD FRAME
- LOCATION: 2402 Torrey Pines Road
- PLANNER: Tim Daly: Ph: 619-446-5356 Email: tdaly@sandiego.gov
- OWNERS REP: Paul Lamme: Ph: 858-875-5986; plamme@intergulfusa.com
- PROJECT DESCRIPTION: 52 residential condos (previously approved for 30 units) on a vacant 1.21 acre site at 2402 Torrey Pines Rd in the V Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit [City]
- SEEKING: (PROCESS 4) Coastal Development Permit (CDP), Site Development Permit (SDP) and Vesting Tentative Map to amend CDP 46240 and SDP 46241 [City]
- NEIGHBORHOOD DESCRIPTION: Visitor Zone

Michael Morton: Disclosed that his firm worked on the original proposal for this project 3 years ago. He has not done any work since then and does not have any financial interest in it.

**Presented by: Paul Lamme; Steven Jones; Scott Ballard**

Lamme: First revision was submitted in November. Changes have been made since then. The original project design received a Site Development Permit in 2007 (submitted 2005).

Original design was 14 townhomes plus 3-story condo project of 15 units. Parking was underground. There was a large arch in the middle of a building that fronted Torrey Pines road that cars would drive through to access the parking. Due to the economic downturn, they have changed the project to be more smaller units and a lower price, rather than the fewer, larger, higher-priced units.

New site design consists of: Three 3-story buildings and a row of 2-story townhomes along the east side next to the Sandpiper development. There are 52 units – smaller than original Palazzo design. Original 2500 sq ft unit size was scaled down to smaller approximately 1200 sq. ft. units Underground parking underlies most of the site. There is no vehicular access to the grounds, only to the underground parking. Entrance to the parking is through one driveway in the front at Torrey Pines road. There is a fire lane entrance not paved as for regular traffic.

There are 112 parking spaces provided compared to the 104 required by the city (1 per bedroom). There are three 1-bedroom units, one 3-bedroom unit, and the rest are 2-bedroom units. Greenscape = 30%; Lot coverage = 50%; Traffic Generation: 312 trips per day total.

Steven Jones: Showed massing study with sight lines/view corridors. Showed changes from November submission in response to city comments.

Instead of having one or two large buildings, having several smaller buildings allows view corridors and green areas in between which is much nicer. Also, the eastern view corridor is also a fire lane for fire truck access.

Driveway is approved at 24 feet width. City would like it larger, but builder wants it at this width for design and structural reasons.

Morton: Is there a curb cut for fire lane? Answer: No. Could fire lane be used for a loading zone? Probably not. Fire lane will be grass.

Roof plan currently does not show revised placement of air-conditioning equipment. They will use split air conditioning systems installed inside the building. The units are smaller and they plan to take out one bedroom per building to hide equipment in. This way it will be less visible to the neighboring developments.

Board comments:

Merten: Rear buildings are close to the property line which is a residential single family zone. LJSPDO states that setbacks in neighborhood should be in general conformance.

Helen: Isn't this the Visitor Zone? Answer: Yes. Any other hotels nearby other than the Hotel La Jolla? Answer: No. Size of site? Answer: 1.25 acres.

Public comment:

All four members of the public are from the Sandpiper development to the east.

Barbara Sheipe: She has concerns about underground parking garage that abuts the property line of the Sandpiper. How close does the structure come to the property line and how will they dig this? Answer: The underground garage will extend to the 5' setback of the property line. They will reinforce the dirt as they are digging. There will be no settling or undermining of the adjacent buildings.

John Novasloski : Concerned about the number of units jumping from 30 to 52 units. They only have 29 units in their development on a similar acreage. He is happy to see something going in to replace an empty lot. There are 2 schools, a fire station, a hotel, and a market in the area. Traffic is a real problem. He thinks that the driveway design, even with the stop light at the entrance, has a lot of the same issues that they have leaving their complex. It may be worse because there is no loading zone in front as a buffer and the road has narrowed and bike lane ended. This driveway is far more dangerous. He requests story poles for the buildings so that they could see the outline of the proposed buildings and the heights.

Roy Sheipe: Has concerns about too many smaller units. Now 1200 sq. ft. Where is the air vent for the parking garage?

**Response:** The builder does not know at present time where the exhaust will be located.

Susan Stillings : Has concerns that the 52 smaller units will turn area into renters' paradise like Pacific Beach. Two bedroom units will be sublet to help pay mortgages. There is not enough visitor parking, especially if sub-letting is going on. Will the buildings to the east side shade their site, especially the pool/recreation area? **Response:** the proposed buildings on the east side are 2-stories and a maximum height of 22'. Showed diagram showing open area with spa next to adjacent property pool area. They do not believe that there will be any shading with these buildings and in addition the ground level is slightly higher in the east.

Further board questions/comments:

Boyden: Sees problem turning into the driveway. Does not feel it is safe.

Lucas: This development has too much density and not enough green area 52 units and 104 bedrooms is the maximum permitted They should consider scaling back the development a bit The Sandpiper to the north has only 29 units and has more recreation areas including a pool and tennis court. There is not enough parking. Although there is more parking than the city requires, having only 8 visitor spaces is a problem. He shares concerns about subletting. They should cut down the number of units and bedrooms to improve the parking ratio. There is no loading zone and the parking garage is not high enough to allow moving van access. It will be difficult and a traffic hazard when people move in and out of the complex. **Response:** They will look at the feasibility of consolidating some smaller units into larger ones They do have a recreation area with a pool and barbeques.

Morton: Redesign the parking plan to gain more spaces. **Response:** Will look at tandem parking. There only two elevator units.

Schenck: Thinks that parking will not be an issue as many of the owners will be absentee and only visit certain times of the year. The residents can work out unofficial sharing schemes for parking.

Naegle: Thinks that the parking spaces are too far from the residential units. Parking garages are designed for cars and not people, and are unpleasant to be in.

The project would like to return next month. Boyden believes that the schedule is full as it is. She will work with them to schedule a return.

No further action taken. The meeting was adjourned.

# La Jolla Traffic & Transportation Board

## DRAFT MINUTES

Chairman: Todd Lesser

Vice Chairman: Joe LaCava

Secretary: Vacant

### MEETING – 25 February 2010

**PRESENT:** John Beaver (LJTC), Michele Addington (CPA), Joe LaCava (BRCC), Todd Lesser (LJSA), Deborah Marengo (PLJ), George Sutton (LJSA)

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

#### NON-AGENDA PUBLIC COMMENT:

Sally Miller: Via Capri increased visibility obstruction from growing trees has become a safety issue. A white line on the road will not suffice to resolve this issue.

Portia Wadsworth: The 25mph traffic speed is not observed on Chelsea, could a speed cushion or device be used to slow down traffic? Todd noted that the fire department prefers these to speed bumps.

Sherry Nooravi: Requested a timeline for the Torrey Pines project and an update on the status of the fence damaged at Coast Walk and Amalfi due to the car accident.

Mike Costello: The Bird Rock Traffic Task Force is being revived by Joe Parker.

Guests: Are the results of the speed study of Torrey Pines road available? Todd: not at this time.

Guest: A dedicated lane is needed for bicyclists on Torrey Pines Road as it approaches Prospect Lane.

#### COMMENTS FROM THE CHAIR:

Gillespie & La Jolla Elementary have experienced multiple car accident misses. The City is moving forward on the flashing crosswalk. Also need for traffic calming and preventing mid-block u-turns. Land is available for construction of a roundabout at Genter which might be one option.

#### AGENDA ITEMS.

1. **V-Calm sign on Cardeno** – The city is recommending a V-Calm sign based upon speed and volume of traffic. It will be placed on the west side of Cardeno, north of Kaimaline lane for the southbound traffic. Voting Item  
Andy Stiles and Greg Anthony each spoke about the need to have the V-sign due to multiple accidents over the years and presented a list of neighbor's signatures.  
Greg Anthony: spoke on the accidents

**MOTION: To Approve Proposal (La Cava/Marengo), 6-0-0.**

#### 2. **Update on Torrey Pines Corridor Project – non voting item. Chair report**

\$167,149 has been allocated to the preliminary engineering phase of the Torrey Pines Corridor project. The City sees this as a three phase project. City Engineering will come to the community groups, assuring the La Jolla Community has a voice as this project is refined.

ITEM 11 March 4, 2010 CPA AGENDA
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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](mailto:dmurbach@sandiego.gov)
- OWNERS REP: Christina Mannion ph. 619-293-7640; [Christinam@wallacecunningham.com](mailto: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)

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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 19<sup>th</sup>; 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.

ITEM 12 March 4, 2010 CPA AGENDA
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-----Original Message-----

**From:** Dekic, Biljana [mailto:BDekic@sandiego.gov]  
**Sent:** Monday, February 08, 2010 11:18 AM  
**To:** jlacava@san.rr.com; 'Todd Lesser'  
**Cc:** Pence, Gary; Alo, Leo  
**Subject:** FW: Torrey Pines Road Speed Change

Hi Joe, Todd,

The speed survey was updated in October 2009. The 85<sup>th</sup> percentile speed measured 46 mph, which is the speed 85% of vehicles are driving at or below.

Based on new speed laws, the posted speed is rounded to the nearest 5 mph increment and then it could be reduced by 5 mph if special conditions are identified. In this case, that is accident history. This segment has 24 recorded accidents (these are only with injuries and significant property damage) in the past 2 years, most of them related to speeding. To put things in perspective, the accident rate for this segment is 1.126, while for the same street classification elsewhere in the City it is 0.3.

Given all this, the speed limit could be reduced to 40 mph; however, at 45 mph it would still be enforceable. We will hold off the re-posting until you discuss this at the March meeting.

Thanks, Biljana

[Additional information based on telephone conversation with Biljana.](#)

[Over the past 5 years \(but predominantly the past 3 years\):](#)

- [80 reported accidents](#)
- [42 due to speed](#)