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## La Jolla Community Planning Association

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

**Thursday, 8 January 2009, 6:00 pm**

La Jolla Recreation Center, 615 Prospect Street

### **D R A F T AGENDA**

- 6:00p**
1. Welcome and Call To Order: **Joe LaCava**, President
  2. Adopt the Agenda
  3. Meeting Minutes Review and Approval: 4 December 2008
  4. President's Report – Possible Action Items
    - A. Modify Policy re CDP Committee – ACTION ITEM (See attached)
    - B. Approve Policy re PRC Committee – ACTION ITEM (See attached)
    - C. Form Election Committee for Regular Annual Elections in March
    - D. Tassviri Hotel – Ratify President's Appeal of Hearing Officer Approval (PC Hearing is March 19.)
    - E. Community Contact for City's Historical Resources Section – Ratify President's nomination of Carol Olten
  5. Officer's Reports
    - A. Treasurer: **Jim Fitzgerald**
    - B. Secretary: **Darcy Ashley**
  6. Agency Reports – Information Only
    - A. UCSD - Planner: **Anu Delouri**, [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu), <http://commplan.ucsd.edu/>
    - B. City Of San Diego – City Planning & Community Investment Department  
La Jolla Rep: **Lesley Henegar**, 619.235.5208, [lhenegar@sandiego.gov](mailto:lhenegar@sandiego.gov)
    - C. Council District 2 – Councilmember Kevin Faulconer  
Rep: **Thyme Curtis**, 619.236.6622, [tcurtis@sandiego.gov](mailto:tcurtis@sandiego.gov)
    - D. Council District 1 – Councilmember Sherri Lightner  
Rep: **Alex Varon**, 619.236.6611, [avaron@sandiego.gov](mailto:avaron@sandiego.gov)
  7. **Non-Agenda Public Comment**  
Comments on items not on the agenda and within CPA jurisdiction, two (2) minutes or less.

## **8. CONSENT AGENDA**

Consent Agenda allows 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 the Consent Agenda are trailed to the next CPA meeting.*

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

CDP – Coastal Development Permit Committee, Chair Tony Crisafi, 2<sup>nd</sup> & 3<sup>rd</sup> Tues

PRC – La Jolla Shores Permit Review Committee, Chair Tony Espinoza, 4<sup>th</sup> Tues, 4pm

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

### **A. DALLAL RESIDENCE**

CDP ACTION: Findings can be made that project meets requirements for the CDP, 7-0. 337 Bandera Street – Coastal Development Permit for 2,474 sf addition to an existing residence on a 7,634 sf lot.

### **B. LOFTS AT BIRD ROCK**

CDP ACTION: Findings can be made that project meets requirements for CDP, SDP & Tentative Map Waiver with following condition: Post speed limit along the alley, 5-4-0. 5505 La Jolla Blvd – Coastal Development Permit, Site Development Permit and Tentative Map Waiver to demo existing restaurant and construct 11 residential condominiums, 7 commercial condominiums, and underground parking on 16,000 sf +/- in PDO–Zone 4.

### **C. GRANT RESIDENCE**

CDP ACTION: Findings can be made at Preliminary Review that project meets requirements for the Extension of Time (EOT), 4-0-1-2. 6929 Fairway Avenue – Extension of Time for CDP 165304 to demo existing residence and construct 6,862 sf residence on 0.577 acre site.

### **D. SLOYER DUPLEX**

CDP ACTION: Findings can be made at Preliminary Review that project meets requirements for the Extension of Time (EOT), 6-0-0. 626 Bonair Way – Extension of Time for CDP 192072 to demolish existing residence and construct 4,695 sf duplex on a 6,310 sf lot.

### **E. BEARDSLEY RESIDENCE**

CDP ACTION: Findings can be made that the project meets the requirements for NDP and that no variance is required, 6-0-0. 7336 Monte Vista – Neighborhood Development Permit to expand structural envelope and reduce north side setback from 4' to 3'-8" , previously conforming density.

### **F. THE CHILDREN'S SCHOOL**

T&T ACTION: Approve City's proposed curb colors for Torrey Pines Lane except restrict Loading Zone to 7-10a and 2-4p and provide red curb at crosswalk, 8-1-0. 2225 Torrey Pines Lane – SDP and CDP for additional classroom space. Total new construction: 15182 sf; net total buildings: 39113 sf on a 260,924 sf lot.

### **G. WAVERLY STREET AT BIRD ROCK PARK**

T&T ACTION: Support City's design leaving option for neighbors to provide alternative solution while preserving project schedule, 9-0-0. Construct curb, gutter, & sidewalk and some paving within Waverly right-of-way to provide pedestrian access from Colima Avenue to proposed Bird Rock Park gate.

### **H. PATTERSON RESIDENCE**

PRC ACTION: Findings can be made to approve project, 3-0-0. 8216 Prestwick – Extension of Time for CDP 185064. Demo exist residence, construct 5,636 sf residence on a 20,805 sf lot.

**9. REPORTS FROM OTHER ADVISORY COMMITTEES**

*Information only unless otherwise noted*

- A. COMPACT (*Community Planners Advisory Committee on Transportation*)  
CPA Delegate: **Vacant**, 4th Wed, 6:30pm, 202 C Street 12th floor
- B. LA JOLLA COMMUNITY PARKING DISTRICT ADVISORY BOARD  
CPA Delegate: **Orrin Gabsch**, *Not Currently Active*

**10. SEWER GROUP 715 / WATER & SEWER GROUP 716**

Information Only – Replacements in the Village (Girard, Wall, Kline), residential west of Torrey Pines Road, some in the Shores (Amalfi, Lookout, Hillside). See attached maps. Tentative start date: September 2009. Residents & Merchants will receive notice 30 days prior to start of construction.

**11. VERIZON MANDELL**

PRC ACTION: Approved 3-1-0 with conditions (See PRC Minutes)  
Pulled from October Consent Calendar by Public, delayed at applicant's request  
8625 La Jolla Scenic – Installation of 12 antennas in 30-foot Monopine with 3 aboveground equipment cabinets.

**12. LA JOLLA PLANNED DEVELOPMENT ORDINANCE**

Proposal to amend PDO by inserting statement: "In no case shall a deviation pursuant to a Planned Development Permit pursuant to Chapter 12, Article 7, Division 6 or a variance pursuant to Chapter 12, Article 6, Division 8 be granted to exceed the maximum number of stories allowed under §159.0307(d)(2).

**13. LA JOLLA SHORES PLANNED DEVELOPMENT ORDINANCE**

PRC ACTION: Draft language unanimously supported by Committee  
Proposal to amend PDO by inserting a definition of "minor in scope." Minor in scope is an important threshold as to which projects/improvements can proceed with simply a building permit versus those that must seek a Site Development Permit.

**14. COASTAL PERMIT EXEMPTION ORDINANCE**

Proposed change in Land Development Code to delete current exemption language and replace with new language which exempts projects from a Coastal Development Permit if they don't exceed 90% of allowed height and 90% of allowed Floor Area Ratio (FAR) and second story is no more than 40% of the total FAR.

**15. ADJOURNMENT**

<p><b><i>Next Regular Meeting: Thursday, 5 February 2009</i></b></p>
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***Possible Agenda Items***

- ✓ MEMBER MEETING – Ratify updated Bylaws.
- ✓ CANDIDATE FORUM – Opportunity for candidates in March Election to make brief statement.
- ✓ T-MOBILE POTTERY CANYON – Applicant requested that this item continued from our December meeting be further continued until February or March.

LA JOLLA COASTAL DEVELOPMENT PERMIT COMMITTEE  
LA JOLLA COMMUNITY PLANING ASSOCIATION

COMMITTEE REPORT  
for DECEMBER 2008

FINAL REVIEWS:

Project Name: **DALLAL RESIDENCE**  
337 Bandera St. Permits: CDP  
Project #: JO#42-7166/117460 DPM: Laura Black lblack@sandiego.gov  
Zone: RS-1-7 Applicant: Eduardo del Monte 619-227-1503  
[Archi\\_pac@yahoo.com](mailto:Archi_pac@yahoo.com)

**Subcommittee Motion:**  
(Merten/Hayes 7-0-0) Findings can be made that the project meets requirements for the CDP.

Project Name: **LOFTS AT BIRD ROCK**  
5505 La Jolla Blvd. Permits: CDP, SDP, Tentative Map Waiver  
Project #: JO#42-7916/151878 DPM: John Fisher jsfisher@sandiego.gov  
Zone: RS-1-4 Applicant: Jeff Eldon 858-793-4601  
jelden@san.rr.com

**Subcommittee Motion:**  
(Hayes/Morton 5-4-0) Findings can be made that the project meets requirements for the CDP, SDP & Tentative Map Waiver with the following condition:  
1.) Post speed limit along alley.

Comments Against:

**Collins:** 1.) Presence of residential units on Midway  
2.) Parking – queue time  
**Little:** 3.) Residential units should not be on Midway  
4.) Auto elevators are cause for problems  
5.) Considers Lanai as a third story.

Project Name: **PILSBURY RESIDENCE**  
7339 Fay Ave. Permits: CDP  
Project #: JO#43-1668/166423 DPM: Derrick Johnson  
dnjohnson@sandiego.gov  
Zone: RM-1-1 Applicant: Tim Pilsbury tpilsbury@hotmail.com  
Ramon Moscoso  
mosarchlcstudio@mac.com

**Subcommittee Motion:**  
(Hayes/Crisafi 5-0-4) Findings can be made that the project meets requirements for the CDP.

**PRELIMINARY REVIEWS:**

Project Name:	<b>GRANT RESIDENCE</b>	Permits:	EOT
	6929 Fairway Rd.	DPM:	PJ Fitzgerald pfitzgerald@sandiego.gov
Project #:	JO#43-1661/166204	Applicant:	Reggie Reyes 858-459-9291
Zone:	RS-1-4		<a href="mailto:rreyes@islandarch.com">rreyes@islandarch.com</a>

**Subcommittee Motion:**

**(Hayes/Morton 4-0-1-2) Findings can be made at Preliminary Review that the project meets requirements for the EOT.**

**Abstain – Little**

**Recuse – Crisafi, Collins**

**Applicant stated no changes to plan.**

Project Name:	<b>SLOYER DUPLEX</b>	Permits:	EOT
	626 Bonair Way	DPM:	Kathy Henderson
Project #:	JO#43-1762/167699		khenderson@sandiego.gov
Zone:	RM-1-1	Applicant:	David Sloyer 858-335-8865
			<a href="mailto:dsloyer@yahoo.com">dsloyer@yahoo.com</a>

**Subcommittee Motion:**

**(Merten/Collins 6-0-0) Findings can be made at Preliminary Review that the project meets requirements for the EOT.**

Project Name:	<b>BEARDSLEY RESIDENCE</b>	Permits:	NDP
	7336 Monte Vista Ave.	DPM:	Kathy Henderson khenderson@sandiego.gov
Project #:	JO#43-1493/163544	Applicant:	Michael Atwell 619-262-0100
Zone:	RS-1-7		mtaia2@pacbell.net

**Subcommittee Motion:**

**(Collins/Metcalf 6-0-0) Motion for final vote upon Preliminary Review.**

**(Little/Morton 6-0-0) Findings can be made that the project meets the requirements for NDP and that no variance is required. Existing setbacks remain.**

**La Jolla Coastal Development Permit Committee  
Committee Report – December 2008**

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Project Name:	<b>1245 PARK ROW – SCR</b>	Permits:	SCR
	1245 Park Row	DPM:	Tim Daly tdaly@sandiego.gov
Project #:	JO#43-1554/164362	Applicant:	Claudia Albrizzio 858-750-6669
Zone:	RS-1-7		calbrizzio@san.rr.com
			Rick rrutstien@san.rr.com

**Subcommittee Motion:**  
**(Sullivan/Little 7-0-0) Findings can not be made to approve project.**

**LA JOLLA COMMUNITY PLANNING ASSOCIATION**  
**La Jolla Shores Permit Review Committee Agenda**  
**Tuesday, December 23, 2008**  
**4:00 p.m.**  
**La Jolla Recreation Center, 615 Prospect St., La Jolla, CA**

**1. PATTERSON RESIDENCE**

PROJECT NUMBER: 167800

TYPE OF STRUCTURE: Single Family Residence

LOCATION: 8216 Prestwick Dr. La Jolla, CA 92037

PLANNER: Helene Deisher

Ph: 619-446-5223 Email:

OWNERS REP: William Hayer–Hayer Architecture Ph: 858-792-2800 Email: bhayer@hayerarchitecture.com

PROJECT DESCRIPTION: Construct a single story single family residence on a cleared 0.478 acre lot. The house and 2-car garage will total 5,636 SF with basement of 4,831 SF. Provide a new landscaping and pool. Demolish existing single family residence, existing landscape, site wall and hardscape on the site as necessary.

Lot Size: 20,804.66 SF (0.478 Acre)

Existing Sq/Ft: Level One – 5,636 SF & Basement – 4,831 SF

Addition Sq/Ft:

Subterranean Sq/Ft (if applicable):

Total Sq/Ft (excluding subterranean if applicable): 5,636 SF

Percent of lot covered: 27.40%

Floor area ratio: 0.274

Height: 23 Feet top of parapet @ lowest grade

Front yard setback: 15'-0"

Side yard setback: 8'-0"

Percent of green softscape: 55.7% (11,600 SF)

Off street parking: 2

Other:

PROJECT IS SEEKING A: CDP (#185064) for Extension of time

NEIGHBORHOOD DESCRIPTION:

NEIGHBORHOOD REVIEW:

ISSUES WITH RESPECT TO THE PDO:

**PATTERSON RESIDENCE**

Motion: Naegle – Findings can be made to approve project  
2<sup>nd</sup>: Boyden

Vote: Approved 3-0-0

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-----Original Message-----

**From:** Tony Espinoza [mailto:lajollatony@gmail.com]

**Sent:** Thursday, October 16, 2008 4:01 PM

**To:** 'Joe LaCava'; weismom@earthlink.net; James Heaton; 'Tony Crisafi'; darcys01@hotmail.com

**Cc:** Dale Naegle; fdoolittle@sbcglobal.net; Helen Boyden; Michael Morton; tlucas@abac.com; 'Trish Gibbons'

**Subject:** DRAFT Recommendations for definition of "Minor in Scope" for LJS PDO

**Importance:** High

Dear Joe, Sue, Jim, Darcy and Tony:

Enclosed is the DRAFT language that the PRC has developed for amending the La Jolla Shores PDO to define what is meant by "minor in scope." Consequently, development projects that are minor in scope may proceed without public review per the Process One or Process Two guidelines of the City of SD Developmental Services Department. All other projects would be required to proceed with public review per the Process Three, Four or Five guidelines. During the past month, the PRC has met in 3 separate public meetings and has garnered input from all committee members, the LJ CPA and several individuals from the public that attended the first two meetings to develop this Draft language.

- The proposed language would replace lines 17-20 of Section 1510.0201d of the LJ Shores PDO. In order to provide as much conformity as possible, we have adopted much of the Draft language from the City of San Diego Municipal Code: Chapter 12: Land Development Reviews: Section 126.0704 definition of exceptions ([Items in blue font are additions to the existing exemption code language](#)).
- The proposed language has been drafted in a manner so that we have defined what is not minor in scope; rather than attempt to define exceptions. The PRC felt this was the only practical way to grasp each of the relevant "triggers" for projects that are not minor in scope. We also recognize that upon final adoption the language may need to be changed to define exceptions.
- The proposed language has been separated into 13 separate definitions or "triggers". We have not attempted to rationalize or combine any of these during the Draft process as we want it to be clear what is meant by each definition. We recognize that it may be most effective to combine, rationalize or eliminate some definitions when the language is finalized.

We believe that the process to amend the LJS PDO begins with a full "vetting" among all of the affected La Jolla Community Groups including: The La Jolla Shores Association, La Jolla Advisory Board, La Jolla Town Council and La Jolla PDO. The PRC would like to obtain the additional guidance and collective wisdom of these groups before we make any final recommendations to the LJ CPA to ask for their ratification. In addition, we believe there is a significant benefit in adopting similar "minor in scope" definitions in both the LJ Shores PDO and the LJ PDO documents. Therefore, we would ask the LJ PDO committee to consider making relevant changes to its Ordinance once the LJS Draft language is completed.

We ask that each Community Group meet and garner input/recommendations and share those with me asap. Our desire is that we would have Draft language ready to share with the LJ CPA prior to its December meeting.

Please let me know if you have any questions.

With warm regards,

Tony Espinoza  
Chair  
La Jolla Shores Permit Review Committee

**Proposed language would replace lines 17-20 of Section 1510.0201d  
La Jolla Shores Planned District Ordinance**

*Note, we have adopted much of the following language from the City of San Diego Municipal Code: Chapter 12: Land Development Reviews: Section 126.0704 (Items in blue font are additions to the existing exemption code language).*

**Development that is not exempt from Discretionary Permit review(s)**

The following development is not exempt from the requirement to obtain a Coastal Development Permit, Site Development Permit or other Discretionary Permits as may be required by the La Jolla Shores PDO and are subject to Process Three, Four or Five review by the appropriate community organizations established in La Jolla Shores.

- (a) Improvements to existing structures are not exempt and may not be considered “minor in scope.”, if the improvements involve any of the following:
- (1) Improvements to any structure located on a beach, wetland, stream, or seaward of the mean high tide line, where the structure or proposed improvements would encroach within 50 feet of a coastal bluff edge.
  - (2) Improvements to any structure that would result in an increase of 10 percent or more of interior floor area (and greater than 1,000 square feet).
  - (3) Any additional interior floor area where an improvement to the structure had previously been exempted (this is intended to prevent incremental development of structures without community organization oversight).
  - (4) An increase in building height by more than 10 percent.
  - (5) An increase in total building height to 24 feet or higher or 26 feet for chimneys.
  - (6) Improvements that result in an intensification of use. For purposes of Section 126.0704, intensification of use means a change in the use of a lot or premises which, based upon the provisions of the applicable zone, requires more off-street parking than the most recent legal use on the property.
  - (7) The demolition or removal of 50 percent or more of the exterior walls of the existing structure.
  - (8) The expansion or construction of water wells or septic systems.
  - (9) Any significant non-attached structures which are greater than 16 feet in height; such as garages, fences and (non-habitable accessory structures) patio covers, roof decks, pools and spas.
  - (10) The conversion of the roof of an existing structure to a roof deck, which is greater than 16 feet in height and greater than 400 square feet.
  - (11) Any improvement to a structure where the Coastal Development, Site or other Discretionary Permit issued for the original structure indicated that any future improvements would require a development permit.
  - (12) The addition of a story to any structure irrespective of the increase in interior floor area or building height;  
and/or
  - (13) A structure that would represent a third story at any height. (This is not intended to restrict a two story design that may have multiple grade/levels. For example, subterranean basements as defined by the Municipal Code are not a story).

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La Jolla Community Planning Association  
Voting record for: January 8, 2009

Trustee \_\_\_\_\_

Vote – Yes/No/Abstain/Recuse/Out of Room --- Made Motion Second

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