



PO Box 889, La Jolla, CA 92038  
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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, 5 August 2010

La Jolla Recreation Center, 615 Prospect Street

## D R A F T AGENDA – REGULAR MEETING

6:05p

1. Welcome and Call To Order: **Joe LaCava**, President
2. Adopt the Agenda
3. Meeting Minutes Review and Approval: 1 July 2010
4. **Elected Official Reports** – Information Only
  - A. Council District 2 – Councilmember Kevin Faulconer  
Rep: **Thyme Curtis**, 619.236.6622, [tcurtis@san Diego.gov](mailto:tcurtis@san Diego.gov)
  - B. Council District 1 – Councilmember Sherri Lightner  
Rep: **Erin Demorest**, 619.236.7762, [edemorest@san Diego.gov](mailto:edemorest@san Diego.gov)
5. **Non-Agenda Public Comment**  
Issues not on the agenda and *within CPA jurisdiction*, two (2) minutes or less.
  - A. UCSD - Planner: **Anu Delouri**, [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu), <http://commplan.ucsd.edu/>
6. **President's Report** – Action Items Where Indicated
  - A. Community Planners Committee –  
<http://www.sandiego.gov/planning/community/cpc/index.shtml>
  - B. Citizens' Revenue & Econ Competitiveness Committee– Aug 26, 6-8p, UTC Forum Hall
  - C. Whitney Mixed Use – Shall the decision of the Hearing Officer be appealed?
  - D. Sorokin Duplex Appeal - Update
  - E. Olivetas Avenue - Update
  - F. Via Casa Alta – Update
7. Officer's Reports
  - A. Secretary
  - B. Treasurer

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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.*

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

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

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

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

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

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

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

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

### **A. RUBIO’S**

PDO ACTIONS:

1. Approve the lot tie agreement at 7530 Fay Avenue with the recommendation for landscape barriers to be designed for the Fay Avenue side of the parking lot, 6-0-0.

2. Approve the Rubio’s signage by TNT Electric Sign Inc. with the recommendation that the entire pole sign be no more than 20 feet tall and all colors to conform to the LJPDO Appendix C, 6-0-0.

3. Approve the Architectural drawings with the recommendation that all building colors and awning colors to conform to the LJPDO Appendix C. This approval does not extend to the signage as represented on the Architect’s drawings, 6-0-0.

7530 – 7554 Fay Avenue – Façade changes and new signage for new tenant.

### **B. MIKEZELECTRICBIKES**

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

949 Pearl – New sign

### **C. BISHOP SCHOOL LIBRARY & LEARNING CENTER**

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

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

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

T&T ACTION: --

Closure of Coast Boulevard and on-street parking

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

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

Closure of Coast Boulevard and on-street parking

### **F. CARDENO DRIVE SPEED LIMIT REDUCTION**

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

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

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

T&T ACTION: --

Closure of Girard Avenue between Pearl and Genter.

### **H. GIRARD & KLINE – Closure of bus stop**

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

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

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

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

Removal of Stop Sign on eastbound Ardath Road.

**J. CLEARWIRE CLIFFRIDGE PARK**

PRC ACTION: Approval of change to leave existing left field faux foul pole as is, 7-0-1.  
8311 Cliffridge Avenue - Conditional Use Permit for a Clearwire wireless communication facility inside two existing foul poles whose height will be increased by 6 feet (one dummy) concealed behind RF transparent materials with above ground equipment inside a chain-link fence with slats. Project previously approved by CPA and Planning Commission with both poles being raised. Users of park want faux pole to be left at current height.

**K. WHITNEY MIXED USE- Variance**

PRC ACTION: Can not make findings for Variance, 4-3.  
2202 & 2206 Avenida de la Playa – Project previously denied by CPA. Returned for community review after City required a Variance due to apparent conflict with visibility triangle regulations.

**L. MCLEOD RESIDENCE**

PRC ACTION: Findings can be made for SDP and CDP, 6-0-2.  
8484 La Jolla Shores Drive - Permit to demolish existing residence and construct a 3,600 sq ft two-story single family residence on a 0.12 acre site at 8484 La Jolla Shores Drive in the SF Zone.

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

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

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Time  
Certain  
6:30pm

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

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

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

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

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

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

**13. Hooshmand Residence**

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

*Pulled from Consent Agenda by Chair*

2480 Rue Denise - Coastal Development Permit and Site Development Permit for a 4,463 sq. ft. addition to an existing single family residence on a 0.29 acre site.

Redesign reduced addition to a total square footage of 4073 sq ft. Project was denied by PRC 7-0-1. Applicant returned with new design which was denied 4-0-1.

**14. La Jolla Blvd (Mesa Wy to Palomar Av) – No Parking Vehs for Sale Zone**

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

*Pulled from Consent Agenda by Dan Courtney*

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

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

**16. Adjourn to Next Regular Meeting on September 2, 2010, 6:00 pm**



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## La Jolla Community Planning Association

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

**Thursday, 1 July 2010**

La Jolla Recreation Center, 615 Prospect Street

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

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

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

#### **2. Adopt the Agenda.**

**Approved Motion: Motion to adopt the Agenda, (Costello/Fitzgerald 10/0/1).**

In favor: Burstein, Costello, Crisafi, DuCharme Conboy, Fitzgerald, Gabsch, Little, Manno, Merten, Whittemore.  
Abstain: LaCava

**6. H: Heard out of order to accommodate the Spokesperson.**

**Agenda Item 6: Presidents Report: Item H only:** Overhead Projector demonstration: **Trustee Little** arranged for **Mr. Paul Ruttan, Troxell Communications, Inc** to demonstrate an overhead Projector/Camera that would facilitate LJCPA presentations. The Trustees were impressed and indicated the equipment would be a welcome and useful addition, were funds available. **President LaCava** suggested that given the LJCPA's always limited funds, a donation/fund raising would be very welcome.

**3. Meeting Minutes Review and Approval:** 03 June 2010

**Approved Motion: Motion to approve the Minutes of 03 June 2010, (Crisafi/Fitzgerald 13/0/1).**

In favor: Burstein, Costello, Courtney, Crisafi, DuCharme Conboy, Fitzgerald, Gabsch, Little, Manno, Merten, Rasmussen, Salmon, Whittemore.  
Abstain: LaCava

#### **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)

Ms. Curtis was not present.

B. Council District 1 – Councilmember Sherri Lightner

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

**Ms. Demorest** was present and made a report: Announced that the Fireworks Display at La Jolla Cove will proceed. An experienced interim Ranger is scheduled to be on site in July at the Children's Pool. The Sewer & Water Replacement Project should be finished next week. Additional information is available on Councilmember Lightner's website.

**President LaCava** noted he has sent a letter to Councilmember Lightner thanking her for her extraordinary assistance regarding the Children's Pool.

#### **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/>

Ms. Delouri was not present.

**Mr. Nick Sauer**, community member thanked the LJCPA for their service and requested the Trustees continued opposition to the Palazzo project.

**Trustee Gabsch** requested an update/review of the UCSD building project at La Jolla Village Dr/Villa La Jolla Dr.

**Trustee Courtney** invited the community to participate in the 14<sup>th</sup> annual La Jolla Summer White Party Saturday, July 24 at 4:00 PM.

**Trustee Salmon** requested an update/review of the SIO MESOM, (Marine Ecosystem Sensing, Observation & Modeling Laboratory) planned building.

Community member **Ms. Esther Viti**, Chair of the Nell Carpenter Beautification/Streetscape Committee of the La Jolla Town Council, invited the Community to participate, to volunteer, to "Clean-up La Jolla".

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

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

**President LaCava** noted: Committee discussed Water Ordinance. Referred Trustees to the Website for committee information.

**B. Joint Committee Appointments –** Ratify appointments by BRCC and PLJ

**Bird Rock Community Council:**

**La Jolla Planned District Ordinance Committee:**

Joe Parker

Ione Stiegler

**La Jolla Traffic & Transportation Board:**

Patrick Ryan

George Sutton

**Promote La Jolla:**

**La Jolla Planned District Ordinance Committee:**

Jennifer Clark

Deborah Marengo

Trent Wagenseller

**La Jolla Traffic & Transportation Board:**

Daisy Fitzgerald

Keith Kelman

**Approved Motion: Motion to ratify 2010-2011 Committee Appointees submitted by Bird Rock Community Council, Promote La Jolla: (DuCharme Conboy/Crisafi 9/2/3)**

In favor: Courtney, Crisafi, DuCharme Conboy, Gabsch, Manno, Merten, Rasmussen, Salmon, Whittemore.

Opposed: Burstein, Costello

Abstain: Fitzgerald, LaCava, Little.

**C. Land Development Code Update #7 –** City accepting suggestions

**President LaCava** noted this is primarily an exercise in correcting inadequate/confusing language. **President LaCava** will submit a list of items and encouraged Trustees to submit suggestions.

**D. Amateur Radio Antenna Regulations –** Update

**President LaCava** noted Radio Antennas are an issue within La Jolla: the City has attempted to draft an ordinance, however with no clear direction from the Planning Commission, City Staff is not currently preparing an ordinance.

**E. SDG&E Smart Meters –** Coming to La Jolla Fall 2010.

Analog meters will be replaced with digital meters. San Diego Gas & Electric will present to the LJCPA in September 2010.

**F. City Redistricting Commission - Application/Nominations due by Aug 2nd**

Redistricting is scheduled every ten years after the census. **President LaCava** noted this will be a particularly interesting exercise: a ninth City District will be added, therefore in addition to re-balancing the population, a decision on the location of the new Ninth District will be required. The City Clerk is now accepting nominations/applications for the City Redistricting Commission.

**G. New City Hall – Public Forum: Thurs, Jul 8, 6pm, Nobel Rec. Center, 8810 Judicial Drive**

**President LaCava** noted: For those interested: there is an abundance of information on this subject on the San Diego City website.

**H. Overhead Projector: Heard out of sequence, see above.**

**President LaCava** noted, although not listed on the Agenda:

(1) San Diego City has commenced the process for a Coastal Development Permit Amendment: to allow for a permanent year round rope to be installed at the Children's Pool: tentatively scheduled to be heard at the September LJCPA Meeting.

(2) SANDAG is organizing a 2050 Regional Circulation Plan that will impact La Jolla. **President LaCava** suggested this is a subject that may require consideration by the Trustees.

**7. Officer's Reports**

**A. Secretary – Nancy Manno**

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

**B Treasurer – Jim Fitzgerald**

Beginning Balance: \$551.99 + Income \$93.27 – (Expenses \$195.61) = Ending Balance: \$449.65

Expenses: include 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.

**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

PDO – No Action Items

**A. Finkelstein Residence**

DPR ACTION: The findings can be made for CDP, 8-0-1.

5862 Box Canyon Road - Coastal Development Permit for an approximate 3,548 sq. ft. addition to an existing single family residence on a 0.51-acre property in the RS-1-4 Zone.

**B. Hooshmand Residence: Pulled: President LaCava**

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

2480 Rue Denise - Coastal Development Permit and Site Development Permit for a 4,463 sq. ft. addition to an existing single family residence on a 0.29 acre site. Subsequent redesign reduced addition to a total sq. footage of 4073 sq. ft. Note applicant returned with new design after the previous design was denied by PRC 7-0-1.

**C. 7411 Olivetas Avenue – Proposed New Passenger Loading Zone**

T&T ACTION: Recommend reallocating the current length of white curb to serve both the League House and the Darlington House, 6-0-0. Recommend consideration of special signage at the Darlington House so that the white curb is a loading zone only during events, 6-0-0.

**D. La Jolla Blvd (Mesa Way to Palomar Ave) – No Parking Vehicles for Sale Zone: Pulled: Trustee Courtney**

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

**E. Wall Street Closure – 75<sup>th</sup> Anniversary Celebration of Post Office**

T&T ACTION: Recommended Approval, 6-0-0.

Proposal to close Wall Street from Ivanhoe to Alley on Sep 11, 2011 from 1pm to 5pm.

**Approved Motion: Motion:**

**To accept the recommendation of the Development Permit Review Committee:**

**(A) Finkelstein Residence: 5862 Box Canyon Road - Coastal Development Permit for an approximate 3,548 sq. ft. addition to an existing single family residence on a 0.51-acre property in the RS-1-4 Zone, and forward the recommendation to the City.**

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

**(C) 7411 Olivetas Avenue – Proposed New Passenger Loading Zone: Recommend reallocating the current length of white curb to serve both the League House and the Darlington House, 6-0-0.**

**Recommend consideration of special signage at the Darlington House so that the white curb is a loading zone only during events, and forward the recommendation to the City.**

**(E) Wall Street Closure – 75<sup>th</sup> Anniversary Celebration of Post Office: Proposal to close Wall Street from Ivanhoe to Alley on Sep 11, 2011 from 1pm to 5pm, and forward the recommendation to the City.**

**(Salmon/Merten 13/0/1)**

In favor: Burstein, Costello, Courtney, Crisafi, DuCharme Conboy, Fitzgerald, Gabsch, Little, Manno, Merten, Rasmussen, Salmon, Whittemore.

Abstain: LaCava

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

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

B. COASTAL ACCESS AND PARKING BOARD – Meets 1<sup>st</sup> Tues, 4pm, Rec. Center: *No report*

**10. Via Casa Alta – Change No Parking Signage from 2a-6a to 10p-7a**

T&T ACTION: To deny proposal, 4-3-1.

*Pulled from Consent Agenda by Applicant*

Presented: **Mr. Clark Straw**, President, La Jolla Summit HOA: **Mr. Straw** on behalf of the La Jolla Summit HOA and property owners at 1954 Via Casa Alta and 2012 Via Casa Alta adjacent to two vacant lots, and the owner of these two vacant lots on Via Casa Alta, requested a change in the “No Parking” restriction hours on Via Casa Alta, (signs are located on the two vacant lots on Via Casa Alta), primarily for reasons, (but not limited to), of late night gatherings, egregious littering, alcohol consumption, fire danger, and excessive noise.

**Approved Motion: Motion to approve a change in the No Parking Signage on two vacant lots between 1954 Via Casa Alta and 2012 Via Casa Alta to 10:00 PM – 7:00 AM (Rasmussen/DuCharme Conboy 9/4/1).**

In favor: Burstein, Costello, Crisafi, DuCharme Conboy, Fitzgerald, Manno, Merten, Rasmussen, Salmon.

Opposed: Courtney, Gabsch, Little, Whittemore

Abstain: LaCava

**11. Water Ordinance Regulations**

City initiated effort to modify the current emergency regulations to make the current water use restrictions permanent (see attachment).

**President LaCava** presented: San Diego City is currently in Drought Response Level 2, The City is proposing an ordinance amendment to make the current emergency water regulations permanent. **President LaCava** suggested the need to recognize we live in a drought area and to comprehensively address sustainability.

**President LaCava**, in answer to Trustees questions, noted this proposed ordinance is an attempt by the City to address only one part of a large, complex issue. **Trustee Little**, in opposition, spoke to City approved population/building project expansion and **Trustees Courtney, Gabsch, Whitemore** concurred/commented. **Trustees Costello, DuCharme Conboy, Fitzgerald, Merten, Rasmussen** spoke in general support of the concept with some expressed reservations. Community Members: **Darcy Ashley, Cynthia Bond, John Hildebrandt, Martin Mosier, Don Schmidt** commented.

**Approved Motion: Motion to support the concept of the San Diego City Water Ordinance Regulations, and to ask the City to control growth in light of dwindling potable water supplies, to develop new sources of water, to expand the "Purple Pipe" distribution system, and to ask the City to convert its public landscaping to drought tolerant landscaping, (Burstein/Costello 7/5/2).**

In favor: Burstein, Costello, Crisafi, DuCharme Conboy, Fitzgerald, Manno, Rasmussen.

Opposed: Courtney, Gabsch, Little, Merten, Whitemore

Abstain: LaCava, Salmon

## **12. La Jolla Shores PDO and Base Zones – Information Only**

Brief presentation of on-going efforts to reintroduce Base Zones for the Shores PDO in order to address issues such as FAR, setbacks, etc.

**Trustee Whitemore** presented a history and interpretation, based on his personal, extensive research, of the La Jolla Shores Planned District Ordinance, (LJSPDO), and specifically focused on: the San Diego Municipal Code establishing Base Zone Development Regulations, and the application, and/or lack thereof of these Base Zone Regulations and discussed the application and/or lack thereof of allowable maximum Floor Area Ratios, (FAR), within the LJSPDO area. **Trustee Whitemore** advocates establishing Base Zone Regulations in La Jolla Shores..

**Trustee Merten** offered an analysis and interpretation, regarding the LJSPDO, pertaining to the application of San Diego City Base Zone Regulations, differing from **Trustee Whitemore's** interpretation. **Trustee Merten** acknowledged the challenges in working with the San Diego Development Services Department and commented that he shared **Trustee Whitemore's** frustration with the current situation pertaining in La Jolla Shores. **Trustee Merten**, differing with **Trustee Whitemore**, believes Base Zone Regulations are inappropriate for La Jolla Shores and suggests developing a means of properly administering the LJSPDO.

**Trustee Crisafi**, referencing both **Trustee Whitemore's** and **Trustee Merten's** comments and his personal experiences with La Jolla Shores residential projects and service on several La Jolla Community committees, indicated a blanket application of FAR's, Base Zone Regulations and Set-backs would be inappropriate for the entirety of La Jolla Shores, however City regulations could be applied within certain areas of La Jolla Shores. **Trustee Crisafi** suggested LJCPA Sub Committees might take a leadership position to use the Community Plan and the La Jolla Shores Design Manual to transform the qualitative aspects of the content of the policies to a quantitative policy.

**President La Cava** summarized the preceding discussion and stated the discussion had been particularly productive. **President LaCava** noted great progress has been made and continues to be made relative to the work of the LJCPA and the LJCPA Sub Committees.

**13. Adjourned @ 8:45 PM.** Next Regular Meeting: August 05, 2010, 6:00 pm



# La Jolla Planned District Ordinance Committee

Chair: Ione R. Stiegler, AIA

## MINUTES – MONDAY, JULY 12, 2010

4:00 PM, La Jolla Recreation Center, 615 Prospect Street, Room 1

In Attendance: Jim Fitzgerald (LJTC), Cristull Hasson (LJTC), Poncho Dewhurst (LJTC), Deborah Marengo (PLJ), Ione Stiegler (BRCC), Rick Wildman (temporary member)

Absent: Orrin Gabsch (CPA), Glen Rasmussen (CPA), Jennifer Clark (PLJ), Joe Parker (BRCC), Trent Wagenseller (PLJ), David Little (CPA),

1. **Public Comment** – None

2. **Chair Report**

- a. Review and Approve May and June Minutes- Not Available
- b. Issues regarding PDO compliance and means to promote enforcement. (Cristull Hasson )
  1. Give to city code compliance a list of addresses of non-compliance and annotate the reason for the violation. Ask city to issue a letter to notify violators and give a deadline for end of September for compliance.

Rick Wildman asked that the committee consider how to uniformly apply the standards without causing undue hardship on businesses in our community. That we consider modest non-compliance verses egregious non-compliance. James Alcorn gave the committee some perspective on the development of the ordinance. He explained that the original intent of the ordinance was as a guideline, not hard and fast rules. Stiegler stated that the issue was that the permit applicants were not being uniformly directed by DSD to the LJPDO committee. As an example item C on today's agenda was approved last week by the city and therefore would not be heard. It was agreed to approach the issue from two avenues. 1) write a letter to Kelly G. Broughton, Director of DSD asking for more consistent routing of projects and 2) Assemble a list of current infractions and discuss at a future meeting the disposition of the non-compliance list.
  2. Within committee subdivide areas to identify non-compliance.
    1. Stiegler - volunteered to review Bird Rock and Nautilus at La Jolla Boulevard
    2. Hasson, Marengo and Dewhurst – volunteered to review the village
- c. §141.0621 Sidewalk Cafes – discussion of city interpretation (Ione Stiegler) – Not discussed due to lack of time.
- d. Community Orientation Workshop (COW) training. (Ione Stiegler) – All members were recommended to take the online training.

**NEXT MEETING – MONDAY, AUGUST 9, 2010**

Please check <http://www.lajollacpa.org> 72 hours prior to meeting, meeting may be cancelled if no projects are on the agenda.

**FOR ADDITIONAL INFORMATION, PLEASE CONTACT IONE STIEGLER, CHAIR, [istiegler@isarchitecture.com](mailto:istiegler@isarchitecture.com)**

*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.*

# La Jolla Planned District Ordinance Committee

MINUTES – MONDAY, JULY 12, 2010 (continued)

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## 3. Recommendations to CPA

- A. Project Name:** Rubio's Tenant Improvement  
**Address:** 7530 - 7554 Fay Ave., La Jolla, CA 92037  
**PN:** 350-471-16, 17, 18  
**PDO Zone:** 3, 4  
**Applicant:** Connie Carter of Carter & Associates  
**Agent:** James Alcorn & Associates - Architect of Record for local planning group;  
RMB Architects, Sacramento  
**City PM:** Jama Vega  
**Date of App Notice:** Submittal date June 2, 2010  
**Scope of Work:** Remodel existing commercial use (Blockbuster) to restaurant (Rubio's).

Applicable sections of PDO:

159.0303 (b)

159.0308

159.0404 (a) (1)

AND

142.1290

Change of use, commercial retail to restaurant; Building surface materials and colors; Off street parking to comply with MC 142.0530; parking ratios for non-residential use La Jolla Commercial and Industrial Sign control District

James Alcorn of James Alcorn & Associates presented the project. The applicant had previously been seen by the committee as an information item. As recommended by the DSD and this committee the applicant had executed a lot tie agreement. The property has been categorized as a strip mall by DSD as such the parking ratio is 1.7 and therefore 25 spaces are required where the site has 38 parking spaces. All spaces are expected to remain. Signage will be posted at the parking lot denoting it is for the usage of all the buildings at 7530-7554 Fay Ave. The architects design, colors and finishes were presented and the signage companies designs were presented. Discussion focused on the designs lack of conformance with LJPDO Appendices B (Landscape) and C (Colors).

Motion: Approve the lot tie agreement at 7530 Fay Avenue with the recommendation for landscape barriers to be designed for the Fay Avenue side of the parking lot. (Marengo/Fitzgerald), 6-0-0.

Motion: Approve the Rubios signage by TNT Electric Sign Inc.. with the recommendation that the entire pole sign be no more than 20 feet tall and all colors to conform with the LJPDO Appendix C. (Marengo/Fitzgerald), 6-0-0.

Motion: Approve the Architectural drawings with the recommendation that all building colors and awning colors to conform with the LJPDO Appendix C. This approval does not extend to the signage as represented on the Architect's drawings. (Stiegler/Fitzgerald), 6-0-0.

**NEXT MEETING – MONDAY, AUGUST 9, 2010**

Please check <http://www.lajollacpa.org> 72 hours prior to meeting, meeting may be cancelled if no projects are on the agenda.

**FOR ADDITIONAL INFORMATION, PLEASE CONTACT IONE STIEGLER, CHAIR, [istiegler@isarchitecture.com](mailto:istiegler@isarchitecture.com)**

# La Jolla Planned District Ordinance Committee

MINUTES – MONDAY, JULY 12, 2010 (continued)

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**B. Project Name:** MIKEZELECTRICBIKES  
**Address:** 949 PEARL  
**PN:** (N/A)  
**PDO Zone:** C?  
**Applicant:** MICHAEL ZELLNAR  
**Agent:** JOHNATHAN ARLEDGE  
**City PM:** (N/A)  
**Date of App Notice:** (N/A)  
**Scope of Work:** Signage

Motion: Approve the signage drawings as presented with the recommendation that the orange color be replaced with a red brick color.

**C. Project Name:** Sidewalk Tree Well Reconstruction  
**Address:** 7643/45 Girard Avenue  
**PN:** 350-481-04-00  
**PDO Zone:** LJPDO-1, La Jolla Planned District  
**Applicant:** Broadway & 9th LP, attention Bud Fischer  
**Agent:** Architects Bundy & Thompson  
**City PM:** ?  
**Date of App Notice:** Pending  
**Scope of Work:** Remove existing tree well landscaping, reduce size of tree well and install City approved tree well grates.

Item not heard. The applicant had presented to LJPDO as an information item in June and had requested to formally apply at LJPDO July meeting. The applicant met with DSD to submit a permit application and was immediately granted a permit by DSD and not directed to review by LJPDO.

4. **Recommendations to DPR Committee - None**

5. **Information Only - None**

Draft minutes prepared by: Ione R. Stiegler

**NEXT MEETING – MONDAY, AUGUST 9, 2010**

Please check <http://www.lajollacpa.org> 72 hours prior to meeting, meeting may be cancelled if no projects are on the agenda.

FOR ADDITIONAL INFORMATION, PLEASE CONTACT IONE STIEGLER, CHAIR, [istiegler@isarchitecture.com](mailto:istiegler@isarchitecture.com)

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

**COMMITTEE REPORT  
FOR  
JULY 2010**

**7/13/10 Present: Open public discussion**

**7/20/10 Present: Crisafi (Chair), DuCharme Conboy, Frangos, Gaenzle,  
Hayes, Kane, Leira, Merten**

**FINAL REVIEWS**

Project Name:	<b>BISHOP SCHOOL LIBRARY &amp; LEARNING CENTER</b>	Permits:	Amendmt to PDP, CDP, SUP, SDP
Project #:	7607 La Jolla Blvd. JO#00-0000/197212	DPM:	Glenn Gargas 619- 446-5142 <a href="mailto:ggargas@san Diego.gov">ggargas@san Diego.gov</a>
Zone:	Zone 5 & 6 of LJPDO	Applicant:	Christopher Neils 619.338.6530 <a href="mailto:cneils@sheppardmullin.com">cneils@sheppardmullin.com</a>

Scope of Work:

(Process 3) Amendment to previously approved PDP, CDP, SUP, SDP (Project #6162) to increase the maximum building height of the previously approved library structure by 4ft. in the LJPDO Zone 5 & 6 within the La Jolla Community Plan, Coastal Overlay (non appealable), Coastal Height Limit, Residential Tandem Parking, & Transit Area.

**Subcommittee Motion:**

**(Crisafi / DuCharme Conboy) Motion to waive “no conditions” rule of bylaws.**

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

**Gaenzle – stepped out**

**July 13<sup>th</sup>, 2010 PUBLIC DISCUSSION**

**GENERAL DISCUSSION ON PROCEDURES & GUIDELINES**

1. Public review
2. Preparation for meetings
3. Opportunities for better communication with City Planning

**La Jolla Shores Permit Review Committee– Minutes**  
4:00 p.m. – Tuesday July 27, 2010  
La Jolla Recreation Center, 615 Prospect Street, La Jolla, CA

1. Non-Agenda Public Comment-None
2. Chair Comments  
Upcoming Hearings – Whitney Project, July 28, 8:30 AM Hearing Officer
  - Marcus Residence, August 4, 8:30 AM Hearing Officer
  - T-Mobile Cliffridge, August 5, 9:00 AM Planning Commission

The Chair requested information from the members on the likelihood for quorum for the August and September regularly scheduled meetings. Mr. Schenck had said he was not able to attend the August meeting, but no others, so there would be a quorum. For the September meeting, Mr. Morton and Mr. Merten said it was likely they could not attend. Ms. Boyden indicated the same as did Mr. Furtek. It seems likely that there will not be a quorum for the September meeting.

3. Project Review –A - D

**A. Sprint Nextel/Clearwire Cliffridge Park**

- PROJECT NUMBER: 194434
- TYPE OF STRUCTURE: Cell site
- LOCATION: Cliffridge Park - 8311 Cliffridge Avenue
- PLANNER: Simon Tse PH 619-687-5984 e-mail: [stse@san Diego.gov](mailto:stse@san Diego.gov)
- OWNERS REP: Debra D. Gardner 619-726-8110

• PROJECT DESCRIPTION as described at January PRC meeting (Approved by Planning Commission on July 8, 2010): 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 radomes. 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.

Revised project description based on plans dated July 2, 2010-subsequent to submittal to Planning Commission. Community members proposed holding the left field foul pole to its current 20' height.

**Previous Action, PRC January 26, 2010**

**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)

**Previous Action LJCPA February 4, 2010**

C. SPRINT NEXTEL/CLEARWIRE CLIFFRIDGE PARK On Consent: Findings can be made for CUP and forward the recommendation to the City.

Helen Boyden: Recap of the item as previously presented. The left field foul pole (dummy antenna) would be raised to be symmetrical with the right field pole. Several community groups would like the left field foul pole to remain as it is for aesthetics and to discourage future placement of antennas in this foul pole and trenching of the field to lay cable.

**Motion Lucas, Second Furtek**

**The change to the plan, which leaves the existing left field “faux” foul pole as it presently is, is in substantial conformance with the previously approved plan.**

**Motion carries 7-0-1**

Approve: Furtek, Lucas, Merten, Morrison, Morton, Naegle, Schenck; Abstain: Boyden (chair)

**B. Whitney Mixed Use Project Variance -**

- PROJECT NO: 182513
- TYPE OF STRUCTURE: Mixed Use (residential over retail)
- LOCATION: 2202 & 2206 Avenida de la Playa
- PLANNER: Tim Daly; 629-446-5356; [tdaly@san Diego.gov](mailto:tdaly@san Diego.gov)

- OWNERS REP: Tim Martin; 760-729-3470; tim@martinarchitecture.com

**Project Description:** Demolish the existing single-story retail store and the construct a new three-story building (with a maximum height of 30 feet) consisting of two residential condominium units on the second and third floors, basement parking, and 2,000 square feet of commercial condominium unit space on the ground floor for a total building gross floor area of approximately 8,950 square feet on a 0.09-acre site located at 2202 and 2206 Avenida de la Playa in the Commercial Center (CC) Zone of the La Jolla Shores Planned District in the La Jolla Community Plan area. [Description changed so that the entire building, including commercial space will be condominium ownership.]

Seeking: **Coastal Development Permit, Site Development Permit, Variance, and Tentative Map Waiver**

**Information below on the nature of the variance is an image, copied and pasted in) from the Errata Sheet of the Final MND, dated July 9, 2010.**

ERRATA: The above-referenced MND was released for a 20-day public review period on March 9, 2010 and the document was finalized on July 6, 2010. Following release of the Final MND and prior to the public hearing, City Staff determined that a Variance per Municipal Code Section 126.0805 was also required for the Project to allow alley design features along Calle Clara when the right-of-way (ROW) width exceeds the defined width of an alley per LDC Section 113.0103. The addition of this Variance requires no changes to the existing plans and/or scope of the project and no new or additional CEQA impacts have been identified by adding a project requirement to obtain this Variance.

Boyden: Asks for any recusals or abstentions. Naegle: this is a traffic safety issue, not a building issue, sees no conflict, but later recuses.

Since the PRC and LJCPA considered this project, DSD has changed its opinion and is now considering Calle Clara a street, not an alley. There are 2 variances to be considered for the Whitney project.

The Permit Review Committee reviewed the following proposed variances;

Image cut and pasted from Report to the Hearing Officer

- (1) SDMC sec. 113.0273(a), visibility areas at the intersection of two streets, El Paseo Grande and Calle Clara, in which pursuant to SDMC sec. 113.0273(d), requires a 15 feet by 15 feet visibility triangle area, and a proposed 10 feet by 10 feet visibility triangle area is provided pursuant to SDMC sec. 113.0273(b), and;
- (2) SDMC sec. 113.0273(c), visibility area at the intersection of a street and driveway on Calle Clara, which requires 10 feet by 10 feet visibility triangle areas on each side of driveway, and no proposed visibility triangle areas are provided;

**Lynne Heidel, attorney for Whitney, presentation:**

She raised objections to Naegle and Merten participating as committee members. Naegle agreed to recuse. Merten said he had no financial interest; that his presentation at the LJSA meeting was as a community member, representing only himself, in support of the LJS PDO and the Municipal Code; that he was not part of the group opposing the project and had not attended their meetings. He has no conflict of interest and will vote on the merits of the issues being presented.

Alley definitions: defined as less than 25' wide.

Residential street: 25' of pavement over with 40' right of way.

Commercial street: ?? (unable to transcribe due to speed of presentation)

Calle Clara: 30' wide, but no 40' right of way. Originally an alley (1913) but changed to a street in 1927

Ms. Heidel continues presentation and concludes that Calle Clara functions as an alley, with trash pickup and private parking along the alley.

Morton question: Are there overhead telephone poles? Answer: There are underground and overhead utilities in Calle Clara. (correcting previous)

Merten: There should be greater visibility triangle for public safety.

Only 10' visibility triangle at intersection of El Paseo Grande/Calle Clara in present design, instead of 15 x 15' .No visibility triangle for the underground parking.

Morton: What is the posted speed limit for an alley? *Answer: no one present knows (later researched on line to be 15 MPH)*

Heidel: There are findings that need to be made for a variance.

Finding 1: Are there unusual circumstances? *Yes. Supported by the history of development of the alley and subsequent widening.*

Finding 2: Would the applicant be prevented from use of the project without the variance(s)? *They feel that there is no way to have 7 parking spaces without the variances.*

Finding 3: Purpose and intent of the regulation: *They don't feel that there are safety issues, which is the purpose of visibility triangles.*

Finding 4: Will it affect the land use plan? *No*

### **Board Comments/questions**

Merten: Are these the only two variances being requested? *Answer: Yes. The city has made the determination that there is only one 12' wide driveway on the property.*

Our mission is to determine if projects comply with the existing codes and LJS PDO ordinances. Merten presented information to the board on Calle Clara, with handouts:

In 1927 Calle Clara became a street. A public right of way dedicated for public use.... dedicated to public travel, but does not include an alley.

With regards to variances, Merten feels that there should be 8 variances total with respect to the North (Calle Clara) side of the project:

1. Not providing a 15' x 15' visibility triangle area at the street intersection of El Paseo Grande and Calle Clara as required by SDMC sec. 113.0273
2. Not providing 10' by 10' visibility area triangles where the enclosed driveway from the subterranean garage enters the street at Calle Clara as required by SDMC Sec. 113.0273
3. Not providing 10' x 10' visibility area triangles where the separate driveway opening serving two street level parking spaces enters Calle Clara as required by SDMC Sec. 113.0273
4. Not providing 10' x 10' visibility area triangles where the separate driveway opening serving the loading area enters Calle Clara as required by SDMC Sec. 113.0273
5. For providing three separate driveway openings on 50 feet of Calle Clara *street frontage* where only one driveway opening is allowed for every 100 feet of *street frontage* per SDMC Sec. 142.0560(j)(8)
6. For not providing 45 feet (minimum separation) between multiple driveway openings on Calle Clara as is required by SDMC Sec. 142.0560(j)(6)
7. For providing a 46 foot wide continuous depressed concrete curb accessing three driveway openings on 50 feet of *street frontage* on Calle Clara where the Maximum Width of a Nonresidential two-way driveway (outside the Parking Impact Overlay Zone) is 30 feet; and the Maximum Width of a Nonresidential two-way driveway (within the Parking Impact Overlay Zone) is 20 feet per SDMC Table 142-05M
8. For providing only 22 feet of clear back up space behind the 90 degree street level parking spaces on Calle Clara, Where a minimum of 24 feet of clearance is required by SDMC Table 142-05K

The project is also at variance with the "Americans with Disabilities Act" by not providing a clear 8 foot wide by 20 foot long Disabled Person Loading Zone adjacent the Handicapped parking space as required by the US Department of Justice's "ADA Standards for Accessible Design." Does not comply with ADA. It is only currently only 18' deep. (Martin later responded that the plans had changed slightly and the space is 20' long and in compliance).

Merten: Is there a telephone pole on the corner? *Yes. Currently on Calle Clara, there are no posted parking signs except on private property.*

Schenck: If there is parking on both sides, can two cars pass? (rhetorical). John has had his office nearby for many years and has always seen Calle Clara as an alley.

Morton: What was the right of way shown when originally subdivided? *Originally a 10' right of way, and other parts 15'. Subsequent development widened from 10/15' to 30'.*

Heidel: Since this is in the commercial district, the city has said that the driveway opening regulations don't apply.

Tim Martin, architect: Off street parking in many areas of Calle Clara has no visibility triangles. Parking is right up to edge of Right of Way, with utilities underground. The project was designed with the understanding that Calle Clara functions as an alley. There are no posted speed limits, parking signs, etc. There are no stop signs, but stop markings have been painted on the street at the ends of Calle Clara. The city believes that Calle Clara has always functioned as an alley.

**Public comments:**

Bob Whitney: The speed limit is 15 MPH. [found on line]

Several members have put up private parking signs in front of garages along the alley.

Sheila Palmer:

She still gets parking tickets even with the private parking signs. She cannot use one space she had created due to visibility and safety issues.

Betty Morrison: The LJSA has had parking put in next to Piatti's with commercial zoning in the morning. There is commercial parking nearby, so there shouldn't be delivery issues with whatever business moves into the first floor commercial space.

Myrna Naegle: El Paseo Grande is 30' wide. Calle Higuera [sic-several streets in area mentioned], Paseo del Ocaso are also 30' wide. These are all streets and Calle Clara should be considered the same.

**Board Comments:**

Morton: History has put two subdivisions together. The questions about parking signs, utilities, etc were to try to determine the history of use. Variance findings are unusual for this committee, but have been made in the past. [Chair noted two for second driveways in the past year or so.]

Lucas: There are questions about whether this is a street or an alley. Since we are considering variances, has the DSD determined that this is a street? Boyden-the Report to the Hearing Officer asking for the variance says so; Heidel agreed.

Morton: There is no definition in the Municipal Code for something like this that has morphed into a street but still functions as an alley...

**Motion: Merten, Second: Lucas**

**Of the two variances requested by the applicant, for one substandard and one non-existent view triangle, the finding dealing with "not being detrimental to the public safety, health and welfare" can not be made.** [see paste in from Report to the Hearing Officer above]

**Board discussion:**

Morton: Questions with changing the design to Tim Martin. *Not feasible to remove column in visibility triangle.*

**Motion carries 4-3**

Approve: Furtek, Lucas, Merten, Boyden (as chair after tie vote)

Oppose: Morrison, Morton, Schenck

Abstain:

Recuse: Naegle

**C. McLeod Residence**

- PROJECT NUMBER: 208602
- TYPE OF STRUCTURE: Existing Single family residential
- LOCATION: 8484 La Jolla Shores Drive
- PLANNER: Will Zounes Ph: 619-687-5942; [wzounes@sandiego.gov](mailto:wzounes@sandiego.gov)
- OWNERS REP: Richard Gombes; 858-456-4070; [rgombes@san.rr.com](mailto:rgombes@san.rr.com)



Project Description: Demolish existing residence and construct a 3,600 sq ft 2 story single family residence on a 0.12 acre site at 8484 La Jolla Shores Drive in the SF Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Ht Limit, Parking Impact, Residential Tandem Parking. [City]

Project seeking: Side Development Permit and Coastal Development Permit, Process 3.

**Presented by Richard Gombes:**

Project statistics: 3422 sq ft. (includes garage). FAR = .65, Lot coverage .54, landscape .36

Front setback 19.6, 36.6 on second story.. (neighborhood average is 16.8). North side 4.2, 11.2 at second story. South side 4.2 and 8.6 second. Rear setback 16.6, in some places to 24', 28'6 to second story.

Letters presented from neighbors: Jacqueline Sweeney, Anna Teresa Garcia (two doors down), Abramas on north 8490 LJS. All approved of the project. The Winegardners around the corner were split: husband says OK, wife has concerns on roof deck height and privacy.

The city engineers wanted a profile of the driveway. This was presented.

City wanted profile of the drip\_line of the pine tree in the public right of way near the driveway. It is a City tree. The drainage/flow pattern was shown: Water drains from the side to the rear. A sump pump will send it out to the curb line.

**Board Discussion:**

Furtek: Height of building at max 29.9, are there other houses in the neighborhood this neighborhood with similar heights?

Answer: Yes. Several examples shown, including one two doors down.

Merten: According to the Design Manual, the side\_yard setbacks should be stepped back on upper stories. This design does that.

Naegle: The roof deck could blend in a bit better, and the garage could carry the existing theme with a roof similar to the rest of the house, but otherwise this is a fine looking project.

Morton: The north elevation is a 70' long unbroken first floor wall. Is there a way to break this up? Gombes: Not really. The bedrooms are rather small by today's standards and all available space is being utilized.

**Motion: Merten Second: Naegle**

**The findings can be made for a SDP and a CDP. Motion carries: 6-0-2**

Approve: Furtek, Merten, Morrison, Morton, Naegle, Schenck;

Oppose: None; Abstain: Boyden (chair), Lucas

**D. Cave St/2503 Ardath Road -- Historic Houses Relocation**

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

Project Description: Demolition of existing building on Ardath Road. Relocation of two (2) existing historically designated residences from Cave Street to Ardath Road. New foundations for both; new plumbing; new mechanical. New electrical, new structurals; and new three (3)-garage. [Applicant] Addition of 209 sq. ft. to guest house and 376 sq. ft to main house. For a total of 2865 sq. ft for both relocated houses and 734 sq.ft. for the garage. [Applicant's numbers and demo information added for clarity]

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

Presented by: Marie Burke Lia and Jeffrey Shorn, architect.

The Buildings have been designated as historical, but can be relocated. They are still working on permits for the Cave Street side of the project. The site being considered today has been purchased for relocation. They are working with the Designated Resources board at city. They are seeking a permit to locate at this 16,000 sq. ft. lot in La Jolla Shores.

She addressed questions/concerns in received in an email from a neighbor, Arlene Powers:

- There will be no rear hillside cutback (slope is not changing), other than slight digging for a partial retaining wall.
- There will be a new driveway, so neighbor's road will be private and not shared.
- Under city code, the little house can not be rented separately from the main building.

The main house was built around 1918, and cottage was slightly younger, built in the 1920s. A 3-car garage in a similar style is being constructed as a separate building, so there will be three small buildings on the site.

#### **Board Questions:**

Morton: What was the specific listing from the historical society? *Answer: Architecture - with the desire that these houses should be kept together.*

Is there a setback study? *Couldn't do it due to the hedges and fences.*

Merten: It appears the East side setback near the driveway is changing? *Answer: existing 7.5', proposed 5'. The West side setback, bordering the Dowdings, is 7.5' at closest.*

#### **Public comment:**

Beth Dowdings: railroad ties at front side of properties keep drainage from going to Dowdings property. What will be done to prevent drainage? *Answer: An earth berm is proposed.*

Lee Levenson: Questions regarding the 2 houses. *Answers: The garage is single story with steep sloping roof. There is no second floor, only a storage loft on one side.*

Is driveway wide enough to pull out? It looks too narrow, especially if people have to back out. Emergency vehicles will have problems.

General question about what will be on the lot. : *Ans. [Clarified the demolition of current home and situation of the imported buildings plus a garage]*

Greg Flynn: Other residences are pushed back and many have common driveways. Very seldom would anyone back out. Ardath is bottleneck, only way in and out. Street parking can be problematic. The driveway design looks inadequate. He has concerns with having to back out of the driveway.

Ruth Padgett: The existing house is a ghost house, this will be nice. Does not feel that backing out is too much of a problem.

#### **Board Discussion:**

Lucas: Confirm no major hillside excavation in the rear, only small retaining wall extending part way across. Will the cottage have a kitchen? *Answer: The cottage will not have a kitchen, only possibly a wet bar.* The width of the driveway is 16'. There should be some sort of turnaround provided for safety. Size of main house: 1952 sq ft, cottage: 913 sq ft, garage: 734 sq ft.

#### **Motion: Morton Second: Naegle**

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

Motion carries: 5-0-1

Approve: Lucas, Morrison, Morton, Naegle, Schenck

Oppose:

Abstain: Boyden (chair)

(Merten and Furtek not present)

**La Jolla Traffic & Transportation Board**  
**Chair: Todd Lesser Vice Chair: VACANT Secretary: Courtney/Addington**  
**4:00 PM La Jolla Recreation Center**

**Minutes - July 22, 2010**

PRESENT: Michele Addington (CPA), Dan Courtney (CPA), Keith Kelman (PLJ), Todd Lesser (LJSA), George Sutton (LJSA),

ABSENT: Joe Dicks (LJSA), Daisy Fitzgerald (PLJ), Rob Hildt (LJTC), Patrick Ryan (BRCC), Earl Van Inwegan (LJTC),

**1. Taste at the Cove– Taste at the Cove – Street Closure – Presenter – Kira Finkenberg - Voting Item.**

**2. It's a Green Day: Sunday, Oct 17, 2010 Street Closure Rec Center, Cuvier**  
Michael Hagstrom, presenting

Michelle Addington: Advertised on web site, could be larger attendance than anticipated

Michael Hagstrom: Trying to keep the crowd down

TS: Loading zones reconfigured and open all day, plus emergency vehicle access

Michael Hgstrom: 6AM-8PM  
E-waste drop off

Motion 1: Michele Addington/ Dan Courtney **Approve Coast Blvd 6a-8pm per agreed changes**

Motion 2: Michele Addington/ Dan Courtney **Approve Cuvier street closure 6AM 3PM**

**Approved 7-0-0**

**3. Cardeno Speed Limit Change**

City wants to increase speed limit to ?\_\_\_mph to justify additional speeding citations.

Audience Comments: Ernest Mortenson 6236 Cardeno: Seems like going backwards by raising speed limit. What would lower the traffic speeds?

Todd Lessor: This will not solve the speeding problem. Maybe striping (narrow lane) or obstructions, to make people feel unsafe and higher speed. V-calms work for one year, then get ignored. City will not install speed bumps due to emergency vehicles

Dick Kelly, 6231 Cardeno  
Tried everything the residents can come up with / agree on. Nothing has worked.

Greg Anthony, 5360 Cardeno  
Here for meeting when V calms were approved. Issue is how do we improve safety on Cardeno? Many accidents and near accidents. Lower speed limit to 25. 22358 Vehicle Code allows speed to be lowered. Cardeno new V calms installed, difference made.

Jasmine Styles 5383 Cardeno. Keep same posted speed limit

6432 Cardeno. Offered her frontage for V calm.  
Feels stop signs have helped reduce speed on Fanuel. Joe Rizzo (City Engineering) says stop signs don't help slow speeds as much as you would think.

Ken Huang / Son moved to 6285 Cardeno.  
Think about safety for young children.

Todd Lesser: Would like to dedicate one entire T&T meeting to traffic calming.

Motion: Dan Courtney/ Keith Kelman **Recommend no change to speed limits on Cardeno**

George Sutton: What are the warrants for a stop sign?

Motion passes: **7-0-0**

Bob Porter / 5348 Cardeno: Calming device is working. Crooked, dangerous street, and large numbers of bicyclists using Cardeno as a speed route.

Dan Allen : Setting bad precedent by setting speed limits lower than enforceable issues.

**4. La Jolla Art & Wine Festival - October 9th and 10th. Street closure of Girard between Pearl and Genter.**

**5. Girard / Kline Bus Stop: Install 4 diagonal parking spots where bus stop has been removed.**

Public Discussion: Fr. James M. Rafferty, Mary, Star of the Sea Catholic Church  
Many drop-off's in front of church. A loading zone would be helpful for senior drop-offs, funerals (hearses & caskets)

Keith Kelman: Does all the space have to be used for loading or can there be a combination of diagonal parking spaces plus a loading zone? Is there another location which could be used for a loading zone?

Fr. James M. Rafferty, perhaps on Kline St.

Tom Brady, there is a parallel spot on Girard. Possible time restrictions on loading zone?

Fr. Funerals are typically 10 AM mid-week for 2 hours, (9:30-11:00 AM). Weddings are either 9 am or 2 pm Saturday.

Motion: (Keith Kelman / Michelle Addington): **Place 4 diagonal parking spaces in location of former bus stop on Girard and place a parallel Loading zone on Kline. 9:30 AM-3:30 PM Mon-Sat.**

Motion passes: **7-0-0**

**6. Stop Sign Removal – Removal of a stop sign at Ardath Rd @ LJ PY (just east of Hidden Valley Rd)**

Michelle Addington/ Keith Kelman: **Motion to remove stop sign at Ardath & Hidden Valley Rd**

Motion passes: **7-0-0**

Meeting adjourned  
Respectfully submitted  
Dan Courtney