

# La Jolla Community Planning Association

Regular Meetings: 1<sup>st</sup> Thursday of the Month | La Jolla Recreation Center, 615 Prospect Street

## Contact Us:

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President: Cindy Greatrex

Vice President: Helen Boyden

2<sup>nd</sup> Vice President: Bob Steck

Secretary: Patrick Ahern

Treasurer: Janie Emerson

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## DRAFT MINUTES

### Regular Meeting | Thursday, February 2nd, 2017 6:00 pm

Trustees Present: Ahern, Boyden, Brady, Collins, Costello, Courtney, Donovan, Emerson, Greatrex, Little, Merten, Ragsdale, Rasmussen, Shannon, Steck, Weiss, Will

Trustees Absent: Palmer

- 1.0 Welcome and Call To Order: Cindy Greatrex, President. Meeting was called to Order at 6:00 PM with advisory to turn off or silence mobile devices and that the Meeting is being recorded.
- 2.0 Motion to Adopt the Agenda (Donovan/Emerson) (15-0-1) Motion Carries.
- 3.0 Motion to Approve the December Meeting Minutes (Emerson/Steck) (15-0-1) Motion Carries.
- 4.0 Elected Officials Report
  - 4.1 Council District 1: Councilmember Barbara Bry  
Rep. Mauricio Medino introduced himself, announced an upcoming Torrey Pines Beach Clean-up. Feb 11<sup>th</sup> from 1:00-2:30pm (Meet at lifeguard tower by entrance to North parking lot)  
<https://www.sandiego.gov/sites/default/files/cd1newsletter-1702.pdf>
  - 4.2 78<sup>th</sup> Assembly District: Assemblymember Todd Gloria  
Rep. Anthony Bernal updated his phone number – 619-645-3090  
There is a community coffee Saturday morning at Pacific Beach Library
  - 4.3 39<sup>th</sup> Senate District: State Senator Toni Atkins  
No report
- 5.0 President's Report
  - 5.1 La Jolla Reservoir: Action Item
    - A. Marketing video by city staff
    - B. Public comment:
      1. Question about water continuity – Staff response that there is redundancy built in with other reservoirs
      2. Question about quality control of work in light of recent La Jolla Shores project being worked on 5 times. – Staff response that low bidder is selected from pre-qualified contractors
      3. How will city pay for it. – Staff response that utility pays for it through rate payers
      4. Question regarding project time line and any guarantees - Staff response of 18 months plus 6 months to address punchlist and additional 5 years landscape and monitoring
      5. Question regarding mitigating traffic and staging – Staff response that it will be a short schedule and traffic controlled with flag men.
      6. Question regarding plans for the lower reservoir land – Staff response it belongs to the utility and no plans to create a park
    - C. Trustee comment:
      1. Ahern: What are landscape species planned? Are plans available?

*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.*

2. Brady: Is an Environmental Impact Report (EIR) planned?
3. Weiss: What was cost of marketing video? *Staff: \$30,000.00*
4. Emerson: Will the traffic plan go before TnT? We want to see specifics not marketing video.
5. Weiss: Are details available on website?
6. Costello: Need specificity. Provide specs on soil storage and risk of flood
7. Ragsdale: Would like to see an EIR
8. Shannon: Concern over volume of soil export and road damage. *Staff: Approx 3000 truckloads.*
9. Rasmussen: Plan for road repair? *Staff: No information today*
10. Steck: Need more information
11. Boyden: Heard this 2 years ago. Expected more information.
12. Courtney: Traffic plan for 3000 trucks?

D. **Cindy Greatrex** read the action item and past notes form 3/2015

Vote postponed until presentation by Friends of La Jolla Heights Natural Park, Patrick Ahern

**5.2 Friends of La Jolla Heights Natural Park: Patrick Ahern:** Presentation

Slide presentation and background on the park

Reviewed the EIR decision tree: Is it necessary, is it the best approach, how can it be monitored

Reviewed community plan, concern over MHPA (Multiple Habitat Planning Area), Death and damage to habitat, closure, traffic bottleneck, pedestrian access, Emergency vehicle access, dust, parking.

Requesting an EIR.

**5.1 (cont) Motion**

The La Jolla Community Planning Association reaffirms its recommendation that an Environmental Impact Report (EIR) be required for the La Jolla Reservoir project in the La Jolla Heights Natural Park, in accordance with the requirements of the California Environmental Quality Act (CEQA) and the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan due to the potentially significant adverse impacts of the project on sensitive natural resources, and residential neighborhoods. **(Ahern/Donovan) 16-0-1 Motion Carries**

**5.3 Last chance to nominate candidate for March Trustee Election prior to adjournment tonight.**

**5.4 March Trustee Election: Candidate Forum**

Gordon: Chair of LJSPD – PRC

Ragsdale: will not run for trustee

Steck: would be honored to serve again

**6.0 Non-Agenda Public Comment**

**Phyllis Minic – La Jolla Parks and Beaches**

Cost of the children's pool walk has been over twice projected. Work scheduled to begin late May or early June after pupping season. Request suspension of summer construction moratorium to complete the project before the Dec 15 start of pupping season. Request that it be added as an Action item and next months meeting.

**6.1 City of San Diego – Community Planner: Marlon Pangilinan, [mpangilinan@sandiego.gov](mailto:mpangilinan@sandiego.gov)**  
No report

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

- a. Environmental Notice of Preparation issued for the Mesa Housing Nuevo West and East project. It will demo 436 beds and add 1900 beds East of Regents and North of LJ Village Dr.
- b. The community advisory group has had 5 successful meetings thus far

**7.0 Non-Agenda Trustee Comment**

Donovan: Comment about impending conflict between new state senate bill streamlining affordable housing and accessory dwelling units and the requirement to protect



- community character within the LJCP. Request a presentation by city staff.
- Merten: Request that city DSD staff explain how golf course was approved in-lieu of native chaparral at former Copley Estate.
- Courtney: Request agenda item for city update on Torrey Pines widening project.\_\_\_\_\_

**8.0 Officers' Reports**

**8.1 Treasurer**

Beginning Balance of	\$345.67
Reimbursement for rent from city	+500.00
Donations	+ 49.00
Expenses	<u>- 69.73</u>
Ending Balance	\$824.94

**8.2 Secretary Patrick Ahern**

If you want your attendance recorded today, you should sign in at the back of the room. There are two sign-in lists: One for LJCPA members and government representatives and one for Guests. LJCPA is a membership organization open to La Jolla residents, property owners and local business owners at least 18 years of age. Eligible visitors wishing to join the LJCPA need to submit an application, copies of which are available at the sign-in table or on-line at the LJCPA website: [www.lajollacpa.org](http://www.lajollacpa.org). We encourage you to join so that you can vote in the Trustee elections and at the Annual Meeting in March. You are entitled to attend without signing in, but only by providing proof of attendance can you maintain membership or become eligible for election as a trustee. You may document your attendance by signing in at the back, providing the Secretary 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, or providing independently verifiable proof of attendance. You can become a Member after attending one meeting and must maintain your membership by attending one meeting per year. To qualify as a candidate in an election to become a Trustee, a Member must have documented attendance at three LJCPA meetings in the preceding 12-month period. Please note that members who failed to attend a meeting between March of 2016 and February 2017 (and similar for all time periods) have let their membership lapse and will need to submit another application to be reinstated.

Boyden: Reminder that attendance today qualifies for voting next month.

Rasmussen: Attendance today qualifies as 3<sup>rd</sup> meeting qualification for candidacy.

**9.0 Reports from Ad Hoc and non-LJCPA Committees - Information only unless noted.**

**9.1 Community Planners Committee**

<http://www.sandiego.gov/planning/community/cpc/index.shtml>

**9.2 Coastal Access & Parking Board** <http://www.lajollacpa.org/cap.html>

Did not meet

**9.3 UC San Diego Long Range Development Plan CAG** <http://lrpd.ucsd.edu>

Met at Scripps Institute of Oceanography

Donovan: Remodeling of fisheries building, no specifics yet.

**10.0 Consent Agenda- Action Items**

**The public is encouraged to attend and participate in Community Joint Committee & Board meetings before the item/project is considered by the LJCPA.**

PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2nd Monday, 4:00 pm  
DPR – Development Permit Review Committee, Chair TBD, 2nd & 3rd Tuesday, 4:00 pm PRC –  
La Jolla Shores Permit Review Committee, Chair Dave Gordon 4th Tuesday, 4:00 pm  
T&T – Traffic & Transportation Board, Chair David Abrams, 3rd Wednesday, 4:00 pm

The Consent Agenda allows the LJCPA to ratify recommendations of the community joint committees and boards in a single vote with no presentation or debate. It is not a decision regarding the item but a decision whether to accept the recommendation of the committee/board as the recommendation of the LJCPA. The public may comment on consent items.

- See Committee minutes and/or agenda for description of projects, deliberations, and vote.
- Anyone may request a consent item be pulled for full discussion by the LJCPA.
- Items “pulled” from Consent Agenda are trailed to the next LJCPA meeting.

#### **10.1 CAPLAN RESIDENCE 1418 Park Row CDP & SDP**

\*Sustainable Expedite \* (Process 2) Coastal Development Permit for the demolition of a single family residence and construction of a 4,302 sq ft, 2-story single family residence with a 579 sq ft garage located at 1418 Park Row in the RS-1-7 zone within the La Jolla Community Plan, Coastal Height Limit Overlay Zone, Coastal Overlay Zone (Non-Appealable-2), and CD 1 (Historical see PTS#442564).

**DPR RECOMMENDATION: Findings CAN be made for a Coastal Development Permit and Site Development Permit. 6-0-1**

#### **10.2 LERNER RESIDENCE 8676 Dunaway Drive SDP**

Site Development Permit for a two-story 1,362 sq ft addition/ remodel to an existing 2,402 sq ft, one-story residence resulting in a total of 3764 sq ft. The proposed lot coverage is 35%. The proposed maximum height is 25'-4". Approximately 31% of the exterior walls are proposed to be removed (does not necessitate a Coastal Development Permit).

The 0.2 acre site is located at 8676 Dunaway within the Coastal Overlay Zone (non-appealable) within LJSPD-SF base zone within the La Community Plan within Council District 1.

**PRC RECOMMENDATION: Findings CAN be made for a Site Development Permit 5-1-0**

#### **10.3 LA JOLLA CONCOURS D ELEGANCE Request for Temporary Street Closures and No Parking areas**

related to the 13<sup>th</sup> annual event April 7,8,9, 2017 at Scripps Park (Laurel McFarland)

No Parking begins at Scripps Park from 8:00 am Friday April 7 to 10:00 pm Sunday April 9, 2017 on Coast Boulevard from the Cove to Girard Ave for production set up. Street Closures Begin Sunday April 9, 2017.

**T&T RECOMMENDATION: Motion to Approve the La Jolla Concours d'Elegance Request for Temporary Street Closures and No Parking areas on April 7-8-9, 2017. 6-0-0**

- Pulled by Trustee Courtney

**10.4 LA JOLLA CHRISTMAS PARADE & HOLIDAY FESTIVAL Temporary Street Closures and No Parking areas** related to the 60<sup>th</sup> annual event on Sunday December 3, 2017 .The Parade is being held on Sunday December 3, 2017 from 1:30 pm to 5 pm. Parade begins at 1:30-3:30 pm, photos with Santa 3:30-4:30 pm, Christmas Tree Lighting 4:30 pm and then clean up.

**T&T RECOMMENDATION: Motion to Approve the La Jolla Christmas Parade Request for Temporary Street Closures and No Parking areas on December 3, 2017. 6-0-0**

**10.5 LA JOLLA COMMUNITY PARADE Temporary Road closures and No Parking areas.**

Request related to the first event proposed to be held on Sunday December 3, 2017

**T&T RECOMMENDATION: Motion to Deny La Jolla Community and Holiday Parade's request for Temporary Road Closures and No Parking areas related to the first event on Sunday December 3, 2017. 6-0-0**

**Motion to adopt the consent agenda: (Ragsdale/Merten) 16-0-1 Motion Carries**

The following agenda items, when marked "Action Item," can be a *de novo* consideration of the Item.  
Prior actions by committees/boards are listed for information only.

**11.0 ACTION ITEM: 7435 EADS AVENUE 7435 & 7437 Eads Avenue CDP/MW**

(Process 3) Coastal Development Permit & Map Waiver for a condominium conversion of 2 units. This 0.16-acre site is located at 7435 & 7437 Eads Avenue, in the RM-1-1 zone of the La Jolla Community Plan area, in the PIOZ Coastal Impact and Coastal Height Limit Overlay Zone.

**DPR RECOMMENDATION: Findings CAN be made for a Coastal Development Permit & Map Waiver for a condominium conversion of 2 units. 7-0-1**

**Applicant Presentation** – Project is in compliance with municipal code

**Trustee Comment:**

Shannon: Looks like a lot split

Costello: What is the lot size relative to the minimum

Ahern: No common area except walkway, not shared land, can't recommend

Costello: Defend DPR ... 7-0-1

Brady: support based on 7-0-1

Ahern: will support with reservations

**Motion that findings can be made for a Coastal Development Permit and Map Waiver for a condominium conversion of 2 units. (Brady/Collins) 12-4-1**

**12.0 ACTION ITEM: ELKINS RESIDENCE 8260 Paseo Del Ocaso CDP/SDP**

Coastal Development / Site Development Permit to demolish an existing 1877 sq ft residential SDU and construct a new 5,377 sq ft two-story single family residence. Project includes a two-car garage, partial basement and 536 square foot roof deck. Project includes a two-car garage, partial basement and 536 sq ft roof deck. Project includes new outdoor enhancements including patios, a pool, spa and associated landscaping. The 0.18 acre (7866 sq ft) site is located at 8260 Paseo Del Ocaso within the Coastal Overlay Zone (Appealable) within LJSPD-SF base zone within Council District 1.

**PRC RECOMMENDATION: Findings CAN be made for a Coastal Development Permit and Site Development Permit. 8-0-0**

**Applicant Presentation: Tim Golba – slide presentation**

LJSPD-AB and PRC were Unanimous, no counter from neighbors prior

75' lot where standard is 50'

Orient trustees to neighborhood, figure ground follows extension of both neighbors

Inverted floorplan, 100% buried basement, 5'+ setback at garage and 10'+ elsewhere  
Changes made at suggestion of neighbor

No stair to basement

Moved second floor exterior stair away from PL

Increased setbacks to 7'+ and 12'+

Added fireplace and counter area to separate/shield south neighbor

**Penny Elkins: Project owner**

Tom has lived here since 1976, part of the community, strong family

**Opposition: Julie Hamilton – slide presentation**

Client didn't know about the process

House to the south is small

Differing FAR comparison

"Project does not transition"

**Public Comment:**

Whitney: Opposition included project's garage in FAR but used county records which do not include garage for comparison with other homes.

Davis: The house is big

Mestyaneck: Neighbor to the south. Long time La Jollan, didn't know about process

The size and bulk is too big

Concerned about privacy and peace.

Lin: Presented petition by neighbors against

Davis: Underground water concerns

**Trustee Comment:**

Courtney: house looks nice, the basement doesn't feel like a traditional "storage" basement

Steck: last minute opposition is too little too late

Ahern: good articulation, character, shadow

Rasmussen: What about ground water? *Golba: We are using a mat foundation (bath tub), no mechanical de-watering*

Shannon: Appreciated applicant's flexibility to accommodate neighbor

Little: Too big

Collins: Confirmed parking requirement is met

Ragsdale: proposed delaying 1-month

Costello: nice design, supported 1-month delay

Donovan: Voted in favor at PRC when no opposition, would've changed vote had they

Will: Good articulation, accommodating neighbors, Basement is hidden and has no impact on bulk/scale

Emerson: PRC always asked if they have talked to neighbors, 30 days is a minor delay in grand scheme

Weiss: bothered by late opposition, would agree to 30 day delay if neighbors shared in the cost of the compromise, sensed oppositions lack of willingness to compromise

Brady: This is just a neighbor dispute, not LJCP concern

Merten: 2<sup>nd</sup> floor articulation meets LJCP. 3 masses reduce scale, it is a "polite" large home. FAR is within the neighborhood trend, hope owners continue to work amicably

Donovan: Just because previous large FARs doesn't justify future

Costello: does not transition

**Motion:** to send applicant away to negotiate with neighbors and return at March LJCPA meeting  
**(Costello/Donovan) 7-9-1 Motion Fails**

**Findings CAN be made for a Coastal Development Permit and Site Development Permit based on the plans presented 2/2/2017. (Steck/Brady) 11-5-1 Motion Carries**

- 13.0 Selection of the March LJCPA Minutes-Taker ???
- 14.0 LAST CHANCE TO NOMINATE MARCH YEARLY ELECTION CANDIDATE
- 15.0 Adjourn to next LJCPA Meeting: 2 March 2017, 6:00 PM