



La Jolla Community Planning Association

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

Contact Us:

Mail: PO Box 889, La Jolla, CA 92038

Web: www.lajollacpa.org

Voicemail: 858.456.7900

Email: info@lajollacpa.org

President: xxxxxxx

Vice President: Helen Boyden

2nd Vice President: Bob Steck

Secretary: Dede Donovan

Treasurer: Janie Emerson

MINUTES –

Regular Meeting | Thursday, 3 August 2017, 6:00 pm

Trustees Present: Ahern, Boyden, Brady, Collins, Costello, Courtney, Donovan, Emerson, Gordon, Merten, Rasmussen, Shannon, Steck, Weiss

Trustees Absent: Little, Palmer, Will

1.0 Welcome and Call to Order:

6:05pm

Call to order, 2nd Vice President Bob Steck

It was announced that the meeting would close at 9:30 pm and any items not heard by then would be continued to the next meeting.

2.0 Adopt the Agenda

Motion to Adopt Agenda (Emerson/ Courtney) (13-0-1) Motion Carries

2.0 Meeting Minutes Review and Approval

Motion to Approve Minutes (Donovan/ Courtney) (13-0-1) Motion Carries

4.0 Officer Reports

4.1 Treasurer

Beginning Balance as of 7/1/17 \$ 485.19

Income

· Collections \$ 143.00

· CD Sales \$ 0

Total Income \$ 143.00

Expenses

Agenda printing \$ 129.07

· AT&T telephone \$ 82.96

Total Expenses \$ 212.03.10

Net Income/(Loss) \$(69.03)

Ending Balance of 6/30/17 \$ 416.16

4.2 Secretary

Report on upcoming minute takers:

August: Emerson/Gordon

September: Courtney

October: Brady

November: Merten

December: Donovan

Standard report on membership eligibility

5.0 Elected Officials – Information Only

5.1 Council District 1: Councilmember Barbara Bry –

Rep: **Mauricio Medina**, 619-236-6611, mauriciom@sandiego.gov

Mauricio made presentation on activities in District 1:

- Announced Barbara will be hosting a Town Hall meeting regarding short term vacation rentals on Wednesday, August 30th, 6:00 -7:00 pm at the La Jolla Community Center. Barbara is hoping to pass an ordinance that respects the home owner and retains the character of the neighborhood.
- La Jolla Shores Boardwalk will be named Walter Munk Way with a celebration in October 2017 to commemorate his 100th birthday. Barbara is encouraging the entire community to come to celebrate his 100th birthday

5.2 78th Assembly District: Assemblymember Todd Gloria

Rep: **Javier Gomez** 619-236-6633 javier.gomez2@asm.ca.gov

- No report

5.3 39th Senate District: State Senator Toni Atkins

Rep: **Chevelle Newell Tate**, 619-645-3133, Chevelle.Tate@sen.ca.gov

- Handed out the monthly newsletter
- Gave an update on current legislation
 - California has extended the cap and trade bill on greenhouse gasses
 - Will Recess on 08/21 – when they return they will work on Affordable Housing Package
 - SB2 Creates funding
 - SB3 \$3 billion housing bond
 - SB35 streamlined affordable housing package

6.0 President's Report – Information only unless otherwise noted

6.1 Information on Special Election to be held September 7, 2017 from 3:00 to 7:00 PM

There are two candidates running for one seat.

Cindy Greatrex and Matt Mangano

6.2. Project Updates

- a. Blue Heron Appeal filed June 13, 2017—because LJCPA filed an Environmental Appeal, the appeal will be heard by the City Council –date to be determined
- b. Hillel Project to be heard at City Council (Process 5) postponed to Monday October 2, 2017 at 2:00 pm due to improper noticing of the ROW vacation
- c. Pulled July consent item 10.8 (Seawall Maintenance) to be heard September 2017
- d. City Staff will present on TPR Corridor at the September LJCPA meeting

6.3 Help Wanted

- a. Trustee to represent LJCPA at Community Planners Committee Meetings Fourth Tuesdays downtown from 7:00 to 9:00 PM
- b. Interested member to review City email notices about La Jolla's potential historical buildings (45 years and up) that are proposing remodels, demolitions etc.

6.4 Membership Committee –Appoint member Andrea Kaplan Russell

6.5 Candidate Forum --Presentations by candidates for the open seat expiring in 2020

Cindy Greatrex was not present due to illness – her statement of candidacy was read by Helen Boyden
Matt Mangano – Presented his statement of candidacy

Both candidates' statements are available on the La Jolla CPA website at:

<http://www.lajollacpa.org/elections.html>

6.6 Report on Companion Unit Ordinance approved by City Council on a first reading on July 24, 2017- Second reading scheduled for September 12, 2017 **INFORMATION ONLY**

a. Fact sheet and General Information – City Planner Marlon Pangilinan

Provided information on the Companion Unit Ordinance

- Second reading on the ordinance will be September 12
- Described current definition of a “Granny Flat” and described the proposed changes

b. Comments from Trustee **Merten**

Made statement and provided handout in opposition to the ordinance

Major points – zero lot line, second floor allowed to be right to property line and allows additional rental units without requiring additional parking

- see additional discussion under General Public Comment below

c. Comments by others –

- **Darcy Ashley** – provided handouts and made presentation

- emphasized that state mandate makes it clear that communities maintain their character and there is no requirement to implement the municipal ordinance city-wide

- **Mark Lyon, Dede Donovan, Helen Boyden, Janie Emerson** -made comments and asked questions, a lengthy discussion followed. A group including **Phil Merten, Darcy Ashley, Janie Emerson and Mark Lyon** was charged with collecting suggestions for changes to the Ordinance for the LJCPA to review. The topic will be on the September agenda as a voting item.

7.0 Non-Agenda Public Comment

Opportunity for public to speak on matters not on the agenda, 2 minutes or less.

7.1 City of San Diego – Community Planner: Marlon Pangilinan, mpangilinan@sandiego.gov

7.2 UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://commplan.ucsd.edu/>

No report

7.3 General Public:

a. Dan Linn – made comments about Kolmar Residence at 257 Kolmar Street

b. Charlie Hine – presented a petition to add a ramp from La Jolla Parkway to I-5 North

8.0 Non-Agenda Trustee Comment

a. David Gordon – noted that several items on La Jolla CPA website are out of date, specifically the names of members of the sub-committees.

b. Ray Weiss – Requested that the city trim the rest of the shrubs on the Torrey Pines Rd. view corridor.

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>

No report

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

No report

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

Donovan reported that at the latest meeting, the University requested topics for discussion that the community feels are important to the communities. Some discussion was taken up and will continue at the next meeting.

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.

Items 10.1, 10.2, and 10.5 were pulled.

10.1 ~~La Jolla Blvd CDP/MW – 7209 & 7211 La Jolla Blvd~~ (PROCESS 3) FLAT FEE Coastal Development Permit and Map Waiver for a condominium conversion of two dwelling units. The 0.16 acre site is located within the Coastal Overlay zone (Non Appealable), at 7209 & 7211 La Jolla Boulevard in the RM 1-1 of the La Jolla Community Plan area within Council District 1.

DPR Motion: Findings CAN be made for a Coastal Development Permit and Map Waiver for a condominium conversion of two dwelling units. The 0.16 acre site is located within the Coastal Overlay zone (Non Appealable), at 7209 & 7211 La Jolla Boulevard in the RM 1-1 of the La Jolla Community Plan area within Council District 1. (Will / Collins, 6-1-1)

PULLED: TRUSTEE: BRADY (concerns about permits)

10.2 ~~Incentive-Based Coastal Development Proposal~~ – A resolution regarding a recommendation to the CPA for a

general support of the concept. Presented by Sharon Wampler and Diane Kane.

DPR Motion: Motion to recommend the latest iteration of the incentive based exemption to CDP for the residential base zone portions of La Jolla (LJ Shores and PDO zones excluded) to be endorsed by CPA and sent downtown. (Recommend you demonstrate to CPA how/when it will come back through community groups after city edits).

(Will / Gaenzle, 7-0-1)

PULLED: TRUSTEE: BOYDEN (needs to be heard by all sub-committees before it comes before LJCPA)

10.3 Bodas Residence -6947 Country Club Drive (Process 2) Coastal Development Permit and Lot Line Adjustment for the demolition of an existing single dwelling unit and construction of a 6.521 square foot single dwelling unit. The 0.89-acre site is located within the non-appealable area of the coastal overlay zone at 6947 Country Club Drive in the RS-1-4 zone of the La Jolla Community Plan area.

DPR Motion: Findings CAN be made for a Coastal Development Permit and Lot Line Adjustment for the demolition of an existing single dwelling unit and construction of a 6,521 square foot single dwelling unit. The 0.89-acre site is located within the non-appealable area of the coastal overlay zone at 6947 Country Club Drive in the RS-1-4 zone of the La Jolla Community Plan area. (Kane / Collins , 7-0-1)

10.4 Megdal Residence 6003 Vista de la Mesa - (Process 2) Coastal Development Permit to demolish a dwelling unit and construct a new 4,670 square-foot single dwelling unit and attached 527-square-foot garage located at 6003 Vista De La Mesa. The project scope also includes a 2,897-square-foot subterranean basement. The 0.22-acre site is located within the Coastal Overlay Zone and RS-1-7 Zone of the La Jolla Community Plan area, Council District 1.

DPR Motion: Findings CAN be made for a Coastal Development Permit to demolish a dwelling unit and construct a new 4,670 square-foot single dwelling unit and attached 527-square-foot garage located at 6003 Vista De La Mesa. The project scope also includes a 2,897-Sq ft subterranean basement. The 0.22-acre site is located within the Coastal Overlay Zone and RS-1-7 Zone of the La Jolla Community Plan area, Council District 1. (Collins / Will, 7-0-1)

~~**10.5 Rosemont Duplex MW 654-656 Rosemont Street** (Process 3) Map Waiver and Coastal Development Permit for the conversion of an existing duplex into two residential condominium units and requesting a waiver for underground utilities at 654-656 Rosemont St. The 0.137 acre site is in the RM-1-1 zone, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area.~~

~~**DPR Motion:** Findings CAN be made for a Map Waiver and Coastal Development Permit for the conversion of an existing duplex into two residential condominium units and requesting a waiver for underground utilities at 654-656 Rosemont St. The 0.137 acre site is in the RM-1-1 zone, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area. The Subcommittee recommends that sidewalk and gutter NOT be extended beyond the current extents so as to maintain the community character.~~

- ~~• No new sidewalk or curb and gutter along project frontage along draper~~
- ~~• No new curb ramp at corner of Draper and Rosemont~~
- ~~• No new sidewalk or curb and gutter adjacent to project on Rosemont~~

~~{Gaenzle / Ragsdale, 6-0-2}~~

~~**PULLED: TRUSTEE: RASMUSSEN**~~

10.6 Campos Residence 8501 Avenida De Las Ondas: (Process 3) Coastal Development Permit and Site Development Permit for a 670 sq ft first floor addition and 1,908 sq ft second floor addition, including a garage, spa and new deck to an existing dwelling unit. The 0.47 acre site is located at 8501 Avenida De Las Ondas within the Coastal Overlay Zone (non-appealable area), in the LJSPD-SF zone(s) of the La Jolla Shores Planned District Area within Council District 1.

PRC Motion: Findings CAN be made for Coastal Development Permit CDP and Site Development Permit SDP for Project #: 534717 Vote 6-0-1 (1 abstained "lack of familiarity")

10.7 Ardath Residence – 2509 Ardath Road (Process 3) Coastal Development Permit & Site Development Permit

for the addition of 344 square feet and remodel of existing residential single dwelling unit for a total of 3,920 square feet of construction. The 0.34 acre site is located at 2509 Ardath Road in the Coastal (Non-Appealable) overlay zone within the LJSPD-SF base zone of the La Jolla community plan area within council district 1.

PRC Motion: Findings CAN be made for Coastal Development Permit CDP and Site Development Permit SDP for Project #: 531990 Vote 7-0-0

Motion to Approve Consent Agenda (items 10.1, 10.2 and 10.5 pulled) (Emerson/ Donovan) (13-0-1) Motion Carries

The following agenda items, are “Action Items,” unless otherwise noted and may be *de novo* considerations.

Prior actions by committees/boards are listed for information only.

11.0 Addition of Stanchions to Outline Striped ‘No Parking’ Area where Playa Del Norte meets Neptune Place. **T&T Motion:** To Approve the addition of Stanchions to outline striped “No Parking” Area where Playa Del Norte meets Neptune Place: 7-0-0. Pulled from July consent calendar.

Harry Copperman – (resident) made presentation in favor of the stanchions – concerns were safety and quality of life.

Glenn Rasmussen – (had pulled it from July consent agenda) concerns for view corridor and traditional use of the area

Motion to Continue to next month to allow trustees to make site visits (Donovan/ Ahern) (7-6-1) Motion Carries

12.0 Subdivision 8280 Calle del Cielo, 8303 La Jolla Shores Drive - La Jolla (Process 4) Coastal Development Permit, Site Development Permit, Tentative Map for creation of eight lots with private drive and common improvements for drainage and stormwater management. Construction of eight new single family dwelling units with attached garages. The 4.45 acre site is located in the Non-appealable Coastal Overlay Zone and Coastal Height Limit Overlay Zone at 8280 Calle Del Cielo, in the Single Family (SF) zone of the La Jolla Shores PDO of the La Jolla Community Plan Area in Council District 1.

PRC Motion: To table project until next month’s meeting 2-2-3. Motion Fails.

PRC Motion: The findings cannot be made for the 8280 Calle Del Cielo Subdivision 4-1-2

LJCPA Action: July 6, 2017 Motion to postpone final decision 1-2 months (Emerson/Donovan) (15-0-1)

See July minutes for details on previous discussion

Project was heard at LJSPRC four times (3 for information, once for voting) Reasons for returning to PRC were a) Substantial Conformance Review, b) Drainage Concerns, c) Individual House Plan Compatibility, d) Surrounding Area Compatibility

Presentation made by applicant –

Addressed specific concerns of neighbors Schenk, Segal and Volker

Presentation made by Phil Merten representing Lynn Schenk and Bernie Segal (neighboring residents)

Comments made by other neighbors and the public:

Christine Doemeny

Cameron Volker

Bernie Segal

Tony Crisafi
Bob Whitney
Mark Liebowitz

Major topics of discussion were Substantial Conformance Review (SCR), storm runoff drainage and Cycle Issues.

Other concerns were real estate values, mansionization of the neighborhood, designs for this project include houses with two stories over a basement garage while the neighborhood to the south is limited by CC&R's to one story over a basement garage, traffic and parking congestion on the existing portion of Calle Del Cielo.

Cycle Issues: There was a lengthy discussion on cycle issues and conflicting reports as to the status of cycle review signoffs.

SCR: Phil Merten's concern was that in a planned Development Unit, an SCR can be approved by the homeowners association (HOA) without city staff involvement and if this project is approved with a PDU, a new owner could make substantial design changes without having to be reviewed by the community groups. Marlon Pangilinan presented documentation that this is contrary to city policy and procedures and that any project not meeting the SCR will have to be reviewed by the community groups. He provided a letter signed by the city Project Manager, Francisco Mendoza verifying the procedures. Several members of the public and trustees expressed concern that the city might not follow their own procedures and non-conforming changes could be approved without going through public review.

Storm Runoff Drainage: The applicant reported and presented plans showing that more than 90% of the storm runoff drainage will be directed to a newly installed underground storm drain pipe (built and installed to city standards) running the length of Calle Del Cielo and connecting to the existing underground storm drain pipe on Calle Del Oro. They reported that the capacity of both of these storm drain pipes will accommodate all of the expected runoff from this site as well as existing runoff on Calle Del Oro and Calle Del Cielo. Applicant also reported that there will be no need for installing a storm drain pipe along the private drive to La Jolla Shores Drive. This new design will substantially decrease the amount of runoff down the private drive and through the properties that border the private drive.

At the conclusion of the discussion, public comment on this issue was closed.

Motion that this be set over until all the major issues have been addressed by the City and documented to the satisfaction of the trustees and that we have further assurances about substantial conformance. (Emerson/ Boyden) (12-0-0) Motion Carries (Merten Recused, Courtney not present)

13.0 UCSD Coastal View and other Coastal Issues-- INFORMATION ONLY

Presenter: Mike Costello and others 10-15 minutes.

Postponed to future meeting due to time constraints.

14.0 Incentive-Based Zoning for Coastal Development –INFORMATION ONLY

New Language for SD LDC Sec. 126.0704--Exemptions from a Coastal Development Permit

Presenter: Diane Kane and/or Eric Lindebak 10-15 minutes

Postponed to future meeting due to time constraints.

15.0 Rebuttal to Down-Zoning—Presenter: Mark Lyon – 10-15 minutes—INFORMATION ONLY

Postponed to future meeting due to time constraints.

16.0 Announcement of the September LJCPA Minutes-Taker – Dan Courtney

17.0 Adjourn to next LJCPA Meeting: September 7, 2017, 6:00 PM