

La Jolla Community Planning Association

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

Contact Us:

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President: Bob Steck

Vice President: Helen Boyden

2nd Vice President: Brian Will

Secretary: Dede Donovan

Treasurer: Janie Emerson

MINUTES–

Regular Meeting | Thursday, 7 September 2017, 6:00 pm

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

Trustees Absent: Will

Trustee Courtney arrived at 6:45 p.m.

6:00p Welcome and Call to Order: 2ND Vice President Bob Steck at 6:00 p.m.

Please turn off or silence mobile devices. Meeting is being recorded

2.0 Adopt the Agenda

Emerson moved to amend the agenda by placing *Item 16 Companion Units* to a position immediately following *Item 12 City Staff presentation on the TPR Corridor* and strike Consent Item 10.1 (Hardiman Residence) from the agenda.

Approved Motion: To adopt the Agenda as amended by Emerson: (Costello/Emerson: 14-0-1)

3.0 Meeting Minutes Review and Approval

Approved Motion: To Approve the Minutes of the LJCPA's 08-03-2017 meeting. (Emerson/Boyden: 13-0-2)

4.0 Officer Reports

4.1 Treasurer

The balance in the treasury is \$ 291.24.

4.2 Secretary

Report on upcoming minute takers: October - Brady; November - Merten; December - Donovan; January 2018 - Donovan; February 2018 - Donovan; March 2018 - 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

- Announced the Walter Munk roadway naming
- Discussed the City Council action on Companions Units.

5.2 78th Assembly District: Assemblymember Todd Gloria

Rep: **Javier Gomez** 619-236-6633 javier.gomez2@asm.ca.gov - Not present.

5.3 39th Senate District: State Senaor Toni Atkins

Rep: **Chevelle Newell Tate**, 619-645-3133, Chevelle.Tate@sen.ca.gov - Not present.

6.0 President's Report

6.1: Special Election Results (announced at end of meeting)

Candidate Cindy Greatrex received 26 votes; candidate Matt Mangano received 20 votes.

6.2: Project Updates

a. Blue Heron Project

The date of the Blue Heron Project hearing is as yet not known.

b. Hillel Project

1st Vice-President Helen Boyden nominated 2nd Vice-President Bob Steck to represent the LJCPA at the upcoming City Council meeting in October. The Trustees approved the nomination by a vote of 14-0-1.

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/>

7.3 General Public

Sharon Wampler, Chair of the Citizens for Responsible Coastal Development (CRCD) Incentive-based Zoning Project

- Corrected misstatement by Mark Lyons in 5/25/17 letter to La Jolla Light claiming the CRCD proposal reduces FAR, would be more costly, and requires homeowners to get a CDP. (See document handed out with corrections in bold.)
- Invited architects opposed to the proposal to meet with the CRCD.
- Corrected misstatement by Bob Whitney on the 9/4/17 La Jolla Association blog asserting that the LJCPA Ad Hoc Committee for residential single-family zoning had been dissolved due to non-compliance with the Brown Act.
- Pointed out that the Los Angeles anti-mansionization ordinance is less permissive than the Wampler committee proposal.

Sally Miller

- Applauds the City's decision to remove Deco Bikes from San Diego's beaches.
- Complains that other purveyors of rental bikes are blocking La Jolla's sidewalks. Two locations being blocked are next to Girard Gourmet and in front of the Grand Colonial Hotel.

Melinda Merryweather

- Requests that an item be placed on the October agenda regarding removal of the six-foot fence blocking the view of Black's Beach.
- Informs the CPA trustees that the homeowner whose shrubbery is blocking the view at Torrey Pines near Prospect has said he will not trim it until he receives a letter from the City asking him to do so; requests the CPA to ask the City to send such a letter; requests that this item be placed on the October agenda if it is necessary to do so to get the CPA to ask the City to send the letter.

8.0 Non-Agenda Trustee Comment

Opportunity for trustees to comment on matters not on the agenda, 2 minutes or less.

Janie Emerson

Requests that an item be placed on the October agenda moving the closing time of the polling place for CPA elections from the current 7:00 p.m. to 6:00 or 6:15 p.m. so as to allow the trustees working in the polling place to attend the CPA meeting, which begins at 6:00.

Dave Gordon

Notifies CPA trustees that the meeting date for the La Jolla Shores Permit Review Committee (PRC) has been moved to the third Monday of the month beginning November 21, 2017

David Little

- Moves that Melinda Merryweather's Black's Beach item be placed on the October agenda. Motion carries 14-0-1.
- Asks for an update on the TPR noise issues raised by Mr. Pretorius. Boyden replies that they are under investigation.

Phil Merten

Asks that he be allowed to comment on the Cielo agenda item when it comes up. Boyden replies that he will be allowed limited comment.

12.0 Time Certain 6:30. City Staff presents on the Torrey Pines Road (TPR) Corridor Project (INFORMATION ONLY)

Steve Bliss reports on the City's plans for Phase Two of the Torrey Pines Road (TPR) Corridor Project and on the City's plans for the TPR Slope Restoration.

- Installation of a sidewalk on the south side between Amalfi and Hillside
- Installation of a HAWK pedestrian-activated light between Princess and Amalfi
- Installation of decorated herringbone median flush with the roadway. The median is not raised because the Fire Dept. specifically requested that it be flush with the roadway to provide a lane for emergency vehicles.
- Slope restoration will be as previously presented.

Trustee Courtney commented that the Scope of the Plan approved by the Torrey Pines Corridor Committee, after numerous public meetings, then approved by all La Jolla Community planning groups, the City Planning Commission and the San Diego City Council had all included a raised median / "fifth lane" and a synchronized traffic light at Torrey Pines Road and Princess St. Courtney further noted that the current plan will not provide intervals for left turns, U-turns and crossings by both autos and pedestrians and will do very little to increase safety along Torrey Pines Road, which was the main focus of the Committee.

Dan Courtney replaced Dede Donovan as official minute-taker.

- Sally Miller asked about the number of pedestrian fatalities at "pseudo-crossings"
- Trustee Gordon stated the median / "fifth lane" should be raised.
- Trustee Ahern asked about plantings on the slope restoration.
- Trustee Little commented about slowing the speed of traffic along Torrey Pines Road
- Trustee Will noted the plan does nothing to assist vehicles attempting to take left turns along Torrey Pines Road.
- Trustee Weiss commented the improvements would help some pedestrians.
- Trustee Palmer asked why there are no traffic calming measures or elements to assist autos taking left turns.

16.0 Companion Units--

Presenter Phil Merten asked the Trustees to review the submitted suggestions for modifications to the Companion Unit Ordinance passed on a first reading by the San Diego City Council and indicate which/if any suggestions should be

presented by Trustee Merten to the City Council to be considered at the September 12 second hearing.

- Trustee Merten analyzed the possible impacts on the community resulting from the City's proposed ordinance along with and presented a draft position letter to be presented to the City Council on behalf of the CPA.
- Trustee Boyden suggested the CPA should take the position that the City should not enact any changes to the existing Municipal Code and Planned District Ordinances beyond those requested by the State of California.
- Architect Michael Morton commented the height limits for companion units may be 13' for flat roofs or 15' for pitched roofs.
- Trustee Emerson reinforced the suggestion that the City's ordinance should not exceed State requirements.
- Trustee Little made a Motion that the CPA appoint Trustee Merten to prepare a position letter, with input from the Association, and appear at the City Council hearing on behalf of the CPA. Second by Trustee Shannon. Motion carries 14-0-1.

Much discussion ensued, moderated by Trustee Merten, and consensus was reached on the points to be incorporated into the CPA's position letter and presented to the City Council by Trustee Merten on behalf of the CPA. The letter is available in the files of the LJCPA.

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

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 Hardiman Residence: 5626 Dolphin Place Project No: 550448 (Process 3) Coastal Development Permit for the demolition of existing Single Dwelling Unit and construction of a new SDU of two stories over basement with a total of 4,110 square feet of new construction. The 0.11 acre site is located at 5626 Dolphin Place in the coastal (Appealable) overlay zone of the RS-1-7 base zone in the La Jolla community plan area.

DPR MOTION 8/15/2017: Findings **CAN NOT** be made to approve the Hardiman Residence Project: the requirement for two additional parking spaces should be resolved since the Project location is in the beach parking impact area, lack of articulation on East wall, and due to the high floor to ceiling heights, proposal as presented is inconsistent with neighborhood scale and character. **(5-1-1)**

Item 10.1 was removed from the agenda

10.2 Vocational English School: 7979 Ivanhoe Avenue; Project No.:555943 (PROCESS 3) Conditional Use Permit to convert an existing second floor office space to a 5,957 square foot Vocational English School. The 0.60 acre site located within the Coastal Overlay zone (Non-Appealable) at 7979 Ivanhoe Avenue in Zone 1 of the La Jolla Planned District within the La Jolla Community Plan area.

DPR MOTION: 8/15/2017

Findings can be made for a Conditional Use Permit to convert an existing second floor office space to a 5,957 square foot Vocational English School. The 0.60 acre site located within the Coastal Overlay zone (Non-Appealable) at 7979 Ivanhoe Avenue in Zone 1. **(6-0-1)**

Item 10.2 was pulled from the consent agenda.

10.3 EC English School: 7979 Ivanhoe Avenue, La Jolla, Ca 92037 -- Conditional Use Permit to convert an existing second floor office space to a 5,597 square foot Vocational School. Use conforms with LJPDO section 159.0210 And 159.0211

PDO Motion: We find that this project **conforms** with the PDO regulations and a motion to approve was made by Pitrofsky, seconded by Parker. Vote: 4-0-1

Item 10.3 was pulled from the consent agenda

10.4 La Jolla Art and Wine Festival- Request for Temporary Street Closures on portions of Girard Ave, Wall Street, and Silverado Street for the annual fundraising event benefitting La Jolla Public Schools on Saturday October 7 and Sunday October 8 (Laurel McFarlane)

T&T Motion: Approve temporary street closures for portions of Girard, Silverado, and Wall Street on October 7-8 for the annual La Jolla Art and Wine Festival: Earley, Second: Ryan 8-0-0

10.5 So Fine on Kline- Request for Temporary Street Closure of Kline Street between Girard Ave and Herschel Ave related to the 5th annual event on Sunday November 12. (Tresha Souza)

T&T Motion: Approve temporary street closure on Kline St between Girard and Herschel Ave on Sunday November 12 for the 5th annual So Fine on Kline Event: Brady, Second: Gantzel 8-0-0.

10.6 La Jolla Shores Fall Fest- Request for Temporary Street Closure of a portion of Avenida de la Playa for the 10th annual event on Sunday October 15 (Sharon Luscomb)

T&T Motion: Approve temporary street closure of a portion of Avenida de la Playa on Sunday October 15 for the 10th annual La Jolla Shores Fall Fest: Ryan, Second: Bailey 8-0-0

10.7 City Proposed Controls for the Herschel Ave/Kline Street Intersection- Revised pedestrian crossing striping and temporary bulb-outs to enhance pedestrian safety requested by Stella Maris Academy (Julie Hollis)

T&T Motion: Approve City's proposed temporary pedestrian safety improvements at the Herschel Avenue/Kline Street intersection on a one-year trial basis with an effectiveness evaluation to occur at the conclusion of that timeframe: Brady, Second: Bailey 8-0-0

10.8 □Dostart Residence 3115 Bremerton Place □Project # 549333 (Process 3) Site Development Permit for the demolition of an existing 2,681 sq ft single story, single family home and construct a new 5,103 sq ft two-story single family residence with attached garage and cover rear patio on a 15,007 sq ft lot. Existing FAR: .18 New FAR: .34

PRC Motion: Findings **can** be made for the Site Development Permit (SDP) and Coastal Development Permit (CDP) for Project # 549333. Motion made by Tony Crisafi and 2nd by Myrna Naegle. Vote 5-0-2; Abstains: Janie Emerson- acting Chair, Michael Czajkowski- Friend of presenter

Trustee Emerson made a Motion to Approve Items 10.4, 10.5, 10.6, 10.7 & 10.8 on the Consent Agenda. Seconded by Trustee Weiss. Motion Carries 15-0-1

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 Seawall Maintenance 5322 & 5328 Calumet Avenue – (Process 3) Coastal Development Permit to stabilize a portion of the coastal bluff located within dedicated public right of way between 5322 and 5328 Calumet Ave. The site is in the RS-1-7 zone, Coastal (Appealable) overlay zone within the La Jolla Community Plan Area.

DPR Motion: Findings can be made for a Coastal Development Permit to stabilize a portion of the coastal bluff located within dedicated public right of way between 5322 and 5328 Calumet Ave. (6-0-1) **Pulled from July consent Calendar by Trustee Costello.**

Presentation by Todd Story and Rob Hawk on behalf of Applicant, the former property owner, who was required to pursue permit:

In 2009 the cliff collapsed and the presenters are proposing a stabilization project which they say will benefit both homes plus the City owned right of way, which is a view corridor.

Melinda Merriweather commented that a fence installed by The City is preventing the public from gaining access to the overlook and asked if this project would help to get the City's fence moved closer to the edge of the cliff. Presenters stated that was The City's decision and is beyond their control.

Presenters stated the stabilization would have a natural appearance and visual impacts would be minimized.

Trustee Costello stated his reason for pulling this item from the September consent agenda has to do with trimming shrubbery in front of the property to a maximum height of 6'. Presenters stated their client no longer owned the property and does not have the authority to make that guarantee.

Motion to Deny by Trustee Costello ; Second by Emerson. Motion carries 10-5-1

13.0 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.**

LJCPA Motion (8/3/2017): Continue to next month to allow trustees to make site visits (Donovan/ Ahern) (7-6-1) Motion Carried.

Cynthia Chasen, a member of a crime watch group, commented about rowdy behavior by people parking in this area. Multiple residents of the neighboring condominium project, including Harry Coperman, Judy McMurdo, Gary Green and John Handley, echoed her concerns. Photographs of people watching the sunset while parked in this spot were distributed to the Trustees.

Motion by Trustee Rasmusson to ask the City of San Diego to investigate alternative forms of parking control, including but not limited to creating a three- minute parking zone, keeping the stanchions, and any other possible solutions. Second by Emerson. Motion carries 14-1-1.

14.0 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 from August consent/calendar by Trustee Rasmusson.

No proponents of the condo conversion were present. The matter was therefore continued to October.

15.0 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 from August consent calendar.

Robert Bateman presenting on behalf of the applicant.

To hasten discussion Mr. Bateman asked Trustee Rasmusson why he pulled this item from the August Consent Agenda. Trustee Rasmusson replied that he could not recall.

Motion to Approve made by Costello; second by Ahern; Motion passes 14-0-2.

17.0 UCSB Coastal View and other Coastal Issues-- INFORMATION ONLY -- Presenter: Mike Costello and others 10-15 minutes.

Trustee Costello gave a short commentary culminating in the statement that these projects are being driven by population growth.

18.0 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 CHLOZ at 8280 Calle Del Cielo, in the 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 and August minutes for details on previous discussion

- Paul Benton distributed City Cycle Issues and stated there were no longer any outstanding issues.
- Scott Williams of Seltzer Kaplan described the City's Substantial Conformance Process as it relates to the project.

- Lewis Beacham, developer, stated that ANY change whatsoever would trigger a substantial conformance review and that the plans would then necessarily return to the La Jolla community planning groups regarding ANY change, however minor.
- Trustee Weiss noted the neighboring house did not appear to be conforming.
- Phil Merten spoke regarding substantial conformance and the inability of participants in the process effectively to appeal.
- Trustee Rasmusson commented he was concerned with the soil apparently being imported to the property.
- Trustee Ahern expressed satisfaction with the presentation commenting that this is a large project and people will oppose just for the sake of opposing.
- Trustee Costello commented it's time to either Accept or Deny.

Note: Letter received from Bernard Segal with regard to the discussion on this item has been received and will be maintained in the LJCPA files.

Motion to Approve by Will; second by Gordon. Motion carries 9-5-2

19.0 Announcement of the October LJCPA Minutes-Taker – Tom Brady

20.0 Adjourn to next LJCPA Meeting: October 5, 2017, 6:00 PM