



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: <http://www.LaJollaCPA.org>

Voicemail: 858.456.7900

Email: info@LaJollaCPA.org

President: Bob Steck

Vice President: Helen Boyden

2nd Vice President: Brian Will

Secretary: Cir

Treasurer: David Gordon

FINAL MINUTES

Regular Meeting | Thursday, 5 May 2018, 6:00 PM

Trustees Present: Ahern, Boyden, Brady, Costello, Courtney, Gordon, Greatrex, Little, Mangano, Merten, Rasmussen, Shannon, Steck, Weissman, Will.

Trustees Absent: Collins, Kane, Weiss.

* Mangano arrives 6:15, Courtney 6:50, reflective in total vote number.

Meeting Commences at 6:07 PM with Quorum present.

6:00pm

1.0 Welcome and Call to Order: Bob Steck, President

→ Please turn off or silence mobile devices

→ Meeting is being recorded

2.0 Adopt the Agenda

Motion: Adopt Agenda. Amended to note that a presentation by Bill Harris is moved higher on the Agenda. (Boyden/Rasmussen) 12-0-1. Chair Abstains.

3.0 Meeting Minutes Review and Approval: 5 April 2018

Motion: Approve 5 April 2018. Correction on project house number (from April Project Presentation) noted. (Greatrex/Will) 13-0-1. Chair Abstains.

4.0 Officers' Reports

4.1 Treasurer

April Treasurer's Report of LJCPA

Beginning Balance as of 4/1/18 **\$ 632.28**

Income

• Collections \$ 123.00

• CD Sales \$ 0

Total Income **\$ 123.00**

Expenses

• Agenda printing \$ 57.84

• AT&T telephone \$ 80.95

Total Expenses **\$ 138.79**

Net Income/(Loss) **\$ (15.79)**

Ending Balance of 4/30/18 **\$ 616.49**

4.2 Secretary

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.

Secretary Greatrex states: If you want your attendance recorded today, you should sign in at the back of the room. LJCPA is a membership organization open to La Jolla residents, property owners and local business and non-profit 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/. We encourage you to join so that you can vote in the Trustee elections and at the Annual Meeting in March. You can become a Member after attending one meeting and must maintain your membership by attending one meeting per year. If you do not attend one meeting per year, your membership will expire. 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. 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.

5.0 Elected Officials- Information Only

- 5.1** Council District 1: Councilmember Barbara Bry
Rep: **Mauricio Medina**, 619-236-6611 mauriciom@sandiego.gov
No report on ongoing issues with Ardath Road, Dockless Bikes, STVR, Prop D. Bry's office still has not provided answers to Pretorius. Pretorius objects to Medina's statements. Boyden again asks for letter.
- 5.2** 78th Assembly District: Assembly member Todd Gloria
Rep: **Javier Gomez** 619-645-3090 javier.gomez2@asm.ca.gov
Not present, no report.
- 5.3** 39th Senate District: State Senator Toni Atkins
Rep: **Chevelle Newell Tate**, 619-645-3133 chevelle.tate@sen.ca.gov
Not present, no report.

6.0 President's Report- Information only unless otherwise noted.

- 6.1 Ratification of LJCPA appointees to various committees. ACTION ITEM List to be provided.**
Motion: To Approve LJCPA appointees: (Greatrex/Boyden) 11-1-2. Little Abstains, opposed to methodology. Chair Abstains.
- 6.2 Ratification of other appointees to various committees. ACTION ITEM List to be provided.**
Motion: To Approve External Appointees (Greatrex/Will) 11-1-2. Little Abstains, opposed to appointees serving on more than one committee. Chair Abstains.

7.0 Non-Agenda Public Comment- Opportunity for public to comment on matters not on the agenda, two minutes or less.

- 7.1 City of San Diego – Community Planner: Marlon Pangilinan** mpangilinan@sandiego.gov Present, gave report. COW: City Orientation Workshop, upcoming CEQA Workshops also available. Schedules on www.sandiego.gov website.
- 7.2 UCSD - Planner: Anu Delouri** adelouri@ucsd.edu <http://commplan.ucsd.edu/> Present, reported on UCSD updates and the scheduling of the next UCSD CAG meeting. North Torrey Pines project has gone through early approval status. June 18th, they will mobilize. Project entails 2000-bed housing and two academic buildings and parking. Long Range Development Plan CAG to meet on May 23rd. Discussion on bridge and construction.
- 7.3 General Public:** Janie Emerson, Chair of LISA, notes this group now holds receptions prior to their meetings. Janie explains that the group deals with everything at the Shores and meets the second Wednesday at the Martin Johnson House at SIO.

8.0 Trustee Comments: Trustee Costello suggests that in June we send a letter to Coastal Commission to request that important meetings are held closer to the topic venue. Trustee Gordon asks for update from Streets Division on reconfiguration of lanes in the Shores.

Trustee Little requests that we have up-to-date information on projects. In response, Gordon notes that projects are often updated and that committees don't get a copy of every single revision as that is not tenable,

since projects evolve.

Trustee Boyden suggested the LJCPA and sub committees do what was done at the LJCSRPC when she was on it: That the applicant be asked whether the plans being presented have been submitted to the City and if changes had been made to the original plans. Applicant was asked to sign on the project plans that they had been or would be submitted to the City. Any motion made should refer to the date on the plans reviewed.

Boyden notes in relation to this overall topic that LJCPA does not currently have a webmaster and that an Airport Authority rep is needed as well as two reps for PDO.

Trustee Merten, in relation to the Fence discussion earlier, suggested a vinyl fence vs. metal.

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>

John Shannon, Rep. present

Group met, no Action items. David Alvarez presented sidewalk issues, storm water maintenance program. Proposal to restructure community planning groups to disempower planning groups.

9.2 Coastal Access & Parking Board <http://www.lajollacpa.org/cap.html> Group did not meet in April.

9.3 UC San Diego Long Range Development Plan CAG: One of LJCPA delegates will report on discussion.

<http://lrpd.ucsd.edu>. Group did not meet in April.

10.0 Consent Agenda- Action Item

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 Deborah Marengo, 2nd Monday, 4:00 pm

DPR – Development Permit Review Committee, Chair Brian Will, 2nd & 3rd Tuesday, 4:00 pm

PRC – La Jolla Shores Permit Review Committee, Chair David Gordon, 3rd Monday, 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 automatically trailed to the next LJCPA meeting.**

10.2 and 10.7 pulled. **Motion:** To Approve Consent Agenda with the exception of 10.2 and 10.7. Costello pulled 10.7 as he states it’s a non-compliant CEQA. (Boyden/Gordon) 13-1-1. Chair Abstains.

10.1 PATHRIA RESIDENCE - Project #: 566727--7975 Calle De La Plata--: (Process 3) Coastal Development Permit and Site Development Permit for a demolition of an existing single family residence and construction of a new 3,995 sf two story residence at 7975 Calle De La Plata. The 0.15 acre site is located 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 SDP and CDP for Project #566727; VOTE Passed 4-2-0

10.2 SIDE LLC Project - Project #: 571249--7687 Hillside Drive--: (Process 3) Site Development Permit and Coastal Development Permit for a 3,868 sq ft addition and interior remodel to and existing 3,126 sq ft single dwelling residence and construction of a new 6,880 sq ft residence with new 815 sq ft 3 car garage located at 7687 Hillside Drive. Each of the two homes will be constructed on separate but adjacent lots. The 0.368 and 0.265 acre attached sites are within the Coastal Overlay (Non-Appealable) overlay zone within the LJSPD-SF zone(s) of the La Jolla Shores Planned District within the La Jolla Community Plan Area within Council District 1.

PRC Motion: Findings **CAN** be made for Site Development Permit SDP and CDP for Project #571249; VOTE Passed 4-2-0.

- 10.3 La Jolla Presbyterian Church Fall Festival:** Request for Temporary Street Closure on Draper Ave between Kline and Prospect Streets for the 5th annual event on Sunday November 4, 2018. Erika Hill
T&T Motion: To **Approve** Temporary Street Closure on Draper Ave between Kline and Prospect Street Sunday November 4, 2018 for the 5th annual La Jolla Presbyterian Church Fall Festival: Brady, Second Gantzel 7-0-0
- 10.4 End of Summer Run-** Request for Temporary Street Closure and No Parking areas related to the 19th annual event on Sunday August 26, 2018 on portions of Prospect Street and La Jolla Boulevard. Kathy Loper.
T&T Motion: To **Approve** Temporary Street Closures and No Parking areas on portions of Prospect Street and La Jolla Boulevard on Sunday August 26,2018 for the 19th annual End of Summer Run: Earley, Second: Ryan 7-0-0
- 10.5 Dockless Bike Issues** - Participation in a Resolution to the City asking for adoption of regulations and announcing the formation of a working group to provide recommendations: Dave Abrams
T&T Motion: To **Approve** La Jolla Community Joint Resolution on Dockless Bikes and Motorized Scooters: Brady, Second Gantzel 7-0 Resolution to be provided.
- 10.6 Eads Ave** 7154 & 7156 Eads Avenue, # 577900 (Process 3) Tentative Map, Coastal Development Permit and Site Development Permit for development of a small lot subdivision, to subdivide 1 lot with two residences (currently under construction) into 2 lots. Located at 7154 & 7156 Eads Avenue. The .166 acre site is in the RM-1-1 zone within the Coastal Overlay zone (non-appealable) of the La Jolla Community Plan area. **DPR Motion:** Findings **CAN** be made for SDP/CDP for a small lot subdivision. Motion Passes 4-0-3 (Abstentions from Chair and two absences at previous meeting.).
- 10.7 Demolish Residence** 9036 La Jolla Shores # 588291 (Process 2) Coastal Development Permit to demolish one existing residential building totaling 1,706 square feet as well as the 220 square foot detached garage. The 0.81-acre site is located within the appealable coastal overlay zone at 9036 La Jolla Shores Lane in the RS-1-1 and RS-1-4 zones of the La Jolla community plan area. The site is in the Sensitive Coastal Overlay Zones (B and CB), Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Appealable), First Public Roadway, the Parking Impact Overlay Zone (Coastal, Beach, and Campus), the Residential Tandem Parking Overlay Zone, and the La Jolla Community Plan area. The lot appears to contain Environmentally Sensitive Lands (ESL) in the form of Steep Hillside and Sensitive Vegetation. It also appears to contain MSCP and Coastal bluffs. This should be coordinated with Project No. 478873 for the same address.
DPR Motion: Findings **CAN** be made for a CDP for residence demolition (Collins/Zynda). Motion passes 4-1-2.
- 10.8 Waverly Residence**, 5543 Waverly Avenue # 577309 DPM: (Process 2) Coastal Development Permit for the construction of 2,686 SF Two story single family residence with roof top deck and a detached carport on a vacant lot at 5543 Waverly Avenue between Midway and Forward St. The 0.1 Acre site located within the RS-1-7 zone and Coastal overlay zone (Non-Appealable) of the La Jolla community plan Area.
DPR Motion: Findings **CANNOT** be made for CDP because use of the carport exemption enables the project to exceed allowable FAR. According to the community plan redevelopment shall maintain community character. Redevelopment shall create harmony between new vs old structures, designed to avoid extreme and intrusive changes, and maintain harmony in visual relationships.

The use of the carport is new extreme and intrusive method to exceed FAR and does not maintain character or visual harmony. (Gaenzle/Costello) **Motion Passes 5-2-1**

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 Time certain 6:30 Citywide Tree Planting Program (Information Only) Discussion of the City's goal to implement the Climate Action Plan (CAP) and the tree planting component of it to reduce carbon in the atmosphere. Residents are being asked to participate. Lesley Henegar.

City Staff Presentation:

Conceived as a program rooted in multiple, integrated strategies, the Initiative's mission is to develop, nurture and protect a sustainable community forest in the City of San Diego. Goals adopted by the Advisory Board include planting 5,000 trees a year on public property for 20 years, public outreach and education concerning the health and community benefits from expanding the urban forest canopy

12.0 La Jolla Boulevard Traffic Calming- Consideration of City Staff provided scheme for Pedestrian Refuge Island at Mira Monte Intersection. (Zoe Kleinbub) Info to be provided.

T&T Motion: Approve City Staff Suggested Pedestrian Refuge Island in La Jolla Blvd. near Mira Monte Intersection: Brady, Second: Gantzel 8-0-1 (Bailey) LDER

Presentation: Ms. Kleinbub was not present. She had explained at T&T that she would like cluster beacons and pedestrian refuge on La Jolla Boulevard near the Methodist Church. She had approached Councilmember Bry, who told Ms. Kleinbub that she (CPPT Bry) would add the island to her Budget Priorities in June. Applicant says it is not safe to cross the street there as pedestrians are obscured by cars waiting in the left turn lane. CD1 rep Mauricio Medina wished to explain the details of the proposed project.

Trustee Comment:

Trustee Greatrex stated that Medina should not be representing an Applicant at LJCPA. Doing so as a City Council Rep renders this as a de facto City Council matter.

Greatrex: There is a Brown Act issue, as clustered Pedestrian Beacons were not on Public Notice at T&T. Greatrex: Optics on this are very bad. Neighbors are unhappy, as they said cluster beacons are not desirable plus they were not noticed. T&T voted on four sets of beacons

Brady: Beacons were voted on at T&T.

Boyden: The T&T motion as reported in its minutes only support the Pedestrian Refuge Island. There is no mention of cluster lights.

Greatrex: Resident Applicant needs to appear. Also Oscar Cortes of Traffic Department should appear to discuss feasibility. Item needs to be noticed properly.

Motion: To postpone till June for Applicant to appear. (Gordon/ Rasmussen) 13-0-2. Weissman Abstains due to unfamiliarity.

13.0 Lowering of Fence at rear of La Jolla Shores Lane (Black's Beach Overlook) Request for LJCPA to send joint letter to SDFD and SD Lifeguard Chiefs, to lower a current 6-ft view fence to the 4-ft height requested by the California Coastal Commission in a previously granted Development Permit at the site. A 4-ft view fence at this location will also enable conformance with the 4-ft view fence height parameter of our Community Plan. (drafted letter sent to trustees and included in Public Document folder on back table)

Presentation:

Melinda Merryweather: States fence at 6 feet is not compliant with 4 feet fence view corridors in community plan. Went to Parks & Beaches, went to Code Compliance, who said it is not compliant. The chain-link fence currently stands at just under six feet tall at the end of a viewing area over Black's Beach. The viewing area is landscaped with a walking path leading to the bluff's edge and its fence. It was originally permitted to be approximately four feet with safety and regulatory signage.

Merryweather: All we want to do is bring this fence into compliance. It's a very special place for surfers to look at the ocean and in the La Jolla Community Plan which says view areas should have fences that are four feet.

Bill Harris, City Spokesman: This issue is a hot potato. States that fence should be six feet. Rationale for that from

lifeguards and firemen is that people attempt to scale the fence. City says that the fence will stay at 6 feet due to instability of the bluff. Regarding a change to fence materials, Harris states that type of solution and those proposals are welcome, but what needs to be considered is the maintenance and whether the footing or foundation would be inconsistent with the bluff top," Harris states that he does not think there is a lot of resistance to an alternative, but at the moment, this is what the City departments have assessed as necessary. Harris notes Melinda has offered to pay for height adjustment.

Trustee Comment:

John Shannon: Does not think this makes sense. If someone really wants to climb a fence, they will.

David Little: If this truly such an issue, why not make it 8 or 12 feet?

Rasmussen: Will this be heard at City Council if we send a letter? Harris (response): Doubtful.

Public Comment:

Brenda Fake: Explains that having a four-foot fence above her house has led indirectly to \$100,000 of damage to her home via a drunk driver. She said that this is a public safety issue. She states that a slope should be treated as such.

Melinda: There are no fences at Coast Walk.

Trustee Comment: Gordon: Is there a compromise to be made in fence materials. Perhaps the top two feet could be a clear material.

Merten: People need to take personal responsibility.

Motion: Approve Letter Presented and send to City (Merten/Rasmussen) 13-1-1. Chair Abstains.

14.0 Whether to schedule a revote on the Black Halibut project for the June 5, meeting of the LJCPA based on new information as provided for in the Administrative Guidelines, September 2015, page 29.

Presentation:

Trustee Merten states that the elevation points in the project have changed.

Merten discussed belief that "distorted renderings" were used in the presentation of Black Halibut. Merten states that string lines were not observed.

Marengo: The City does not use string-lines. The plumb line has two outrigger structures where the deck comes over it. The pool is conformant in the Shores. Drawings Marengo uses are standard for a CDP. Standard drawings indicate a height that is not close to 30' and show proper setbacks.

Trustee Comment:

Gordon: Does Merten have any financial interest? (in response) Merten states No.

Merten: 600-24 allows Community Planning Groups to revisit a project.

Merten: Renderings/drawings presented by Marengo to LJCPA in at the April Meeting have since changed.

Brady inquires on height.

Marengo: Using drawings from standard development height. All setbacks are as correct. Elevation points correct.

Will: Are we revisiting this? Steck: We are deciding.

Costello: States that drawings presented at DPR were not accurate. Marengo (in response): It meets code.

Mangano: Do you have elevation drawings at different points in time for contrast?

Weissman: Are you using Cardenas house to say that your house is smaller? Marengo (in response): No

Marengo: Discusses bulk and scale against "things you know" (i.e. Cardenas house).

Gordon: States that in 600-24 you only revisit a project when substantive changes have been made.

Courtney: Vote may have changed depending on which drawing voters saw.

Motion: To re-hear Black Halibut project in June. (Merten/Costello) 9-5-1. Chair Abstains.

15.0 Whether to send a letter drafted by David Little and Dede Donovan with respect to the 50% rule to the City Attorney. (drafted letter sent to trustees and included in Public Document folder on back table)

Trustee Presentation:

Trustee Little: Thanks Dede Donovan for helping with letter.

Will: Notes that serial permitting is an issue not going away. Suggests that we do away with language that implies that rules are not followed administratively. Suggests we stay on task.

Boyden: States DPR version of letter has perhaps too much emphasis on Draft Information Bulletin. Inquires as to how 50% rule is being employed.

Will: What do we want to tell the City? Do we believe intent of 50% rule is that half the building remains?

Merten: Original intent of 50% Rule was not well thought out.

Gordon: Letter should focus on exploitation of the 50% rule.

Steck: Suggests to Little that we take another crack at letter.

Boyden: Soften the language. Perhaps Brian Will can assist. Will agrees.

Ahern: Avoid saying that every project must come to LJCPA.

Motion: To Revise Letter (Boyden/Gordon) 13-1-1. Chair Abstains.

16.0 Adjourn to next LJCPA Meeting, Thursday 7 June 6:00 PM. Meeting Adjourns at 8:43 PM.