



# La Jolla Community Planning Association

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

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President: Bob Steck  
Vice President: Helen Boyden  
2<sup>nd</sup> Vice President: Brian Will  
Secretary: Cindy Greatrex  
Treasurer: David Gordon

## FINAL MINUTES

### Regular Meeting | Thursday 6 September, 2018

6:00pm

#### 1.0 Welcome and Call to Order: Bob Steck, President

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

Meeting Called to Order at 6:05 PM with quorum present.

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

**Trustees Absent:** Weiss

*Gordon, Mangano arrive late; Courtney arrives late and exits early; reflected in vote counts.*

#### 2.0 Adopt the Agenda

Costello asks that Kretowicz letter be reviewed by DPR. Boyden asks that Playa Del Norte be moved as Time Certain to 6:30.

**Motion:** To Adopt the Agenda (Costello/Boyden) Vote: 12-0-1 **Motion Carries**

**In Favor:** Ahern, Boyden, Brady, Costello, Greatrex, Kane, Little, Merten, Rasmussen, Shannon, Weissman, Will

**Opposed:**--

**Abstain:** Steck (Chair)

#### 3.0 Meeting Minutes Review and Approval: 6 August 2018

Kane asks that Vote not be made. Request denied.

**Motion:** To Approve August Minutes (Shannon/Rasmussen) Vote: 11-0-3 **Motion Carries.**

**In Favor:** Ahern, Boyden, Brady, Costello, Courtney, Greatrex, Kane, Merten, Rasmussen, Shannon, Will

**Opposed:**---

**Abstain:** Steck (Chair) Little (Absent in August) Gordon (Absent in August)

#### 4.0 Officer Reports:

##### 4.1 Treasurer Dave Gordon reports:

La Jolla Community Planning Association

Treasurer's Report for September 6, 2018 Regular Meeting

Beginning Balance as of 8/1/18 \$ 345.75

##### Income

- Collections \$ 125.00
- CD Sales \$ 0

**Total Income** \$ 125.00

##### Expenses

*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.*

• Agenda printing	\$ 63.44
• AT&T telephone	\$ <u>74.78</u>
<b>Total Expenses</b>	<b>\$ 138.22</b>
<b>Net Income/(Loss)</b>	<b>\$ (13.22)</b>
<b>Ending Balance of 8/31/18</b>	<b>\$ 332.53</b>

#### 4.2 Secretary

**Cindy Greatrex reports:** 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/](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 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](mailto:mauriciom@sandiego.gov). Present. Memo sent by Bry suggesting night work on Torrey Pines construction.

##### 5.2 78<sup>th</sup> Assembly District: Assemblymember Todd Gloria Rep: **Javier Gomez**, 619-645-3090

[javier.gomez2@asm.ca.gov](mailto:javier.gomez2@asm.ca.gov) Present. Finished administrative session last Friday. SB-100 went to Governor's desk. Discusses California's net neutrality bill. References Clairemont DMV now having Saturday hours.

##### 5.3 Rep: **Chevelle Newell Tate**, 619-645-3133, [Chevelle.Tate@sen.ca.gov](mailto:Chevelle.Tate@sen.ca.gov) Not Present.

#### 6.0 President's Report – Information only unless otherwise noted

**6.1 Ratify President's appeal** of the CEQA exemption staff decision for the Ryan lot line consolidation: ACTION ITEM. Filed on August 29, 2018. Due date of appeal was September 5. DPR reviewed on 8-21-2018. **DPR Approved Motion:** Kane to wordsmith final edit of appeal as presented and then request Bob Steck to send a CPA appeal (Kane/Costello: 6-0-1) She did and he did.

**Motion to Approve:** (Costello/Merten) 14-0-1 **Motion Carries.**

**In Favor:** Ahern, Boyden, Brady, Costello, Courtney, Greatrex, Kane, Little, Mangano, Merten, Rasmussen, Shannon, Weissman, Will

**Opposed:--**

**Abstain:** Steck (Chair)

##### 6.2 We would like to thank Bob Collins for his many years of service to the LJCPA and the La Jolla

Community. His current six years as an LJCPA trustees ended in August (He continues as a member of DPR.) and his seat is now vacant. The 120-day election window would occur in January. As allowed in the LJCPA bylaws, we will defer filling his seat until the March 2019 election. At that time there will be four other trustees terming out: Ahern, Boyden, Steck and Weiss. Trustees Costello, Courtney, Merten and Rasmussen hold seats expiring in March 2019, but they are eligible to run for reelection. In March there will be two one-year seats (expiring in March 2020), one two-year seat (expiring in 2021) and six seats expiring in 2022, for a total of 9 seats to be elected. An election committee will be formed. Volunteers accepted.

##### 6.3 The President has written the California Coastal Commission asking them to postpone the hearing on Ure Kretowicz's proposed CDP amendment to "Replace decorative paving currently within Princess Street public right-of-way- with new granite porcelain tiles and signage identifying public access to the pocket beach) for the

property at 7957 Princess St. La Jolla. It is currently scheduled to be heard September 14, 2018 in Fort Bragg, California. A postponement would presumably allow it to be held at the CCC meeting 10-12 Oct 2018, at the Wyndham Hotel San Diego Bayside, 1355 North Harbor Drive, 10-12 Oct 2018.

**6.4 Action Item:** With respect to **Item 6.3**, in case the hearing is not postponed, the LJCPA has been asked to review a proposed comment letter to be sent to the California Coastal Commission for its September 14<sup>th</sup> meeting. As of posting time, letter has not been received. 5 minutes (Costello, Ciani)

#### 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](mailto:mpangilinan@sandiego.gov)** Present, notes COW schedules for Project Review and CEQA in September and October. Sept 20 is Project Review, at 222 C Street, Silver Room, 6-8 PM. CEQA Review, October 25, same place and time.

**7.2 UCSD - Planner: Anu Delouri, [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu), <http://commplan.ucsd.edu/>** Dr. Robert Brown present. Discusses EIR being distributed on July 30, with public review ending Sept 12, and updates Osler Structure.

**7.3 General Public** Hearing none.

#### 8.0 Non-Agenda Trustee Comment

**Kane:** Seeking two interns for LJCPA.

**Little:** Should we send a second letter to City Attorney re: 50% rule.

**Ahern:** Between Marine Room and resident next door. Railing needed. Slippery with kelp coming up.

**Costello:** Compiling a letter to Coastal Commission to request that they hold meetings on hot-button items in San Diego vs. farther afield.

**Merten:** Expresses concern on City's repeated lack of enforcement of their rules in re: 1136 Muirlands Drive

**Courtney:** We had previously supported enforcement of STVR. New City Council vote effectively bans vacation rentals.

**Courtney:** Huge construction on TPR, a watermain project, working at night. Difficult to sleep.

#### 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.** No report

**9.2 Coastal Access & Parking Board <http://www.lajollacpa.org/cap.html>** Alicia Hawrylyszyn Frank from VMA. Mentions that Sheila Fortune is delegating CAPB via VMA.

**9.3 UC San Diego Long Range Development Plan CAG, one of LJCPA delegates, will report on discussion <http://lrdep.ucsd.edu>** (Steck, Greatrex) Did not meet in August.

**9.4 Hillside Drive Ad Hoc Committee – Diane Kane, Chair** Meeting with Anthony Jordan next week.

**9.5 Airport Noise Advisory Committee – Cindy Greatrex, Delegate.** Short meeting in August, no action items.

#### 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 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 trailed to the next LJCPA meeting.**

**LISPRC and PDO did not meet in August.**

**Items pulled: 10.2, 10.4, 10.8**

**10.1 Carrizo Drive CDP/LLA 7224 Carrizo Dr.** No. 600459 LA JOLLA (Process 2) Coastal Development Permit for a Lot Line Adjustment PM of Lots 14 and 15 in Block B of La Jolla Country Club Heights of Map 1975 located at 7224 Carrizo Dr. The 1.26-acre site is in the RS-1-4, Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan area. Council District 1.

**DPR Approved Motion:** Findings **CAN** be made for the CDP and LLA: (Kane/Leira 5-0-1)

**10.2 Prospect St CDP VTM 850 Prospect Street:** No. 558 121 Process 4) Coastal Development Permit and Vesting Tentative Map to demolish an existing structure and subdivide and construct a 22,430-square-foot mixed-use condominium building (6 residential units and 2 retail units) located at 850 Prospect Street. The project scope also includes a 9,000-square-foot subterranean garage. The 0.30-acre site is located within the Coastal Overlay Zone (Non-Appealable) in the LJPD-1A zone(s) of the La Jolla Community Plan area and CD1.

**DPR Approved Motion:** Findings **CANNOT** be made. (Costello/Leira: 6-0-1)

- ADA access is insufficient
- Sunken commercial is sub-standard
- Building Separation requires 6' to count height separately
- No space available for future PDO compliant signs
- Courtyard does not meet spirit of the PDO by not being pedestrian oriented

**10.3 Buckingham CDP 1525 Buckingham Dr.** No. 606293 (Process 2) Coastal Development Permit for the construction of new single dwelling unit of two stories over basement and detached garage and guest quarters for a total of 12,670 square feet of construction located at 1525 Buckingham Drive. The 0.91 acre site is located in the RS-1-1 base zone of the La Jolla Community Planning Area. Council District 1.

**DPR Approved Motion:** Findings **CAN** be made (Kane/Leira: 6-0-1)

**10.4 Mayor's Update to the City's Park Plan:** Three-year Budget item to study and update the 20-year park Plan. Parks and Beaches has requested various La Jolla Groups to review and add suggestions and return to Parks and Beaches.

**DPR Approved Motion:** Forward the document to CPA as adjusted (Costello/Collins: 6-0-1)

**10.5 Request for Signage on Princess Street at Torrey Pines Road** -To alert drivers to the newly installed pedestrian crosswalk (Janie Emerson)

**T&T Approved Motion:** Forward Janie Emerson's Letter requesting crosswalk signage at the corner of Princess Street to the City and to the La Jolla Community Planning Association: Brady, Second, Ryan: 7-0-0.

**10.6 Request for Crosswalk Lighting at La Jolla Blvd/Genter Street Intersection** (Cont'd Item) Boardmember request for City to provide lighting at existing pedestrian crosswalk (Alisha Hawrylyszyn Frank)

**T&T Motion:** Approve repainting the crosswalk and adding crosswalk lighting at La Jolla Blvd and Genter Street crosswalk: Hawrylyszyn Frank, Second: Ryan 7-0-0.

**10.7 La Jolla Art and Wine Festival-** Request for temporary street closures and no parking areas on portions of Girard Ave, Wall Street, and Silverado Street for the 10th annual fundraiser event benefiting La Jolla Public Schools on Saturday and Sunday October 6-7, 2018 (Laurel McFarlane)

**Motion to Approve** Request for temporary street closures and no parking areas on portions of Girard Ave, Wall Street, and Silverado Street for the 10th annual fundraiser event on Saturday and Sunday October 6-7, 2018: Hawrylyszyn Frank, Second: Ryan 7-0-0.

**10.8 La Jolla Concours d'Elegance-** Request for temporary street closures and no parking areas related to the 15<sup>th</sup> annual event at Scripps Park on April 12, 13, and 14, 2019 (Laurel McFarlane)

**T&T Motion to approve** request for temporary street closures and no parking areas related to the 15<sup>th</sup> annual event at Scripps Park on April 12,13, and 14, 2019: Brady, Second: Earley 7-0-0.

**10.9 Request for Elimination of Parking Space on Prospect Street east of Torrey Pines Rd Intersection** to facilitate left turns of large trucks and eliminate lane blockage (Gail Forbes)

**T&T Approved Motion** to request City evaluation and recommendation for the removal of one parking space adjacent to red curb on Prospect Street east of Torrey Pines Rd: Brady, Second: Earley 7-0-0.

**Motion: To Approve Consent items 10.1, 10.3, 10.5, 10.6, 10.7, 10.9:** (Boyden, Will) 15-0-1 **Motion Carries.**  
**In Favor:** Ahern, Boyden, Brady, Costello, Courtney, Gordon, Greatrex, Kane, Little, Mangano, Merten, Rasmussen, Shannon, Weissman, Will  
**Opposed:--**  
**Abstain:** Steck (Chair)

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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 Revisit the following decision made by the LJCPA in December 2017: LJCPA Motion:** To accept proposal #3 to retain Public Vantage Point #67 and access by removing northern bollards along Playa del Norte and retaining western bollards along Neptune place, and installing 2 Green 15 minute limit parking spaces at the foot of Playa Norte with no parking from 9PM to 6AM time. Revisit in 9 months to determine if there have been police complaints. Ahern/Emerson (13/0/2)

A police report (compilation of data) is being prepared and will be made available prior to the meeting.

**11.1** HOA PowerPoint presentation 10 minutes

**11.2** Windansea Surf Club/ Friends of Windansea presentation 10 minutes

**Presentation by SDDP:**

**Kevin Mayer**, SDDP Northern Division Captain, discusses issues with one-way driving. Does not have enough police officers.

**Presentation by Opponent:**

**Joseph Hayes:** HOA President of 6767 Neptune Place. Presents PPT References issues with drivers driving the wrong way. States that he is a lawyer and advises LJCPA to consult with our lawyer to avoid catastrophic consequences and a PR nightmare for us.

**Presentation by Proponents:**

**Melinda Merryweather:** 234 people have signed petition to keep parking spaces. This premise is also endorsed in writing by the Surfrider Foundation and the WindanSea surf club. There is not one single police report filed.

**Patrick Ahern:** Presents PPT. States that we should uphold the vote to retain two 15-minute parking spaces at this public vantage point and public view corridor. Five police calls made by 6767 Neptune, all five were found to be unrelated to these parking spaces. These parking spaces work—The one-way-street stanchions work well, its peaceful, and the public vantage point is protected.

**Public Comment:**

**Mary Lynn Hyde, Tim Bessell, Lee Miller, William Fitzmaurice, Jim Neri, Ryan Miller, Melinda Merryweather,** speak in favor of keeping the parking spaces.

Neighborhood Watch Captain **Elizabeth Green, Susan Hayes** speak in opposition to keeping the parking spaces.

**Jim Neri:** Different landscaping architecture can be designed/employed to make it appear more as a one-way street.

**Trustee Comment: Boyden:** References letters received by LJCPA from Surfrider Foundation and WindanSea, supporting

parking spaces. Photo received of commercial truck blocking parking spaces .Surfrider has 250,000 members, with 50,000 local. Melinda Merryweather also submitted data points from City of San Diego website regarding police activities. Four letters additionally received by LJCPA in support of parking spaces. One of the writers stated that he believes that the 6767 Neptune Place Condominium is trying to privatize public land by not allowing use of parking spaces.

**Gordon:** Suggests spike strips for drivers driving the wrong way in this area.

**Kane:** Agrees with Dave Gordon's observation. Also suggests a gate.

**Shannon:** The coast is attractive. In terms of one-way driving, it takes time to rein in people's behavior.

**Merten:** City discourages removing or lessening parking. Having a place for parents to unload on the way to the beach is important.

**Brady:** Lives on way street. Likes the idea of an improvement in design.

**Courtney:** Handicapped access is important. Questions if handicapped access can be added.

**Little:** You can't legislate against ignorance. Recommends higher fines for wrong-way driving.

**Rasmussen:** Notes that you can place a security camera anywhere in San Diego and capture issues. He spoke to Gary Pence who stated that a white arrow will be placed on street for clearer one-way direction.

**Boyden:** Changing design principle should be incorporated into motion. Possibly reorienting the parking spaces.

**Will:** We are the experts on our community plan and character, and that is what we can make a motion on, vs. our being safety experts.

**Motion:** To make permanent the two fifteen-minute parking spaces at the foot of Playa del Norte as they now exist and to continue to consider design improvements. (Rasmussen/Ahern) 13-2-1 **Motion Carries**

**In Favor:** Ahern, Brady, Costello, Courtney, Gordon, Greatrex, Kane, Little, Mangano, Merten, Rasmussen, Shannon, Will

**Opposed:** Boyden, Weissman

**Abstain:** Steck (Chair)

**12.0 5785 La Jolla Blvd Mixed Use CDP** No. 552695 (Process 2) Coastal Development Permit for the demolition of an existing single story mixed use building for the development of a new 2-story, 6,732 sq ft mixed use building at 5785 La Jolla Blvd. The 0.173 acre site is in zone 4 of the La Jolla Planned District, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area. Council District 1.

**DPR Approved Motion:** Findings **CAN** be made for CDP. (Costello/Will) 4-2-1

**Presenter:** David Keitel, Principal of DOMUS Architecture. As proposed: .89 FAR. 9822 SF 1632 SF of Retail. Apartments that are 1200 SF each. 600 SF of loading area off the alley. 15 percent landscape coverage. Shows renderings of various sides and elevations.

**Public Comment:** Philomene and Suleman Offen, Karen Buchman, Don Rushing, Ben and Sonia Krobot speak against project, citing bulk and scale, parking issues, traffic congestion.

**Trustee Comment:**

**Will:** This project is exactly what we need, it creates vitality and attracts people to the area. FAR is well under.

**Greatrex:** Fully supports project.

**Gordon:** Asks if parking can be mitigated.

**Merten:** For a commercial building in this district, FAR is under maximum. Scale is comfortable.

**Costello:** States project came back to DPR as a project in compliance.

**Shannon:** Updates needed for Bird Rock to be more viable. Supports project as an asset.

**Weissman:** You can make a rule that people have to park in their garages.

**Rasmussen:** The northern end is still a retail drought. Asks why apartment dwellers need garages.

**Little:** Grateful height is under 30'. Supports project.

**Mangano:** Solar panels? Also mentions that there have been a lot of changes on this block

**Motion: Findings can be made** (Boyden/Brady) 13-1-1 **Motion Carries**

**In Favor:** Ahern, Boyden, Brady, Costello, Courtney, Gordon, Greatrex, Kane, Little, Mangano, Merten, Shannon, Weissman, Will

**Opposed:** Rasmussen

**Abstain:** Steck (Chair)

**13.0 Torrey Pines Road Construction:** Discussion leading to possible decision whether to recommend that construction work on Torrey Pines Road be done at night. Please see T&T minutes accompanying eblasted agenda for notes on discussion held there. Comments at April and /or September 2017 LJCPA meetings led to work being done during the day. Business owners in the village have complained of lost business due to 30 minute traffic delays on TPR. City has the funding to allow at least some night work. CPPT Bry has asked City staff for as much night work as possible.

**Public Comment: Phil Coller** owner of Everett Stunz. Notes he could get stuck on Genter, Girard and TPR for an hour. This is the problem with daytime construction, for residents and merchants. Mauricio Medina from Barbara Bry's office told Phil that the City followed the actions of the LJCPA, which is untrue.

**Alicia Hawrylyszyn Frank** asks that we recommend night work to support merchants.

**Trustee Comment: Boyden** gives us background notes. Bry has contacted Public Works Director to ask for as much night work as possible.

**Brady:** This came to T&T because we were misinformed on disruption and adverse effect. Contract for project provides for night work. Street carries 53,000 cars per day.

**Courtney:** Project started over 15 years ago. States that in those times, community groups voted on no night work.

**Brady:** We did not vote on this.

**Kane:** Complains that cars are coming through her neighborhood.

**Merten:** Daytime traffic has affected Nautilus and Soledad Mountain Road.

**Costello:** How long does crew stay on each block?

**Little:** It's a lose-lose situation. Sympathy with people on roads and merchants.

**Rasmussen:** Has received complaints from people on street on the daytime traffic.

**Weissman:** Takes 30 minutes from Princess Street to Vons.

**Shannon:** Fewer people impacted at night.

**Brady:** We did not vote. City is looking for support from community groups for night work.

**Motion:** Recommend City utilize night work on Torrey Pines Road to reduce the impact on daytime traffic. This is meant to be less than as much night work as possible. (Gordon/Boyden)

**To the Motion:**

**Courtney:** Will you ask night work to end at 10 PM?

**Gordon:** No, I don't think I want to accept that. City Staff needs flexibility.

14-0-1 **Motion Carries.**

**In Favor:** Ahern, Boyden, Brady, Costello, Gordon, Greatrex, Kane, Little, Mangano, Merten, Rasmussen, Shannon, Weiss, Weissman

**Opposed:** --

**Abstain:** Steck (Chair)

**14.0 Meeting Adjourns** at 9:18 PM until the next LJCPA Meeting, October 4, 2018

Commented [CG1]: