

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: Tony Crisafi

Vice President: Matt Mangano

2nd Vice President: David Gordon

Secretary: Suzanne Weissman

Treasurer: Michael Costello

FINAL MINUTES–

Regular Meeting | Thursday, 4 April, 2019

Trustees Present: Brady, Costello, Crisafi, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Little, Mangano, Manno, Neil, Shannon, Will, Weissman

Trustees Absent: Kane, Rasmussen, Courtney

1.0 Welcome and Call to Order: Brian Will at 6.05 PM

Please turn off or silence mobile devices Meeting is being recorded

2.0 Adopt the Agenda:

Motion: Adopt agenda (Gordon/Costello)

In Favor: Brady, Costello, Crisafi, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Little, Manno, Neil, Shannon, Weissman

Opposed: none

Abstain: Chair -Will

Motion carries: 13-0-1

Will noted no objections to elections so results are final. Welcome new trustees

3.0 Meeting Minutes Review and Approval: 7 March Regular and Annual meeting minutes

Motion: Approve March Annual and Regular meeting minutes (Gordon/Shannon)

In Favor: Brady, Costello, Crisafi, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Little, Manno, Neil, Shannon, Weissman

Opposed: none

Abstain: Will

Motion Carries: 13-0-1

Motion: Approve March 28, Special meeting minutes with correction to add election results (Gordon/Manno)

In Favor: Brady, Costello, Crisafi, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Little, Mangano, Manno, Neil, Shannon, Weissman

Opposed: none

Abstain: Chair -Will

Motion Carries: 14-0-1

4.0 Officer Reports:

4.1 Treasurer- Beginning Balance as of 3/1/19 \$ 765.93

Income

- Collections \$ 189.00
- CD Sales \$ 0

Total Income \$ 189.00

Expenses

- Agenda printing—Special Meeting \$ 3.02
- Agenda printing \$ 65.60
- AT&T telephone \$ 86.35

Total Expenses \$ 154.97

Net Income/(Loss) \$ 34.03

Ending Balance of 3/31/19 \$ 799.96

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.

4.2 Secretary- Will, We are a membership committee; we depend on community activity. Sign in in back of room. To be a member you must fill out the membership form, even though you signed in as a guest, for it to count and be eligible to vote. This meeting will count towards the one meeting required to remain as a member for this year. Attendance at three meetings is required to run for trustee.

5.0 Elected Officials – Information Only

5.1 Council District 1: Councilmember Barbara Bry –

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

Council member Bry is here to swear in our newly elected trustees: Mike Costello, Tony Crisafi, Jim Fitzgerald, John Fremdling, David Ish, Greg Jackson, Nancy Manno, Kathleen Neil were sworn in. Bry commended them for their hard work as volunteers, the importance of their work and nice to see new faces.

She chairs Budget Committee, the fiscal year budget for year beginning 7/1 will be released next week. There will be review and analysis and hearings in May downtown, with 2 evening meetings and one within the district on May 4, 10:30 to noon at La Jolla Village Community Center. The public is encouraged to attend.

Of interest to La Jolla: Short term vacation rentals. The City Council passed a good ordinance that was rescinded because Air B & B collected signatures with deceptive tactics. If we wait a year from when it was rescinded, we can bring something very similar back to Council in mid-October. We are working with key stakeholders on what new legislation will look like. A group from Mission Beach will make a recommendation. I am committed to a solution that is primary residences only and does not allow investors to come in and buy properties to turn into mini hotels.

Also scooters: when they began appearing she asked Mayor to do something; he didn't. She pointed out that Mayors in San Francisco and Santa Monica imposed a temporary moratorium, the Mayors issued an RFP, decided which companies would be allowed to participate, what fees would be collected, require data sharing. We have no idea how many scooters there are, where they go or who uses them.

Legislation is wending its way through to full council next month. She prioritizes public safety, require helmets, to share data, charge fees that could be used for safety education and enforcement and to add necessary infrastructure.

Miller: People are living in cars and renting them out as STVR's.

Bry: The City Council had to repeal our vehicle habitation ordinance because it was declared unconstitutional. We should have been ready to pass a new one quickly. The Mayor's office is now drafting a new ordinance limiting habitation to specified commercial and industrial areas with places for restrooms and showers. Tourists coming in and setting up residence on our streets and renting them out should not be legal.

Weiss: Scooters are frequently left on sidewalks and private property. Where can they be left?

Bry: Any ordinance should allow for a parking ticket i.e. if you park on someone's lawn or a fire hydrant, you should get a ticket. We are working on where scooters can be left, places to carve out a little space, in front of shops. Spaces where they can be left legally or be fined.

Fitzgerald: Should not block handicapped access.

Bry: Very important issue. This is an example where new technology took over before we had a chance to respond. We should have been more proactive.

Public: Why not a small bicycle rack type thing on street.

Gordon: Frequently see children; can there be a way to trace adults who paid for child.

Bry: Major problem – enforcement.

Shannon: So many areas where laws are not enforced. Are we saying "everything goes?"

Bry: Enforcement is very important. This is area where City has not done what it needs to do to protect neighborhoods. i.e. Mayor won't enforce STVR laws.

5.2 78th Assembly District: Assemblymember Todd Gloria

Rep: **Javier Gomez** 619-645-3090 javier.gomez2@asm.ca.gov

Mathew Gordon taking over for Javier Gomez representing Assembly member Todd Gloria
He was a staffer for City Council Member, Myrtle Cole, working with planning groups, business improvement districts and maintenance assessment district groups.

As of yesterday assembly appropriations AB 893 codifies the existing ban on firearms and ammunition at Del Mar Fairgrounds. Gloria believes state should not profit off of sales of firearms and ammo. Community update: Please join the Assembly member on April 17th for the 17th annual Easter basket drive located at 1642 University Ave. Please bring pre-filled, sealed Easter baskets to be donated to youth in 78th district.

Courtney arrives late.

5.3 39th Senate District: State Senator Toni Atkins, Senate President pro Tempore

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

7.2 UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://commplan.ucsd.edu/> (item taken early, out of order at the request of Ms. Delouri)

She leads community planning unit for UCSD campus planning. The 2018 Long Range Development Plan was approved by Regents in November 2018. The Community Advisory Group worked closely with community groups in LJ and University City to seek input and disseminate information regarding the LRDP. When the CAG meets on April 15, they would like to see the group continue and will formulate a new group. She will meet with current members to formulate a new group going forward.

The campus is undergoing a transformation, North Torrey Pines Living and Learning project, well underway now, will provide 2,000 housing beds, 1,200 parking spaces, academic buildings, retail and mixed use spaces.

This year received record high applications for undergraduate students, 99,000. April 13, is admit day for 20,000 students, a fraction of which will accept. This will bring maybe 80,000 to 100,000 additional people to tour campus.

To meet the need for growth, we are looking at a similar living and learning complex adjacent to the Playhouse and parking lots there. This is just in concept stage now. An RFP is out, we are soliciting a team to work on this. We will continue to work with community groups.

Boydén: what will happen if you eliminate all that parking?

Delouri: 700 – 800 parking spaces lost; will have new plan in place. This project will not start before the current project is complete. University is continuing to build and plan for added student housing. In 18 months – 2 years, 4,000 beds will be added; we are looking to be the largest residential campus in US providing 65% housing for students on campus. Another 10,000 beds in 10 years.

6.0 President's Report – Information only unless otherwise noted

6.1 2018-2019 LJCPA Officers Election. ACTION ITEM To elect: President, Vice President, Second Vice President, Secretary, Treasurer to serve through March 2019. Nominations for each office will be made by trustees. At the close of nominations for each office, the vote will be taken. Seconds are not necessary.

President: Tom Brady nominates Tony Crisafi. Accepts

Mike Costello nominates Diane Kane: she has accepted

Nominations closed

Votes for Crisafi: 8: Brady, Crisafi, Fitzgerald, Gordon, Little, Mangano, Manno, Shannon,

Votes for Kane: 7: Costello, Courtney, Fremdling, Ish, Jackson, Neil, Weissman

Chair can vote to make or break a tie per bylaws. Does majority consist of majority of those present or those voting? **Weiss:** majority is of those voting. (see bylaws Article VI, Section 2.A (9)(10)

Will recuses; therefore 8 votes constitutes majority of 15 voting.

Tony Crisafi is President

1st Vice President: Manno nominates Matt Mangano; accepts. Little nominates Kane. Can't accept nomination because she is not in attendance. Nominations closed

Votes for Mangano: 14: Brady, Costello, Courtney, Crisafi, Fitzgerald, Fremdling, Gordon, Ish, Little, Mangano, Manno, Neil, Shannon, Weissman

Mangano is 1st Vice President

2nd Vice President: Costello nominates Gordon, accepts. Nominations closed

Votes for Gordon: 15: Brady, Costello, Courtney, Crisafi, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Little, Mangano, Manno, Neil, Shannon, Weissman

Dave Gordon is 2nd Vice President.

Secretary: Costello nominates Suzanne Weissman; accepts. Nominations closed

Votes for Weissman: 15: Brady, Costello, Courtney, Crisafi, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Little, Mangano, Manno, Neil, Shannon, Weissman

Suzanne Weissman is Secretary

Treasurer: Costello nominates Kathleen Neil; she declines.

Mike Costello nominated; accepts.

Votes for Costello: 15: Brady, Costello, Courtney, Crisafi, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Little, Mangano, Manno, Neil, Shannon, Weissman

Mike Costello is Treasurer

Executive Board of La Jolla Community Planning Association:

President: Tony Crisafi

1st Vice President: Matt Mangano

2nd Vice President: Dave Gordon

Secretary: Suzanne Weissman

Treasurer: Mike Costello

Boyden: Bob Steck and I have been President and Vice president for 1.5 + years with a good working relationship. We, along with Brian, did all the administrative arrangements with exception of Secretary and Treasurer. We are all stepping down; all new people taking over. Starting tomorrow someone has to take care of email and other things immediately. We have less people doing things since Tony Crisafi was president previously. New officers please see me after this meeting to set time to meet and to plan how we are going to do things.

Crisafi takes over as Chair

6.2 At the May meeting the President will be making nominations to the various subcommittees and other positions. Persons wishing to continue should contact the President immediately. The President will follow up. Appointees will be ratified at the May meeting. Up or down, no substitutions.

LJSA, BRCC, LJTC. LJVMA should submit nominees also.

- Little:** Those leaving committees should notify trustees in time to fill vacancies.
- Crisafi:** Michele Meade in Tony's office knows procedures and will help along with Lore Mueller. Send materials for meetings, paperwork etc. to her.

6.3 The LJ PDO has been asked to determine if the McLaren/Coach mural on La Jolla Blvd. is artwork or a sign, and if it is a sign, does it adhere to PDO regulations for signs? Report by Deborah Marengo

Deborah Marengo, chair of the LJ PDO committee presentation: Why McLaren/Coach mural is a Mural and not a sign

- She passed out photos of several murals around La Jolla
- Several years ago Scott Peters and the Murals of La Jolla got approval from all the La Jolla community groups to initiate the Mural Project to put artwork around LJ.
- The project was approved without asking for PDO review or any defining rules giving blanket approval because definition of art is subjective. Some consider a car a work of art, so a car painted on the side of a building would be art.
- Sign code reads: if it has wording on it is considered a sign; if painted by an artist and has to be affixed to a wall, it is considered a mural.

- Is a car painted on the side of the building that housed the business that sold cars a sign? What about the Conrad mural? Many murals have wording on them, but are painted by an artist. i.e. the Mark Bradford graffiti mural on Fay Ave.?
- Neighborhood Code Compliance, Max Hong will go there tomorrow to complete process to verify light fixtures and close case. The city has determined it to be a mural.
- Marengo has no authority to ask anyone to take anything down. We are just volunteers.
- No requirements for any city board to approve murals.

Discussion followed as to what this board can do to address problem of “art” used as advertising. If item shown in mural on top of a building where that item is sold is it advertising? Is illumination a problem? There are restrictions on lighting in code. Deborah will ask Code Compliance to reduce lighting. We should develop further regulations; perhaps put on future agendas. Ask Athenaeum for guidance. If benefitting a commercial business it is advertising, as opposed to non-profits, but what about an art gallery that puts up art? Different issues to think about. Mangano will look at code compliance and follow up with code compliance officer and PDO to find where PDO and City stands before we make determination. Who has authority and what areas covered?

6.4 Proposed 6 month extension of the Hillside Drive Ad Hoc Committee to October 2019. ACTION ITEM.

Motion: Approve extension of Hillside Drive Ad Hoc Committee to October 2019 (Jackson/Costello)

All in favor: 15: Brady, Costello, Courtney, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Little, Mangano, Manno, Neil, Shannon, Weissman, Will

Opposed: none

Abstain: Chair - Crisafi

Motion Carries: 15-0-1

7.0 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 -not present.

7.2 UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://commplan.ucsd.edu/> (See above, after 5.3)

7.3 General Public

Merryweather for Rasmussen: Put on agenda for next month for City to bring response to drawing for fence overlooking Black’s Beach with vertical bars that is better looking than the existing 6ft. chain link fence.

Miller: An article in January in La Jolla Light about a company that will remove scooters.

scooterremoval@gmail.com They will pick up scooters parked illegally on private property or handicapped ramps. Please call them to help remove clutter from streets.

8.0 Non-Agenda Trustee Comment

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

Little: Recent emails gave publicity to a particular architect. Please avoid commercialization of the LJCPA activities.

Shannon: Not enforcing laws affects the quality of life in beach communities and all of San Diego. See [Seattle is Dying](#), a movie on You Tube for some ideas to solve these problems.

Courtney: New board members please be respectful of each other’s positions and ideas.

Ish: Planning Department will be holding meetings for recommendations for code changes to the 13th code revision. Please follow and provide input when possible.

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.

At the last meeting were presentations on mixed use zoning explaining City planning for higher density mixed use ideas. Also a presentation on Housing Next 1 Million (HN1M) to plan for housing for an

estimated 70% increase in population by 2050.

On April 23, open house workshops on the Parks Master Plan will be held in 3 different locations to gather public input.

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, one of LJCPA delegates, will report on discussion** <http://lrdp.ucsd.edu> did not meet

9.4 **Hillside Drive Ad Hoc Committee – Diane Kane, Chair**

Manno: no recent meeting. Plan to meet next month. Issues are more complicated than anticipated. No response from City.

9.5 **Airport Noise Advisory Committee – Matthew Price**

Matthew Price: ANAC rep. Resident of LJ for 14 years; became involved in airport noise issues as Co-chair of LJ Town Council airport noise task force. ANAC is made up of representatives of various San Diego Communities, the military, various agencies and airport authority. Due to the growth of complaints about jet noise, ANAC changed their bylaws to extend seats to include LJ and began process to look at airplane flights and procedures as part of a 5 year process. They formed 2 committees: a tech and a citizens committee both with LJ representatives. At meetings we are presented with data about flights: flights that circle around and often go over La Jolla, late departures and arrivals. At Feb. meeting La Jolla was #1 of households complaining about aircraft noise. The other issue was the environmental impact report regarding the expansion plan for the Airport Terminal 1. There was concern over increasing flights by 25% that the EIR did not address. Next meeting, April 17, a consultant looking at noise mitigation.

This committee does not address military or helicopters.

Boyden: Curfew for landing. Reply: No curfew. Most flights land around 11:30 unless delayed or Fed Ex, etc.

Most complaints come from LJ Shores, Mt Soledad, Muirlands and Bird Rock.

Courtney: How steep are fines? Fines are imposed only if it is the fault of airline, and increases with frequency of offences. Many complaints from many people. Airport is looking at ways to mitigate noise.

9.6 **Playa Del Norte Stanchion Committee** - no report

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.

10.1 Panorama Homes – 1188 Muirlands Dr Project No.: 620974 (Process 2) Coastal Development Permit for the construction of 2 new SFUDs on 2 vacant lots. The West House at 1188 Muirlands Drive totals 8,451 square

feet, and the East House at 1200 Muirlands Drive totals 8,510 square feet. The vacant lots total .56 acres and .61 acres, respectively. The site is located in the RS-1-2 Base Zone and Coastal (Non-Appealable) overlay zone within the La Jolla Community Plan area, and Council District 1. Code Case CE-0502994
DPR Motion: That findings CAN be made for a CDP as presented. (Kane/Leira) Passes 4-1-1

10.2 Ahern CDP: 7025 Vista Del Mar Ave. -NDP/CDP No.: 622662 (Process 3) Coastal Development Permit for the 194-sq-ft addition/remodel to an existing 3,222 sqft single dwelling, Historic Resource Board Designation #1142; an 88-sq-ft addition to the existing 619-sqft garage, and a new 729-sq-ft detached companion unit. Total construction is 5,278 sq ft located at 7025 Vista Del Mar Ave. The 0.28-acre site is located in the RS-1-7 Zone and the Coastal (Appealable) Overlay Zone within the La Jolla Community Plan.
DPR Motion: That findings CAN be made for a CDP as presented. (Collins/Leira) Passes 5-0-1

10.3 Forward Companion Unit -714 Forward Street. No.: 624842 (Process 2) Coastal Development Permit to construct a 500-square-foot companion unit over an existing detached 500-square-foot garage located at 714 Forward Street. The 0.13-acre site is located within the RS-1-7 zone and the Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan area, and Council District 1.
DPR Motion: That findings CAN be made for a CDP as presented. (Kane/Leira) Passes 5-0-1

10.4 Stylii – 9046 La Jolla Shores Lane - No.: 543042- (Process 3) Coastal Development Permit (Amendment to CDP No. 92-0571) and Site Development Permit for a 1,943 square foot addition to an existing 9,799 square ft single dwelling unit for a total of 11,742 square feet. The 0.87-acre site is located at 9046 La Jolla Shores Lane is in the Coastal Overlay Zone (Appealable area), in the RS1-7 & RS1-4 base zone of the La Jolla community plan area. Council District 1.
DPR Motion: That findings CAN be made for a CDP and a SDP as presented. (Collins/Kane) Passes 5-0-1

10.5 BENEVENTE RESIDENCE – SDP/ CDP 8516 La Shores Drive No.: 614175 (Process 3) - Site Development Permit (SDP) for construction of a second-story addition and roof deck to an existing one-story single-family residence totaling 3,961 square feet located 8516 La Jolla Shores Drive. The 0.13-acre site is located in the La Jolla Shores Planned District-Single Family zone, and Coastal Overlay zone (non-appealable) within the La Jolla Community Plan area and Council District 1.
PRC Motion: : Finding CAN be made for Project #: 614175 (Process 3) - Site Development Permit (SDP) for construction of a second-story addition and roof deck to an existing one-story single-family residence totaling 3,961 square feet. (Fotsch/ Edwards) Passed: 5-2-1

10.6 Request for 2 Hour Parking on Kilbourn Drive- From 8am-6pm Monday through Friday to deter UCSD Campus all-day parking (Stephen Breskin)
T&T Motion: To Approve Resident Request for 2 Hour Parking 8am-6pm Monday through Friday on Kilbourn Drive: Gantzel, Second: Brady 7-0-0

Trustee request: pull item 10.1, Panorama Homes

Gordon: comment, La Jolla Shores Lane is not part of La Jolla Shores.

Motion: Approve Consent Agenda with exception of 10.1 and 10.2 which will be voted on separately (Courtney/Will)

In Favor: 15: Brady, Costello, Courtney, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Little, Mangano, Manno, Neil, Shannon, Weissman, Will

Opposed: none

Abstain: 1: chair Crisafi

Motion carries: 15-0-1

Item 10.2, Ahern CDP: Crisafi, architect on project; Mangano, structural engineer; recused -left room.

Motion: approve item 10.2, Ahern CDP on consent:

In Favor: 13: Brady, Costello, Courtney, Fitzgerald, Fremdling, Ish, Jackson, Little, Manno, Neil, Shannon, Weissman, Will

Opposed: none

Abstain: 1: chair, Gordon

Motion Carries: 13-0-1

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 Request to Remove and Relocate Crosswalk at End of Playa Del Norte-by Neptune Place (Melinda Merryweather) *Pulled from the March consent agenda.*

T & T Motion: To establish two crosswalks with required ADA approved handicapped ramps, one on Playa del Norte and the other on Neptune Street and installing 'no pedestrian crossing' barriers on both sides of the stop line at the end of Playa del Norte: Gouling, Second: Ryan 8-0-0

Motion: Approve T & T vote (Little/Brady)

In Favor: 15: Brady, Costello, Courtney, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Little, Mangano, Manno, Neil, Shannon, Weissman, Will

Opposed: none

Abstain: 1, chair - Crisafi

Motion Carries: 15-0-1

12.0 Gillispie School CUP/CDP/SDP *Pulled from the March consent agenda.* No.: 610620. (PROCESS 3) SDP/CDP/CUP for La Jolla Planned District 1 for change in use & amendment to CDP & CUP 40-0474, to merge existing commercial lots with existing school lots, demo and remodel existing school building to add new school programs, new signage and parking lot re-striping, located at 7380 Girard Ave. The 0.39-acre site is located in the RM-3-9 zone & LJPD-Zone 1, in the Coastal Non-Appealable overlay zone within La Jolla Community Plan Area. Council District 1.

DPR Motion: That findings CAN be made for CUP, SDP, CDP as presented (Costello/Ragsdale)
Passes 4-0-1

Comment, Little: I pulled because this is an important project for community to hear involving possible loss of right of way, loss of commercial property.

Presentation by Joe La Cava representing Gillispie School.

- Gillispie school is a private school at the south end of Girard Ave. across from La Jolla Elementary school with frontage on Girard and Fay avenues, between Genter St on the right and Pearl on the left.
- Applicant is seeking an SDP to convert newly acquired small retail building and parking lot to educational use and to modify the existing CUP to expand the boundaries of the existing CUP to incorporate newly acquired property.
- No changes to enrollment cap, conditions or restrictions of existing CUP
- The SDP is tool for converting the retail building to educational purposes. The new building will not be expanded, no 2nd story added.
- 28 parking spaces on property today, 10 more will be added for 38 off street parking spaces. The CUP only requires 25.
- Small increase in number of students will remain under existing cap of 320 students.
- Applicant is bringing parking lot up to city code requirements and adding attractive landscaping.
- Acquired property will be used for music room, library, general purpose room, baker's lab, outdoor eating area, bathroom and kitchen.
- Acquired property and sandbox will be fully integrated into existing property in architectural features, colors and design echoing the large 2 story existing building. Also addition of 2 street trees, planter boxes in recessed corners, frosted glass windows provide privacy for student but also integration with pedestrians. Over all aesthetic improvements.

Public comment: Sally Miller: What is width of sidewalk? Reply: Sidewalk will remain same except for 2 trees added; planter boxes are in recessed corners.

How many full-time teachers? Reply: 47, we have 38 spaces while only 25 are required.

Does project address anything for dropoff/pickup safety. Reply: There is going to be congestion; that is not going to change. Small increase in number of students will be for preschool – no change.

Any change in height or square footage? No.

Alice Mitchell: Any change to existing parking in front? None

Gail Forbes: Laudible plan

Ihor Lys: Has children at school; it needs more room. This is good and necessary improvement

Trustee comment: Little: Will you be taking any public right of way? Reply: No. Drury Lane, the alley behind the acquired building allowed a cut-through for pedestrians. This will be fenced off.

Shannon: Any traffic calming measures? Reply: Bump-out was added to Girard 10 years ago which narrows the street and achieves calming.

Courtney: Expansion can impact neighbors, decrease parking, increase congestion. Not enough parking, how will deliveries be handled? What outreach to neighbors? Reply: The existing CUP for 320 students requires 25 spaces, we will have 38. Not changing any street patterns or uses on Girard or Drury Lane. Few neighbors affected; there were no comments.

Will: DPR reviewed project thoroughly; it is in keeping with community plan, increases in parking are greater than increase in students.

Motion: Support action of DPR. (Will/Costello)

In Favor: 14: Brady, Costello, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Little, Mangano, Manno, Neil, Shannon, Weissman, Will

Opposed: 1: Courtney

Abstain: 1 chair

Motion Carries: 14-1-1

13.0 Encelia/Romero – 7248 Encelia, 7231 Romero No.: 624464 *DPR unable to make a recommendation-* (Process 3) A CDP and SDP to demolish an existing house on one lot located at 7248 Encelia Dr. (0.23-acres) damaged due to a landslide that occurred on a second lot located at 7231 Romero Dr. (0.43-acres), and constructing a 3-story SDU on each lot. The lots contain ESL, and a lot line adjustment is proposed. The project site is located in the RS-1-4 zone and Coastal Overlay Zone (Non-Appealable) within the La Jolla Community Plan area, and Council District 1.

Failed DPR Motion: That findings CAN be made for a CDP and a SDP as presented. (Costello/Welsh) Motion Fails 3-3-0
Presentation by Susan Smith:

- Site located on upper most part of Mount Soledad; 2 adjacent lots between Romero Dr. and Encelia Dr.
- Very low density residential, large single family homes on 10 – 40,000 sq. foot parcels.
- 85 foot vertical change in elevation over 300 feet from Encelia to Romero Dr. typical to Mt. Soledad location; 28% slope considered steep slope by San Diego municipal code.
- History: non-compliant construction at Romero site destabilized the slope and damaged the existing Encelia Dr. home.
- This was followed by construction of detention system under emergency CDP to build stabilizing retaining walls with huge caissons. Further technical description of stabilization project followed.
- Plan is to construct Romero Dr. home for owner to occupy while Encelia Dr. home is constructed.
- Drawings presented showing parcels A & B with footprints and renderings of homes. Romero Dr. home tucked into hillside; corner disappears. It is set back 24 feet from the street; rectangular footprint with pool and balcony. Encelia Dr. home has 38 x 80 feet of lawn in front. Architecture of structure features curved lines mirroring the topography of site. It is pulled back from property lines to enhance privacy.
- Romero Dr. basement, garage & entry are below grade. The 1st level is primarily below grade. 2nd level partially below grade, family spaces lead to patio & pool. 3rd level houses master suite with elevator. Home is surrounded by landscaping integrating it into hillside – 60% landscaping & gardens consisting of plants commonly found in the area, water wise, fire resistant with erosion control properties.
- Encelia Dr. Main level facing Encelia Dr. set back 38 ft. and is 5 feet below the street. Its curved lines mirror the topography of the site.
- Lower level facing ocean is a walk out basement 19 ft. below street level with bedrooms going out onto a patio & court.
- The 2nd level is set back 36 feet from the street. 53 % of lot is landscaping with planting similar to Romero Dr. property.
- Project complies with municipal codes and the spirit of the La Jolla Community plan.

Public Comment: Miller: Will the light and glare from all the glass on the Romero Dr. home from the bottom of the hill?
Reply: We have not discussed this. Balconies on each level are recessed to act as shading device that will mitigate; probably won't see much light from below.

Morgan DuGroff: friend who visits often supports project.

Other issues from public:

- Sprinklers on large area could further destabilize hillside.
- Height of trees? Reply: mostly fruit trees; all trees equal to or lower than house
- Stability problems
- How drainage handled? Reply: Extensive measures taken to keep water on property including vegetation, cisterns
- Concerns about size of Encelia Dr. home – 15,000 sq. ft. total
- Amount of excavation required for basement 19 ft. below ground level?
- Design and size out of character with surrounding neighborhood.

Dr. Ron Schacher: lives across street. He hired an independent Geotechnical Engineer to make a report: Geisler Engineering, who concluded that a thorough reanalysis of the property is required to demonstrate that the development can be built with a 1.5 factor-of-safety; otherwise Encelia Dr. and the surrounding neighbors are at significant risk. Dr. Schacher provided full report to trustees.

Trustee Comment:

Gordon: Concerned about FAR: allowed on 19,000 sq. ft lot is .46. this is .45 and will appear as 3 story looking up. Also cycle issues are not closed because geotechnical review not complete.

Courtney: 15,000 sq.ft structure on a 19,000 sq.ft. lot is .78 FAR if you count 'basement'. While this is not the code it is an indication of bulk and scale. Romero Dr. structure is .77 if 'basement' is included. Concerned about huge project on a lot with 50% steep slope and stability issues in the past.

Costello: Since geotechnical review is still ongoing will architect be guided by results? (they replied 'yes') Are you better off having stabilizing done first?

Crisafi cut off any further comments on issues of off-site conditions on geology not part of permit. This is opportunity for trustees to add value to review with comments on what they see, visual aspects of the massing, how it fits into the community, how it relates to other structures, how the community plan applies, to make recommendations to the City.

Mangano: Interested to hear form DPR. Good points about actual stabilization.

Manno: sympathetic to neighbors not being included, style of architecture and large size don't fit into the neighborhood. Concerned about geology.

Will: perceived size of the building meets code but is big. The 900 foot light well in the center of the structure should be included in square footage and FAR calculation; it just makes the house bigger without reducing visual scale. 2nd floor should step back, this steps out adding to perception of bulk. Proposed lot line adjustment makes Encelia lot bigger, but house isn't expanding into the new space. House appears too big for lot.

Shannon: Would like more clarification on technical issues; needs more information for decision.

Neil: Concerned that neighbors weren't included in discussions, their concerns not considered and that they feel so strongly opposed. Also concerned about lack of step back of upper stories.

Gordon: Not comfortable with bulk & scale. Would like to hear from city on geotechnical report.

Little: Houses too large. Don't fit into surrounding community. Concentration of cracks in road indicate instability.

Ish: Residential dwelling units need to promote neighborhood quality, character and livability while minimizing negative qualities. New development needs to fit in.

Motion: Findings cannot be made due to excessive bulk, scale, height and form due to absence of setbacks of façade which makes structure out of character with surrounding community. (Courtney/Brady)

In Favor: 14: Brady, Courtney, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Little, Mangano, Manno, Neil, Shannon, Weissman, Will

Opposed: 1: Costello (would like stabilization done first)

Abstain: 1: chair

Motion Carries: 14-1-1

14.0 Whether to send a letter to the City about the vehicle habitation ordinance (City Council vote may be 16 April). (Mike Costello) letter drafted by Costello handed out to trustees and included in folder at back of room.

Trustee comment: Mangano: What is argument for ordinance? **Costello:** City repealed the current ordinance; the Mayor is asking City Council to come up with a new ordinance. Nearly all community groups are weighing in.

Medina: This item will be coming before the Public Services and Neighborhood Services Committee then to City Council.

Motion: Send letter based on proposed letter drafted by Costello with Chair's word-smithing as necessary.
(Gordon/Weissman)

Manno: good idea for everyone to send personal letter to Council members as well.

Mangano: Last paragraph may open us up to opposition. We should think about effectiveness of argument we make.

Crisafi: Final paragraph should read: "While some may believe that vehicular habitation may only be transitional or temporary, the real solution to homelessness will be to provide housing and appropriate services."

In favor: 14: Brady, Costello, Courtney, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Mangano, Manno, Neil, Shannon, Weissman, Will

Opposed: 1: Little

Abstain: Chair

Motion Carries: 14-1-1

15.0 Adjourn at 9:45 to next LJCPA Meeting: Thursday, May 2, 2019 at 6:00 pm.