



PO Box 889, La Jolla, CA 92038  
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President: Tony Crisafi  
Vice President: Joe LaCava  
2<sup>nd</sup> Vice President: Patrick Ahern  
Treasurer: Jim Fitzgerald  
Secretary: Helen Boyden

## La Jolla Community Planning Association

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

### Thursday, April 3, 2014

## D R A F T AGENDA – REGULAR MEETING

6:05p

1. Welcome and Call To Order: **Joe LaCava**, Vice President
2. Adopt the Agenda
3. **Elections**
  - A. Ratification of Election Committee
  - B. Officers Response to the Election Challenge- Information Only
  - C. Certify Election
  - D. Recognition of Outgoing Trustees – **Councilmember Sherri Lightner**
  - E. Swearing in of newly elected trustees – **Councilmember Sherri Lightner**
4. **Election of Officers**
  - A. President
  - B. Vice President
  - C. Secretary
  - D. Treasurer
5. **Meeting Minutes Review and Approval: 6 March 2014**
6. **Elected Officials Report – Information Only**
  - A. Council District 1 – Council President Pro Tem Sherri Lightner  
Rep: **Justin Garver**, 619.236.6981, [jgarver@sandiego.gov](mailto:jgarver@sandiego.gov)
  - B. 39<sup>th</sup> Senate District – State Senator Marty Block  
Rep: **Allison Don**, 619-645-3133, [Allison.don@sen.ca.gov](mailto:Allison.don@sen.ca.gov)
  - C. 78<sup>th</sup> Assembly District - Majority Leader Toni Atkins  
Rep: **Toni Duran**, 619-645-3090, [Toni.Duran@asm.ca.gov](mailto:Toni.Duran@asm.ca.gov)
7. **Non-Agenda Public Comment**

Issues not on the agenda and *within LJCPA jurisdiction*, two (2) minutes or less.
8. **Non-Agenda Items for Trustee Discussion**

Issues not on the agenda and *within LJCPA jurisdiction*, two (2) minutes or less.
9. Officer's Reports
  - A. **Secretary**
  - B. **Treasurer**

**10. President's Report**

- A.** Report from Stakeholders adhoc committee on short-term vacation rentals
- B.** City Council Update- Childrens' Pool Seasonal Closure

**11. CONSENT AGENDA – Ratify or Reconsider Committee Action**

Consent Agenda allows the Trustees to ratify actions of our joint committees and boards in a single vote with no presentation or debate. The public may comment on consent items.

**→ Anyone may request that a consent item be pulled for reconsideration and full discussion.**

**→ Items pulled from this Consent Agenda are automatically trailed to the next CPA meeting.**

PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2<sup>nd</sup> Mon, 4pm

DPR – Development Permit Review Committee, Chair Paul Benton, 2<sup>nd</sup> & 3<sup>rd</sup> Tues, 4pm

PRC – LJ Shores Permit Review Committee, Chair (vacant), 4<sup>th</sup> Tues, 4pm

T&T – Traffic & Transportation Board, Chair Todd Lesser, 4<sup>th</sup> Thurs, 4pI

**No Action to Report for PDO, CDP and LJPRC**

**A. REPORTS FROM OTHER ADVISORY COMMITTEES - Information only**

- A. COASTAL ACCESS AND PARKING BOARD – Meets 1st Tues, 4pm, Rec Center
- B. COMMUNITY PLANNERS COMMITTEE – Meets 4<sup>th</sup> Tues, 7p, 9192 Topaz Way

**B. Remove Commercial Loading Ramp – full review (Pulled by Vice President LaCava)**

7414 Marine (near corner of Herschel & Marine)

*T&T Feb 2014 Action: Motion to approve 7-0*

**C. Coastal Access & Parking Board- Action Item**

The entire sum of funds presently held by the City of San Diego for La Jolla coastal access and parking should be freed of restrictions so as to be spent on any projects compatible with the actions itemized in the La Jolla Coastal Access and Parking Plan of 1993. That is, 50% should no longer be earmarked for "a remote parking reservoir and shuttle system" for La Jolla commuters. Whereas the idea once might have made sense, such a scheme no longer appears feasible. The Coastal Access and Parking Board requests that the City review the arguments and support this position. Furthermore, it is requested that the City forward this proposal to the Coastal Commission with the goal of revising the present Memorandum of Understanding of 2002. The La Jolla Community Planning Association Trustees are requested to endorse the above, which will allow the proposal to go through to the City and to the Coastal Commission. Any specific project to spend the funds will come back in the future for LJCPA approval.

**Time  
Certain:  
6:45pm**

**D. Adjourn** to next Regular Monthly Meeting, May 1st, 2014, 6:00 pm



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Second Vice President: Patrick Ahern  
Treasurer: Jim Fitzgerald  
Secretary: Helen Boyden

## La Jolla Community Planning Association

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

**Thursday, 6 March 2014**

### **DRAFT MINUTES --Regular Meeting**

Trustees Present: Patrick Ahern, Cynthia Bond, Helen Boyden, Tom Brady, Bob Collins, Dan Courtney, Tony Crisafi, Janie Emerson, Jim Fitzgerald, Joe LaCava, David Little, Nancy Manno, Phil Merten, Myrna Naegle, Bob Steck, Frances O'Neill Zimmerman  
Trustees Absent: Gail Forbes, Ray Weiss

**1. Welcome and Call To Order: Tony Crisafi-President, at 6:34 PM**

**2. Adopt the Agenda**

**Approved Motion: To approve the agenda as posted, removing items 7A and 7B as they are redundant. (Manno, LaCava: 14-0-1)**

In favor: Ahern, Bond, Boyden, Brady, Collins, Courtney, Fitzgerald, LaCava, Little, Manno, Merten, Naegle, Steck, Zimmerman

Abstain: Crisafi (Chair)

**3. Meeting Minutes Review and Approval**

**Approved Motion: To approve the Minutes of 6 February 2014 as corrected. (Fitzgerald, Manno: 13-0-2)**

In favor: Ahern, Bond, Boyden, Brady, Collins, Courtney, Fitzgerald, LaCava, Little, Manno, Merten, Steck, Zimmerman

Abstain: Crisafi (Chair), Naegle (Absent)

**4. Elected Officials Reports - Information Only**

**A. Council District 1 – Council President Pro Tem Sherri Lightner Rep: Erin Demorest, 619.236.7762, [edemorest@sandiego.gov](mailto:edemorest@sandiego.gov)** by written report, presented by **President Crisafi**: The City Council has voted 1) to rescind the proposed workforce housing offset fee rather than place it on the ballot; 2) to implement a medical marijuana ordinance; and 3) to close the Children's Pool during pupping season, with approval by the Coastal Commission in order to take effect. She discussed work on the Avenida de la Playa Infrastructure Project including work on the outfall structure with intensification of work schedule because of unanticipated delays, removal of palm trees, additional street closures, impending work on sewer and water lines on Avenida de la Playa west of Camino del Oro, and the Sewer and Water Group 809 work on the northern portion of El Paseo Grande. The DMND for Phase One of the Torrey Pines Corridor Project has been released with comments due by March 25, 2014.

**B. 39<sup>th</sup> Senate District – State Senator Marty Block**

Rep: Allison Don, 619-645-3133, [Allison.don@sen.ca.gov](mailto:Allison.don@sen.ca.gov) was not present.

**C. 78<sup>th</sup> Assembly District Majority Leader Toni Atkins**

Rep: Toni Duran, 619-645-3090, [Toni.Duran@asm.ca.gov](mailto:Toni.Duran@asm.ca.gov) was not present.

**5. Non-Agenda Public Comment - Issues not on the agenda and within LJCPA jurisdiction, two (2) minutes or less**

**Member Tim Lucas, Chair of the La Jolla Shores Association**, announced the LJSA election would be taking place at their regular meeting on Wednesday, March 12. There are eight seats up for election. There is contact material on the webpage: [ljsa.org](http://ljsa.org). Items on the agenda will include the sewer and water upgrade in the Shores.

**6. Non-Agenda Items for Trustee Discussion** - Issues not on the agenda and within LICPA jurisdiction, two (2) minutes or less.

**Trustee Brady** announced a meeting to discuss the UTC trolley alignment plans that include a resident-contested stop at the La Jolla Village Square Shopping Center. It is scheduled for 7 PM, Thursday, March 13 at the La Jolla Village Square Community Room (adjacent to AMC Theatres, 8657 Villa La Jolla Drive.

**7. A & B deleted because of redundancy – see Item 2.**

**8. President's Report**

- A. Trustee Elections- Announced that the polls would close at 7:00 PM – Later in the meeting he announced that candidates **Bob Collins, Jim Fitzgerald (2/3), Joe La Cava (2/3), Alex Outwater, Jim Ragsdale (write-in)** and **Rob Whittemore (write-in)** had been elected to three-year terms. Write-in candidate **Bob Mapes** had been elected to the one-year term. Mr. Fitzgerald and Mr. LaCava received in excess of the 2/3rds minimum requirement.
- B. President Crisafi will be stepping down after seventeen years on the LICPA and its subcommittees. He thanked everyone for his support. Others thanked him and his staff for their service. The audience extended a warm round of applause.
- C. Ad Hoc committee for Food Trucks – request from PDO committee –defer to next meeting when more information is available.
- D. Report from Ad Hoc committee on vacation rentals – Action item  
A complaint had been received about conflicts of interest on the committee. The officers had met and discussed the complaint, noting that the committee had digressed from its original charge. President Crisafi restated the charge of the committee: to investigate vacation rental policies in other cities and propose recommendations to the City. It was understood that that was to mean short-term vacation rentals and the recommendation to the City would be made by the Trustees of the LICPA. He proposed that the committee be reconstituted as a committee of Stakeholders and recommended the following members: **Trustees Helen Boyden, Chair; Jim Fitzgerald, and Bob Steck**, with no known conflict of interest; **Stakeholders Member Mike Costello**, representing homeowners who have had problems with short-term vacation rentals and **Member Heather Weiermann**, representing the vacation rental industry.

**La Jolla resident Jon Mangerich** welcomed the change but objected to having an industry representative on the committee. **Member** and potential appointee **Heather Weiermann**, cited the good performance of the many rentals represented by industry groups. Others commenting included: **Members Sally Miller, Todd Lesser, and Mike Costello; Resident Mary Kenyon; and Trustees Little, Merten, Courtney, Ahern, Brady, Fitzgerald, Boyden and LaCava.**

**Approved Motion: To ratify President Crisafi's proposal to establish a Stakeholders' Ad Hoc Committee on Short-Term Vacation Rentals that will investigate policies in other cities and propose recommendations. It will be composed of Trustees Boyden, Fitzgerald and Steck and Members Weiermann and Mike Costello. (Ahern, Brady: 12-1-2)**

In favor: Ahern, Bond, Boyden, Brady, Fitzgerald, LaCava, Little, Manno, Merten, Naegle, Steck, Zimmerman

Opposed: Collins

Abstain: Courtney (perceived conflict), Crisafi (Chair)

**Approved Motion: To send a letter to the City Attorney inquiring if the opinion issued by City Attorney Mike Aguirre in 2007 was still supported by the current San Diego Municipal Code. (LaCava, Manno: 13-0-2)**

In favor: Ahern, Bond, Boyden, Brady, Collins, Fitzgerald, LaCava, Little, Manno, Merten, Naegle, Steck, Zimmerman

Abstain: Courtney (perceived conflict), Crisafi (Chair)

E. Ratification of **Helen Boyden** as committee member & Chair

**Approved Motion: To name Trustee Boyden as Chair of the committee. (Zimmerman, Fitzgerald: 13-0-2)**

In favor: Ahern, Bond, Boyden, Brady, Collins, Fitzgerald, LaCava, Little, Manno, Merten, Naegle, Steck, Zimmerman

Abstain: Courtney (perceived conflict), Crisafi (Chair)

- F. City Council Update- Childrens' Pool Seasonal Closure – See Item 4A above.

## 9. Consent Agenda – Ratify or Reconsider Committee Action

Consent Agenda allows the Trustees to ratify actions of our joint committees and boards in a single vote with no presentation or debate. The public may comment on consent items. Anyone may request that a consent item be pulled for reconsideration and full discussion. Items pulled from this Consent Agenda are automatically trailed to the next LJCPA meeting.

- PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2nd Mon, 4pm  
DPR – Development Permit Review Committee, Chair Paul Benton, 2nd & 3rd Tues, 4pm  
PRC – LJ Shores Permit Review Committee, Chair Helen Boyden, 4th Tues, 4pm  
T&T – Traffic & Transportation Board, Chair Todd Lesser, 4th Thurs, 4pm

### A. Marine Street Market & Spirits

**PDO Motion: Findings can be made to approve the colors, as presented they conform to the Planned District & that signage appears to conform to the PDO 10-0-0**

7402 La Jolla Blvd.- Replace existing sign faces reflecting new name/colors/logo, paint exterior with fresh coat (light gray), add exterior side-walk seating and flower pots.

### B. Women's Elite Yoga

**PDO Motion: Findings can be made that signage is approved as existing, non-conforming signage on the North face in Zone 1 that will be recovered, refaced and refurbished 9-1-0**

Girard Avenue, Unit #3-Manufacture and install the following: (A) Reface two existing illuminated cabinet signs. Painted aluminum faces with acrylic push through graphics and text. (B) Replace illumination inside two existing cabinet signs with LED lighting system.

### C. Scarano Residence

**DPR Motion: Findings can be made for a Coastal Development Permit to allow the construction of a new 3,319 sf single family residence with detached 323 sf garage and 323 sf carport on a 6,300 sf property at 1445 Virginia Way. Findings are subject to the notations by the Applicant that the planting at the street frontage shall grow to equal the height of the adjacent wall at maturity; and subject to the reduction in the height of the fence at the south side of the property to no more than 6 feet in height from the alignment with the face of the building to a point 28 feet from the Virginia Way property line. 5-0-1**

1445 Virginia Way- Coastal Development Permit (Process 2) to demolish an existing residence with detached garage and construct a new 3,319 square foot single family residence with detached 323 square foot garage and 323 square foot carport on a 6,300 square foot property. The project site is located in the RS-1-7 zone, Coastal Overlay Zone (non-appealable); Coastal Height Limitation; Coastal Parking Impact, Residential Tandem and Transit Area Overlay Zones, within the La Jolla Community Plan area.

### D. Visin Duplex

**DPR Motion: Findings can be made for a Coastal Development Permit to allow the partial demolition of existing structures not found to be historic and the construction of a new 3,273 square foot duplex on a 0.04 acre site at 337 Playa Del Sur. It is further recommended that all modifications to the existing historic structure will be in accordance with the Secretary of the Interior's Standards for Rehabilitation of Historic Structures. 4-0-2**

337 Playa Del Sur St- The existing structure at the front of the property is to remain, but will have minor interior and exterior modifications as approved by the Historical Resources Board on January 23, 2014. The structure in the rear of the property (341 Playa del Sur) will be demolished, and a new three-story, 1,288 sf dwelling unit over a 432 sf garage will be constructed in its place. The project proposes two deviations as follows: 1. Side setbacks of 11 1/8" (north side) and 3'-1 3/4" (south side) where 5 feet is required 2. Two off street parking space, (one per unit), where 4 are required. The total square footage of the front unit is 1,205 sf: 745 sf total on 1st floor, (698 sf existing and 47 sf new,) and 460 sf new on the 2nd floor. The proposed height of the front unit is 23'-8 1/2" and the proposed height of the back unit is 29'-10".

**E. Chelsea Residence**

**DPR Motion: findings can be made for a Coastal Development Permit to demolish an existing 1-story, single family residence and construct a 2-story, over basement/garage, 3,234 square foot residence on a 0.12-acre lot at 5527 Chelsea Avenue. 4-1-1**

5527 Chelsea Ave- SUSTAINABLE BUILDING EXPEDITE PROGRAM- CDP (Process 2) to demolish an existing 1-story, single family residence and construct a 2-story, over basement/garage, 3,234 square foot residence on a 0.12-acre lot. The project shall integrate photovoltaic panels consistent with council policy 600-27 and 900-14. The site is in the RS-1-7, Coastal (non-appealable), Coastal Height, Residential Tandem Parking, Transit Area & Parking Impact Overlay Zones (Beach Impact Area) within the La Jolla Community Plan.

**\*F. AT&T Cliffridge Park (Pulled by Member Tim Lucas)**

**PRC Motion: Findings can be made for a conditional use permit for Project No. 325685, based on the A01 drawing dated 1-27-2014, which indicates all trenching is to be outside of the fence of the adjacent ball field. 4-3-0**

8311 Cliffridge Avenue- Conditional Use Permit (CUP), for a Wireless Communication Facility (WCF) consisting of twelve (12) panel antennas mounted on a 30-foot tall faux eucalyptus tree (monoecalyptus) with equipment located in an adjacent enclosure. The site is located in Cliffridge Park.

**G. Qin Addition**

**PRC Motion: Findings can be made for a Coastal Development Permit and a Site Development Permit to amend CDP/LJSPD Permit No. 99-1339, based on plans presented to the committee dated 2-25-2014. 5-2-0**

2604 Hidden Valley Road- PROCESS 3 - CDP and SDP to amend CDP/LJSPD Permit No. 99-1339 to remodel and add 3,124 sq. ft. to an existing 9,167 sq. ft. single family residence on a 0.70 acre lot with a FAR of 0.42 located in the Single family Residence Zone of the La Jolla Shores Planned District, Coastal Overlay (non-appealable), Coastal Height Limit, Parking Impact Overlay Zone within the La Jolla Community Plan area. *Size of lot corrected and FAR added.*

**\*Consent Items Pulled: Item F: AT&T pulled by Member Tim Lucas**

**Approved Motion: To accept the recommendation of the PDO Committee that the findings can be made for (A) Marine Street Market & Spirits: to approve the colors, as presented they conform to the Planned District & that signage appears to conform to the PDO 10-0-0 and (B) Women's Elite Yoga: that signage is approved as existing, non-conforming signage on the North face in Zone 1 that will be recovered, refaced and refurbished 9-1-0; and to accept the recommendations of the DPR Committee that the findings can be made for Coastal Development Permits for (C) Scarano Residence: to allow the construction of a new 3,319 sf single family residence with detached 323 sf garage and 323 sf carport on a 6,300 sf property at 1445 Virginia Way. Findings are subject to the notations by the Applicant that the planting at the street frontage shall grow to equal the height of the adjacent wall at maturity; and subject to the reduction in the height of the fence at the south side of the property to no more than 6 feet in height from the alignment with the face of the building to a point 28 feet from the Virginia Way property line. 5-0-1; (D) Visin Duplex: to allow the partial demolition of existing structures not found to be historic and the construction of a new 3,273 square foot duplex on a 0.04 acre site at 337 Playa Del Sur. It is further recommended that all modifications to the existing historic structure will be in accordance with the Secretary of the Interior's Standards for Rehabilitation of Historic Structures. 4-0-2; and (E) Chelsea Residence: Permit to demolish an existing 1-story, single family residence and construct a 2-story, over basement/garage, 3,234 square foot residence on a 0.12-acre lot at 5527 Chelsea Avenue. 4-1-1; to accept the recommendations of the PRC Committee that (G) Qin: Findings can be made for a Coastal Development Permit and a Site Development Permit to amend CDP/LJSPD Permit No. 99-1339, based on plans presented to the committee dated 2-25-2014. 5-2-0; and forward the recommendations to the City. (LaCava, Courtney: 14-0-1)**

In favor: Ahern, Bond, Boyden, Brady, Collins, Courtney, Fitzgerald, LaCava, Little, Manno, Merten, Naegle, Steck, Zimmerman

Abstain: Crisafi (Chair)

**10. Reports from Other Advisory Committees - Information only**

**A. Coastal Access and Parking Board - Meets 1st Tues, 5pm, La Jolla Recreation Center. No report.**

**B. Community Planners Committee – Meets 4<sup>th</sup> Tues, 7p, 9192 Topaz Way.**

**11. # 820 Coast Road, Prospect Place & Ivanhoe Sewer Main Replacement**

**Information Only.** The project began on Nov 7, 2013 and will continue thru March 2015. **Melissa Cabral** of Vic Salazar Communications and a representative from the city of San Diego will provide a brief presentation. See attached map.

**Presented by Vic Salazar of Vic Salazar Communications and Ms. Cabral, City Engineer Brian Wilson** not being available. Mr. Salazar outlined the progress of this project, also stating that other street work including some by SDG&E was also going on and had no connection to this work. They need to finish by the summer moratorium and so were working extra hours to make up for lost days. Some of the trenches will be 27" feet deep. The City is considering the next area to be approved for this work, possibly Prospect Place, but is concerned with the effect on businesses located there. Another project is underway in the Shores. **Member Sally Miller** asked that the work not conflict with events at Scripps Park, such as the Concours (See #12.) **Member Rob Whitemore** complimented the workers on El Paseo Grande for their cooperation with the neighbors. **Member Tim Lucas** felt archaeology concerns need to be addressed. **Member Don Schmidt** and **Trustees Bond, Courtney, and Little** also commented.

**12. La Jolla Concours Street Closures – full review (Pulled by Trustee Courtney)**

Street closure April 13<sup>th</sup> 2014

*T&T Feb 2014 Action: Motion to approve 8-0*

Applicant not present. **T & T Chair Todd Lesser** stated that usually T&T would approve projects if they had been done without complaints a number of times and the event had not changed. Trustees and members commented that although some of the proceeds were benefiting the LJ Historical Society, some were going to a for-profit organization and the disposition of the funds was not known. **Trustee LaCava** stated that LJCPA was only considering the Street Closures and **Trustee Ahern** confirmed that the project itself had been approved by La Jolla Parks and Beaches. Others commenting included: **Trustees Bond, Courtney, Brady, and Zimmerman**.

**Approved Motion: To approve the Street Closures for the weekend of April 13, 2014. (Ahern, Fitzgerald 9-5-1)**

In favor: Ahern, Bond, Boyden, Brady, Fitzgerald, LaCava, Manno, Merten, Steck,

Opposed: Collins, Courtney, Little, Naegle, Zimmerman

Abstain: Crisafi (Chair)

**13. Remove Commercial Loading – full review (Pulled by Vice President LaCava)**

7414 Marine (near corner of Herschel & Marine)

*T&T Feb 2014 Action: Motion to approve 7-0*

Applicant or Complainant (fronting property owner) not present. **T&T Chair Todd Lesser** stated the request came from the LJ Elementary Principal who felt the school needed additional parking. Lesser had spoken with the fronting property owner and deemed his objections to be without merit. **Trustee LaCava** stated that the item was initially improperly noticed on the T&T agenda as the exact street address had not been given (It is correct above) and, without the applicant and the property owner present for this hearing, the opportunity for public dialogue and possible accommodations is not possible. **Trustees Brady and Courtney** commented.

**Approved Motion: To continue Agenda Item 13: "Remove Commercial Loading Zone at 7414 Marine Street until applicant and affected property owner can be present (LaCava, Courtney: 13-1-1)**

In favor: Ahern, Bond, Boyden, Brady, Collins, Courtney, Fitzgerald, LaCava, Little, Manno, Merten, Naegle, Steck

Opposed: Zimmerman

Abstain: Crisafi (Chair)

**14. Rosemont Homes CDP- full review at request of applicant**

251 Rosemont St- SUSTAINABLE BUILDING EXPEDITE PROGRAM - CDP (Process 2) to demolish an existing single family residence on three lots and construct two, 2-story, detached single family dwelling units with roof decks on two lots. Each residence will be 1,877 sq. ft. on .05-acre lots. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption. The project site is in the RM-1-1 zone, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, and Transit Area Overlay Zone within the La Jolla Community Plan.

*DPR Motion Feb 2014: Findings can NOT be made for a Coastal Development Permit to demolish an existing single family residence on three lots and construct two, 2-story detached single family dwelling units with roof decks on two*

lots located at 251 Rosemont St. The reason is that the project could create three developable lots that would create a density exceeding the La Jolla Community Plan. 5-0-1

Applicant: Brian Yamagata

Presented by **Matt Peterson, Land Use Attorney**, representing the applicant. He distributed a letter from City DPM Jeffrey Peterson saying that 11.6du/ac over the three lots was an accurate density calculation for the project. If the vacant lot was to be developed in the future, the CDP would need to be amended and then that project would be evaluated for adherence to the density in the LJ Community Plan.

**Trustee LaCava** disagreed with the line of argument in the DPM's letter; however, he offered an alternative analysis that was supportive of the project's density. Discussion followed that the lots are neither sub-standard nor illegal but are considered "previously conforming" (2500 sf where 3000 sf is now the standard.) Using the LJCP zoning of 9 to 15 dwelling units per acre, would result in 2.58 units being allowed and the City rounds up to three. Others felt that the owner-partners might sell or develop the middle vacant lot in the future.

**Members Julia Blake and Melinda Merryweather** commented. **Member and DPR Chairman Paul Benton** said the 3<sup>rd</sup> lot could be sold and developed, but the committee had no other issues with the project. **Trustees Merten, Fitzgerald, Ahern, Manno and Boyden** commented.

**Approved Motion: That the findings can be made for a Coastal Development Permit (LaCava, Collins: 9-4-1)**

In favor: Ahern, Brady, Collins, Courtney, Fitzgerald, LaCava, Manno, Merten, Naegle, Steck

Opposed: Bond, Boyden, Little, Zimmerman

Abstain: Crisafi (Chair)

**15. VILLA L-K CDP –Full review at request of applicant**

1228 Park Row- **\*\*SUSTAINABLE BUILDING EXPEDITE PROGRAM \*\*** CDP (Process 2) to demolish an existing residence and construct a 4,885 sq. ft. single family residence and detached guest quarters on a 9,425 sq. ft. site. The property is located at 1228 Park Row in the RS-1-7 zone of the La Jolla Community Plan area, Coastal Overlay (non-app 2), Coastal Height Limit, Parking Impact, Residential Tandem Parking, and Transit Area Overlay Zones.

*DPR motion 2/18/14: findings can NOT be made for a Coastal Development Permit to demolish an existing residence and construct a 4,885 sf single family residence and detached guest quarters on a 9,425 sf site. The property is located at 1228 Park Row. Sufficient neighborhood information is not provided as requested in items a, b and c above (from 12/10/2013). 3-2-1*

Applicant: Patrick McInerney

**DPR Chairman Paul Benton** called attention to items a, b, & c referred to in the DPR motion above.

a. Provide street views of the proposed residence at both street frontages, showing the proposed residence in relation to its neighboring houses.

b. Provide longitudinal site sections through the property, extending across both Park Row and Silverado, showing the relation to the houses across the street.

c. Provide a survey of neighborhood character for a distance of at least 5 homes on both streets, including the relative height, number of stories, developed floor area, and setbacks.

**Mr. McInerney** presented the information requested. He stated that this was a tomahawk lot with its main frontage on Silverado. The lot wraps around the corner house. They wish to provide continuity of the streetscape on Silverado and will remove the hedge and add approved street trees. The project is on a sloping lot and will consist of three detached volumes: 2800 sf residence; 500 sf garage and 1275 sf guest house which will not have any kitchen facilities. The maximum height will be about 24'. The parking area for the guest house will be a carport under the building accessed by an existing curb cut and driveway. **DPR Chairman Paul Benton** said the project was well-received by the DPR Committee. Commenting were: **Members Don Schmidt and Michael Morton** and **Trustees Fitzgerald, Little, and LaCava**.

**Approved Motion: The findings can be made for a Coastal Development Permit (Courtney, Naegle: 11-4-1)**

In favor: Ahern, Boyden, Brady, Courtney, Fitzgerald, LaCava, Manno, Merten, Naegle, Steck, Zimmerman

Opposed: Bond, Collins, Emerson, Little

Abstain: Crisafi (Chair)



**16. Council Policy 600-24 Update – Action Item**

Consideration of updates to the policy which establishes minimum operating procedures governing the conduct of planning groups when they operate in their officially recognized capacity.

See Marked up Draft:

<http://www.sandiego.gov/planning/community/pdf/cpc/agendas/attachments/600242.pdf> Legend:

Black: Original Text, Red & Blue: Updates approved by CPC Nov 2013, Red/Yellow: Post CAO review, not yet reviewed by CPC.

Clean Draft: <http://www.sandiego.gov/planning/community/pdf/cpc/agendas/attachments/600241.pdf>

Trustee LaCava who is chair of the Community Planners Committee, called attention to the items in the Marked up Draft that he felt were the most significant changes. Some now require or suggest procedures that the LJCPA already follows. Trustee Zimmerman had questions about Section III, No. 1 dealing with appointed trustees. She was advised that LJCPA bylaws did not provide for appointed trustees and the language would not allow the City Council to appoint trustees. Member Whitemore suggested minor corrections to the title of Article I; spelling out CIP in Section 1 (p. 5) and others on pp. 6, 11 and 21. He objected to the inclusion of "however, to be recognized by the City as the official voice of their community, groups must adhere to Council Policy 600-24 as well as their City-approved bylaws" on page 1, paragraph 3." He is of the opinion that since LJCPA is a California Corporation, it is an independent body, this sentence undermines the LJCPA's authority. Additionally, 600-24 is mentioned in many other places. Trustee LaCava stated that one of the reasons the City will require this sentence and that the LJCPA should want this sentence is to assure indemnification for Trustee members and others serving on subcommittees. Member Bob Whitney feels that Policy 600-24 should stand alone and not be supplemented by the Administrative Guidelines which in some cases contradict Policy 600-24.

**Failed Motion: To Table the motion stated next. (Emerson, Boyden: 6-6-1) [2/3 needed]**

In favor: Bond, Boyden, Courtney, Emerson, Steck, Zimmerman

Opposed: Ahern, Brady, Fitzgerald, LaCava, Manno, Merten

Abstain: Crisafi (Chair)

**Failed Motion: To recommend striking the phrase found in red and highlighted in yellow in the third paragraph of the 1st page of the above draft of 600-24 Update, namely:**

"however, to be recognized by the City as the official voice of their community, groups must adhere to Council Policy 600-24 as well as their City-approved bylaws". (Manno, Brady 5-6-2)

In favor: Bond, Brady, Courtney, Manno, Merten

Opposed: Ahern, Boyden, Fitzgerald, LaCava, Steck, Zimmerman

Abstain: Crisafi (Chair), Emerson

**Approved Motion: To approve the Marked up Draft of 600-24 as presented (Fitzgerald, Zimmerman: 8-4-1)**

In favor: Ahern, Boyden, Fitzgerald, LaCava, Manno, Merten, Steck, Zimmerman

Opposed: Bond, Brady, Courtney, Emerson

Abstain: Crisafi (Chair)

**16. Adjourn at 9:44 PM to next Regular Monthly Meeting, Thursday, April 3, 2014**