



PO Box 889, La Jolla, CA 92038  
<http://www.LaJollaCPA.org>  
Voicemail: 858.456.7900  
[info@LaJollaCPA.org](mailto:info@LaJollaCPA.org)

President: Joe LaCava  
Vice President: Tony Crisafi  
Treasurer: Jim Fitzgerald  
Secretary: Nancy Manno

## La Jolla Community Planning Association

Regular Meetings: 1<sup>st</sup> Thursday of the Month

### Thursday, 3 June 2010

La Jolla Recreation Center, 615 Prospect Street

## D R A F T AGENDA – REGULAR MEETING

6:05p

1. Welcome and Call To Order: **Joe LaCava**, President
2. Swearing in of newly elected trustees (Weiss)
3. Adopt the Agenda
4. Meeting Minutes Review and Approval: 6 May 2010
5. **Elected Official Reports** – Information Only
  - A. Council District 2 – Councilmember Kevin Faulconer  
Rep: **Thyme Curtis**, 619.236.6622, [tcurtis@sandiego.gov](mailto:tcurtis@sandiego.gov)
  - B. Council District 1 – Councilmember Sherri Lightner  
Rep: **Erin Demorest**, 619.236.7762, [edemorest@sandiego.gov](mailto:edemorest@sandiego.gov)
6. **Non-Agenda Public Comment**  
Issues not on the agenda and *within CPA jurisdiction*, two (2) minutes or less.
  - A. UCSD - Planner: **Anu Delouri**, [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu), <http://commplan.ucsd.edu/>
7. **President's Report** – Action Items Where Indicated
  - A. Community Planners Committee –  
<http://www.sandiego.gov/planning/community/cpc/index.shtml>
  - B. Neptune Apartments – Planning Commission this morning
  - C. Aroma Bakery Sidewalk Café – Planning Commission scheduled for June 17<sup>th</sup>
  - D. Sorokin Duplex – CPA denied on consent, City approved, Appeal?
  - E. Joint Committee Appointments – Ratify appointments by LJTC, PLJ, and LJSA
8. Officer's Reports
  - A. **Treasurer**
  - B. **Secretary**

---

*If a Sign Language Interpreter, aids for the visually impaired, or Assisted Listening Devices (ALDs) are required, please contact the City's Disability Services Coordinator at 619-321-3208 at least (5) five work days prior to the meeting date to insure availability.*

## **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 full discussion.

***Items pulled from this Consent Agenda are 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 Tony Crisafi, 2<sup>nd</sup> & 3<sup>rd</sup> Tues, 4pm

PRC – LJ Shores Permit Review Committee, Chair Helen Boyden, 4<sup>th</sup> Tues, 4pm

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

***Note: Approving Benson Glass House on Consent will require a waiver of the CPA policy prohibiting Conditional Approvals.***

PDO – No Action Items

### **A. Beyster Residence**

DPR ACTION: The findings can be made for CDP, 7-0-0

9321 La Jolla Farms Road - Coastal Development Permit for a 330 square foot addition to an existing single family residence on a 0.46 acre site in the RS-1-2 Zone

### **B. Benson Glass House**

DPR ACTION: The findings can be made for a CDP requested to include in addition to Development Services Department prescribed side yard view corridor condition: side yard be modified to "maintain a 5' high x 10' wide view corridor from the front property (sidewalk) line to the ocean.", 6-0-0.

5960 – 5970 Camino de la Costa - Coastal Development Permit to demolish existing residences on properties and construct a 9,931 sq. ft. single-family residence w/basement on a 1.45 acre site in the RS-1-5 Zone.

### **C. Bird Rock Sprint/Clearwire**

DPR ACTION: The findings can be made for NUP, 6-0-0. (See minutes for full motion.)

5639 La Jolla Boulevard - Neighborhood Use Permit for a Wireless Communication Facility consisting of an existing Sprint/Nextel facility with the addition of Clearwire antennas.

### **D. Hooshmand Residence**

PRC ACTION: Motion to deny, 7-0-1. (See minutes for full motion.)

2480 Rue Denise - Coastal Development Permit and Site Development Permit for a 4,463 sq. ft. addition to an existing single family residence on a 0.29 acre site. Subsequent redesign reduced addition to a total square footage of 4073 sq ft.

### **E. Ninkovic Residence**

PRC ACTION: Findings can be made for an SDP, 7-0-1. (See minutes for full motion.)

8902 Nottingham Place - A 1,494 square feet second story addition and remodel to an existing 1,853 single family residence on a 0.18 acre site.

### **F. T-Mobile La Jolla Shores/Cliffridge Park**

PRC ACTION: Findings can be made, 7-0-1. (See minutes for full motion.)

8311 Cliffridge Avenue - Wireless Communication Facility (WCF) consisting of a 20.5' high pole supporting three antennas and associated equipment in the OP-1-1 zone. Dedicated parkland. Same location as previously approved Sprint/Clearwire wireless installation.

### **G. Via Casa Alta – Change No Parking Signage from 2a-6a to 10p-7a**

T&T ACTION: To deny proposal, 4-3-1.

### **H. Sewer and Water Construction in the Village**

T&T ACTION: To approve extension to end of June, 6-0-1 (See minutes for full motion).

Whether to extend construction through June or halt for the Summer Moratorium and finish in September.

### **I. 16th Annual San Diego Triathlon Challenge (Oct 24 2010)**

T&T ACTION: To approve as presented, 7-0-0.

Proposed closure of Coast Boulevard and on-street parking.

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

- A. LA JOLLA COMMUNITY PARKING DISTRICT ADVISORY BOARD – *Inactive*
- B. COASTAL ACCESS AND PARKING BOARD – Meets 1<sup>st</sup> Tues, 4pm, Rec Center

620 PM  
TIME  
CERTAIN

**11. Sewer Rehabilitation Phase L-1 – Information Only**

Muirlands/Nautilus Neighborhood – Brief presentation by City Staff on upcoming sewer work. This includes work in the same area as Water Group 790 presented in April.

630 PM  
TIME  
CERTAIN

**12. Remove 2-hour Time Limit on 7400 & 7500 Blocks of Olivetas Avenue**

T&T ACTION: To approve removal of 2-hour parking, 7-1-1.  
*Pulled from May 6 Consent Agenda*

**13. Palazzo Condominiums**

T&T ACTION: To approve as presented with no right turn on red, 7-0-1.  
PRC ACTION: The builders have made efforts to conform to the PDO and zoning regulations. Approve as presented. The findings can be made, 3-0-2.  
*Pulled from May 6 Consent Agenda*

2402 Torrey Pines Road – Coastal Development Permit for 50 residential condos (previously approved for 30 units, this application originally for 52) on a vacant 1.21 acre site (former Andrea Villa Hotel) in the V Zone of Shores Planned District. Single driveway to align with existing Torrey Pines Road/Ardath Road signalized intersection with modifications to signals with full right in/out, left in/out.

**14. FY2011 Capital Improvements Program Budget**

City staff seeks community input on the FY2011 budget as assembled by the Mayor for conformance with the La Jolla Community Plan as well as other action we may choose to take. Possible Action Item. (See attachment).

**15. Adjourn** to Next Regular Meeting on July 1, 2010, 6:00 pm



PO Box 889, La Jolla, CA 92038  
<http://www.LaJollaCPA.org>  
Voicemail: 858.456.7900  
[info@LaJollaCPA.org](mailto:info@LaJollaCPA.org)

President: Joe LaCava  
Vice President: Tony Crisafi  
Treasurer: Jim Fitzgerald  
Secretary: Nancy Manno

## La Jolla Community Planning Association

Regular Meetings: 1<sup>st</sup> Thursday of the Month

**Thursday, 06 May 2010**

La Jolla Recreation Center, 615 Prospect Street

### **D R A F T MINUTES**

Present: Michele Addington, Tom Brady, Devin Burstein, Michael Costello, Dan Courtney, Tony Crisafi, Laura Ducharme Conboy, Jim Fitzgerald, Orrin Gabsch, Joe LaCava, Tim Lucas, Phil Merten, Glen Rasmussen, Greg Salmon, Rob Whittemore, Ray Weiss.

Absent: David Little, Nancy Manno

1. Welcome and Call To Order: **Joe LaCava**, President @ 6:06 PM

2. **Swear in newly elected trustee**, (Ms. DuCharme Conboy).

**President LaCava** invited the newly elected Trustee to come forward and administered the LJCPA Trustees oath to **Laura DuCharme Conboy**.

3. **Adopt the Agenda.**

**Approved Motion: To adopt the Agenda, (Merten/ Rasmussen 13/0/1).**

In favor: Addington, Brady, Burstein, Costello, Crisafi, DuCharme Conboy, Fitzgerald, Gabsch, Lucas, Merten, Rasmussen, Salmon, Whittemore.

Abstain: LaCava

4. **Meeting Minutes Review and Approval: 01 April 2010.**

**Approved Motion: To approve the Minutes of 01 April 2010, with one correction: Agenda Item 10-C: change "Soledad Mesa" to read "Soledad Mountain": (Gabsch/Addington 13/0/1).**

In favor: Addington, Brady, Burstein, Costello, Crisafi, DuCharme Conboy, Fitzgerald, Gabsch, Lucas, Merten, Rasmussen, Salmon, Whittemore.

Abstain: LaCava

5. **Elected Official's Reports** – Information Only.

A. Council District 2 – Councilmember Kevin Faulconer

Rep: **Thyme Curtis**, 619.236.6622, [tcurtis@sandiego.gov](mailto:tcurtis@sandiego.gov)

Present: Made report. Additional information on items addressed by Ms. Curtis can be accessed on-line.

B. Council District 1 – Councilmember Sherri Lightner

Rep: **Erin Demorest**, 619.236.7762, [edemorest@sandiego.gov](mailto:edemorest@sandiego.gov)

Ms. Demorest was present: **Councilmember Lightner** reported for Ms. Demorest: (1) Mid-Coast Trolley extension: SANDAG is currently accepting public comment on alternative routes. (2) Requested public input on San Diego City budget proposals. (3) Street repairs: complete list available on-line.

6. **Non-Agenda Public Comment.**

Issues not on the agenda and *within CPA jurisdiction*, two (2) minutes or less.

A. UCSD - Planner: **Anu Delouri**, [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu), <http://commplan.ucsd.edu/>

Ms. Delouri: present, made report. Ms. Delouri made an extensive report on the "University House," (Chancellor's residence). Additional information on this subject and other subjects addressed by Ms. Delouri is available on-line.

**Adriane Tillman**, La Jolla Village News reporter, is leaving La Jolla: introduced her replacement: **Ms. Jenna Frazier**. **President LaCava** complimented **Ms. Tillman** on her journalistic skills and wished her well in her new endeavors.

**Ms. Katt Eaton** spoke in support of "Smoke-free outdoor dining."

**Trustee Fitzgerald** spoke with sadness, of the recent death of Ms. Sheila Hardin, Centre City Development Corporation representative. Ms. Hardin was an always-welcome guest at LJCPA meetings. **President LaCava** acknowledged our loss and San Diego's loss of Ms. Hardin's vibrant presence.

## 8. Officer's Reports.

### A. Treasurer - Jim Fitzgerald

Beginning Balance: \$532.63 + Income \$129.34 – (Expenses \$95.63) = Ending Balance: \$566.34

Expenses: include printing, telephone.

**Trustee Fitzgerald** commented on the generosity of the Membership and reminded Trustees, Members and guests: LJCPA is a non-profit organization and must rely solely on the generosity of the community and the Trustees. All donations must be in cash to preserve anonymity.

### B. Secretary – Nancy Manno

Presented by **President LaCava**, for secretary Nancy Manno, (not present): If you want your attendance recorded today, please sign-in at the back of the room. You are entitled to attend without signing in, but only by providing proof of attendance can you maintain membership or become a Trustee. If you want your attendance recorded without signing-in at the back, then hand to me before the end of the meeting a piece of paper with your printed full name, signature and a statement that you want your attendance recorded. Eligible non-members wishing to join the LJCPA must have recorded attendance for one meeting and must submit an application, which is available at the membership table and on-line.

## 11. CHILDREN'S POOL MANAGEMENT OPTIONS – ACTION ITEM -Time Certain @ 6:30 PM: Heard out of sequence:

*(Note: No organized presentations, no ceding time, intent is to gain input from as many residents, merchants, and property owners as possible).*

Discussion and recommendations focused but not limited to, the four options for the Children's Pool to be considered by San Diego City Council on May 17, 2010:

- \* Seek a Local Coastal Program amendment to close the beach during pupping season from Dec 15 to May 15.
- \* Seek an emergency Coastal Development Permit to keep the rope barrier up year round.
- \* Seek private funding to hire a Park Ranger to patrol the Children's Pool and supervise a City-sanctioned volunteer docent program for the Children's Pool.
- \* Prohibit dogs on the beach, 24 hours a day, year round.
- \* Other ideas to minimize impact on nearby residents, parking, traffic, community, etc

**President LaCava** asked District One **Councilmember Lightner** to make opening remarks. **Councilmember Lightner** summarized the California State Law, the Superior Court rulings, and the current San Diego City Joint Use Policy for the Children's Pool, with particular emphasis on a Coastal Commission, "Coastal Development Permit," obtained by San Diego City, allowing a guideline rope to be established from December 15 through May 15. Councilmember Lightner, after reviewing current Children's Pool information and policies/rulings, now in place, emphasized: "There is no urgent need to make any changes at the Children's Pool at this time."

**Councilmember Lightner**, continuing her remarks, explained why the City Council, at a special meeting to be held in La Jolla, Monday, May 17, 2010, will now consider (4) actions, proposed by the Natural Resources & Cultural Committee regarding the Children's Pool: (1) Close the beach to the public from December 15 to May 15, and, (2) Request an emergency Coastal Development Permit to keep a guideline rope barrier in place year-round. And two actions proposed by **Councilmember Lightner**: (1) Prohibit dogs on the beach year-round, (action supported by the Natural Resources & Cultural Committee), and (2), Employ, through private funding, a City Park Ranger to patrol the beach and establish a City sanctioned volunteer Docent program.

**Councilmember Lightner** will not support any changes to the La Jolla Children's Pool current Joint-Use policy that would be funded by Taxpayers, and will support the Park Ranger proposal, with private funding, and will support the proposal prohibiting dogs on the beach, which would require only signage, at minimal cost.

**Councilmember Lightner** urged community input concerning the many additional issues related to the La Jolla Children's Pool: traffic and parking impacts, noise, smell, water quality and a clear path of travel on sidewalks and access to the stairs.

**President LaCava** invited La Jolla community members to voice their opinions on the La Jolla Children's Pool:

**Public Speakers:** Debbie Beacham, Roger Wiggans, William Robbins, Don Perry, Bill Busch, Pattie Buchanan, Richard Merino, David Pierce, Phyllis Minick, John Steel, Melinda Merryweather, Mitch Thrower, John Beaver, John Leek, David Johnson, Marjane Aalam, Ellen Shively, Deborah Saracini, Rebecca Morales.

**Filling out Speaker Slips but opting not to speak:** Sally Miller, Roberta Wolf, Cindy Thorsen, Ellen Cohen, Kent Trego, Robert Scott, Frank Lienhaupel, S. Lienhaupel, Egon Kafka.

**Speaker Slip vote tally:**

Local Coastal Plan Amendment: In Favor: 7, Oppose: 19  
Emergency CDP for year round rope: In Favor: 5, Oppose: 21  
Park Ranger: In Favor: 22, Oppose: 6  
Prohibit Dogs: In Favor, 14, Oppose: 13

**Trustees** discussed the Children's Pool proposals and management options:

*Voting record #3*

**Approved Motion: Motion to approve proposed N.R & C.C. Action 4: Under the current Joint-Use Policy: to hire a Park Ranger to patrol the Children's Pool and supervise a City sanctioned Volunteer Docent program, as referenced in the La Jolla Children's Pool Management Options, (Salmon/Courtney 14/0/1).**

In favor: Addington, Brady, Burstein, Costello, Courtney, Crisafi, DuCharme Conboy, Fitzgerald, Gabsch, Lucas, Merten, Rasmussen, Salmon, Whittemore.

Abstain: LaCava

*Voting record #4*

**Approved Motion: Motion to deny proposal of N.R. & C.C. Action 1: Seek a local Coastal Program amendment to close the beach during pupping season from December 15 to May 15, as referenced in the La Jolla Children's Pool Management Options, (Salmon/Addington 13/1/1)**

In favor: Addington, Brady, Burstein, Costello, Courtney, Crisafi, DuCharme Conboy, Gabsch, Lucas, Merten, Rasmussen, Salmon, Whittemore.

Oppose: Fitzgerald

Abstain: LaCava

*Voting record #5*

**Approved Motion: Motion to deny proposal of N.R. & C.C. Action 2: Seek an emergency Coastal Development Permit to keep the rope barrier up year round, as referenced in the La Jolla Children's Pool Management Options, (Salmon/Addington 13/1/1).**

In favor: Addington, Brady, Burstein, Costello, Courtney, Crisafi, DuCharme Conboy, Gabsch, Lucas, Merten, Rasmussen, Salmon, Whittemore.

Oppose: Fitzgerald

Abstain: LaCava

*Voting record #6*

**Approved Motion: Motion to deny proposal of N.R. & C.C. Action 3: To prohibit dogs on the beach, 24 hours per day, year round, as referenced in the La Jolla Children's Pool Management Options, Salmon/Courtney 9/5/1).**

In favor: Addington, Brady, Burstein, Costello, Courtney, DuCharme Conboy, Lucas, Salmon, Whittemore.

Oppose: Crisafi, Fitzgerald, Gabsch, Merten, Rasmussen.

Abstain: LaCava

*Voting record #7*

**Approved Motion: Motion to support the "Future Management Plan for the Children's Pool" presented by the San Diego Council of Divers, except to delete a reference to: 2/a, souvenir sales, (Salmon/Burstein 13/1/1), See Exhibit A**

In favor: Addington, Brady, Burstein, Costello, Courtney, Crisafi, DuCharme Conboy, Gabsch, Lucas, Merten, Rasmussen, Salmon, Whittemore.

Oppose: Fitzgerald: (Trustee Fitzgerald, for the record, opposed only Item 1/e).

Abstain: LaCava

**Exhibit A**

**1. Avoid any risk of litigation – uphold the trust:**

- a. Take input from an advisory panel of scientists and members of regulatory bodies.
- b. Get the permits and permissions and rulings in place first.
- c. Do not attempt to duplicate any federal laws.
- d. Accept no guidelines or verbal quotes from other agencies, only rulings.
- e. Preserve the City policy of Joint Use.
- f. Mitigate any restrictions of public access with guaranteed access other times.
- g. Clean the beach during times of public access.
- h. Ensure the rights of the people who go lawfully on that public beach.

**2. Take control of Children's Pool:**

- a. Establish a City ..... donations and information stand on the sidewalk to pay for maintenance.
- b. Use the proceeds to pay for uniformed City docents trained in City protocol. They must be the only people to interact with the public there.
- c. Use the proceeds for a park ranger, on the sand, to educate the public about seals and answer questions during shared use times.
- d. Move all non-city signs to a free speech area away from the stairs.
- e. Persons wishing to accost other persons shall stay in the free speech area.

**3. Establish safeguards to protect other beaches:**

- a. Establish a clear policy that more beaches will not be lost to the public.
- b. Create a corps of volunteer citizens to legally deter stray pinnipeds, as is done in Pacific Grove, CA.
- c. Enforce legal protections for persons going on any beach if accosted or impeded.

*Voting record #8*

**Approved Motion: Motion to request San Diego City: to open one or all of the Children's Pool sluiceways in the sea wall periodically, as appropriate, (Courtney/Whittemore 14/0/1).**

In favor: Addington, Brady, Burstein, Costello, Courtney, Crisafi, DuCharme Conboy, Fitzgerald, Gabsch, Lucas, Merten, Rasmussen, Salmon, Whittemore.

Abstain: LaCava

*Voting record #9*

**Approved Motion: Motion to request San Diego City to periodically perform thorough cleaning of the Children's Pool beach, (Courtney/Addington 14/0/1).**

In favor: Addington, Brady, Burstein, Costello, Courtney, Crisafi, DuCharme Conboy, Fitzgerald, Gabsch, Lucas, Merten, Rasmussen, Salmon, Whittemore.

Abstain: LaCava

*Voting record #10*

**Approved Motion: Motion to request San Diego City Council to establish an Ad Hoc committee, consisting of experts/scientists, (perhaps from SIO), to study effects/considerations of safety, predation and ecological effects of the San Diego City Council's decision to allow joint-use of the Children's Pool beach, (Whittemore/Rasmussen 14/0/1).**

In favor: Addington, Brady, Burstein, Costello, Courtney, Crisafi, DuCharme Conboy, Fitzgerald, Gabsch, Lucas, Merten, Rasmussen, Salmon, Whittemore.

Abstain: LaCava

*Voting record #11*

**Approved Motion: Motion to request San Diego City seek funds from Sea World and NOAA to pay for all costs associated with the artificial Seal colony, (Lucas/Salmon 9/5/1).**

In favor: Addington, Brady, Burstein, Courtney, Fitzgerald, Gabsch, Lucas, Merten, Salmon,

Opposed: Costello, Crisafi, DuCharme Conboy, Rasmussen, Whittemore.

Abstain: LaCava

*Note: This vote was announced: 9/4/1 – the written Voting Record is 9/5/1*

*Voting record #12*

**Failed Motion: Motion that no new, rehabilitated seals be released within a 25 mile radius of the La Jolla Children's Pool, (Salmon/Burstein 5/8/2).**

In favor: Addington, Burstein, Costello, Courtney, Salmon.

Opposed: Brady, Crisafi, DuCharme Conboy, Fitzgerald, Gabsch, Merten, Rasmussen, Whittemore.

Abstain: LaCava, Lucas

*Voting record #13*

**Approved Motion: Motion to establish a San Diego City Council policy to protect, exclusively for public use, all beaches in the community of La Jolla, with the exception of the Children's Pool beach. (Fitzgerald/Whittemore 14/0/1).**

In favor: Addington, Brady, Burstein, Costello, Courtney, Crisafi, DuCharme Conboy, Fitzgerald, Gabsch, Lucas, Merten, Rasmussen, Salmon, Whittemore.

Abstain: LaCava

**7. President's Report – Action Items Where Indicated:**

**A. Community Planners Committee –** <http://www.sandiego.gov/planning/community/cpc/index.shtml>

**President LaCava** reported: the CPC has approved new administrative guidelines, has approved a Storm Drain water maintenance program.

**B. Mitigated Negative Declarations –** Available on-line if you are interested.

**President LaCava** noted he does not bring MND to Trustees, however there is a link on the LJCPA Website, to all current MND, and Trustees are welcome to comment.

Additional remarks by **President LaCava**: Re Torrey Pines Road: per SD City engineers: they acknowledged problems; there is no reasonable fix available.



**Continuation of President's Report: Action Items:**

*Voting record #14*

C. Neptune Apartments – Hearing Officer Decision Appealed (ratify appeal).

**Approved Motion: Motion to ratify the appeal, (Costello/Burstein 13/0/2).**

In favor: Addington, Brady, Burstein, Costello, Courtney, Crisafi, DuCharme Conboy, Fitzgerald, Gabsch, Lucas, Merten, Rasmussen, Salmon.

Abstain: LaCava, Whittemore

*Note: This vote was announced 12/1/2 – the written voting record is 13/0/2*

*Voting record # 15*

D. Aroma Bakery Sidewalk Café – City approved, appeal?

**Approved Motion: Motion to appeal decision of San Diego City Staff re: Aroma Bakery & Barfly Café (Fitzgerald/Whittemore 12/3/1)**

In favor: Addington, Brady, Costello, Courtney, Crisafi, DuCharme Conboy, Fitzgerald, Gabsch, Lucas, Merten, Whittemore, Weiss.

Opposed: Burstein, Rasmussen, Salmon.

Abstain: LaCava

*Voting record #16*

**Approved Motion: Motion to reconsider the previous Motion: Motion to appeal decision of San Diego City Staff re: Aroma Bakery & Barfly Café, (By affirmation 10/5/1)**

In favor: Addington, Costello, Courtney, Crisafi, Fitzgerald, Gabsch, Lucas, Merten, Weiss, Whittemore.

Opposed: Brady, Burstein, DuCharme Conboy, Rasmussen, Salmon.

Abstain: LaCava.

*Voting record #17*

E. Committee Appointments – For ratification by trustees (see attached list):

**Approved Motion: Motion to Approve committee appointments:**

**Development Permit Review**

Mike Costello

Tony Crisafi

Laura Ducharme-Conboy

Lynne Hayes

Phil Merten

**La Jolla Shores Permit Review Committee**

Michael Morton

John Schenk

Phil Merten

**La Jolla Planned District Ordinance Committee**

Orrin Gabsch

David Little

Glen Rasmussen

**Traffic & Transportation Board**

Michele Addington

Dan Courtney

**Coastal Access & Parking Board**

Tom Brady

Orrin Gabsch

Joe LaCava

**Community Planners Committee**

Representative – Joe LaCava

Alternate – Tony Crisafi

**(Fitzgerald/Salmon 15/0/1)**

In favor: Addington, Brady, Burstein, Costello, Courtney, Crisafi, DuCharme Conboy, Fitzgerald, Gabsch, Lucas, Merten, Rasmussen, Salmon, Weiss, Whittemore.

Abstain: LaCava

**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 full discussion.

***Items pulled from this Consent Agenda are 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 Tony Crisafi, 2<sup>nd</sup> & 3<sup>rd</sup> Tues, 4pm

PRC – LJ Shores Permit Review Committee, Chair Helen Boyden, 4<sup>th</sup> Tues, 4pm

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

PDO – No Action Items

**A. Alta La Jolla Restoration: Trustee Merten recused.**

DPR ACTION: The findings for a SDP can be made, 7-0-0.

2105 Alta La Jolla Drive – Reconsideration of previously approved CDP based on updated engineering design.

**B. Payne Residence**

DPR ACTION: Motion to approve project, findings for a variance can be made, 6-0-0.

1235 Virginia Way – Variance for 6-foot wall within required setback.

**C. Taft Residence**

DPR ACTION: Motion to deny the project: the FAR exceeds the maximum allowed based on the committee interpretation of Code Section 113.0234(b) 3 as relates to the carport area (see Diagram 113-02P.) 6-1-0.

5633 Taft Avenue – Process 2 Coastal Development Permit to demolish an existing residence and construct a 2,866 square foot single family residence on a 0.11 acre site in the RS-1-7 Zone.

**D. Bishop School Library: Pulled by applicant.**

DPR ACTION: Motion to deny the request for a deviation for the following reasons: Findings #3, #4, and #5 cannot be made. In addition the committee registers its concern about the precedent set by approval of a deviation for height. 7-0-0.

7607 Draper Street – Amend the existing Planned Development Permit to allow a proposed deviation from 30 feet to 34 feet high as measured under the La Jolla Planned District regulations for a previously approved building. The proposed building design will still comply with the 30-foot Coastal Height Limitation Overlay Zone.

**E. Linda Rosa Residence**

DPR ACTION: Motion to approve the project, findings can be made for a CDP, 6-1-0.

5644 Linda Rosa Avenue – Coastal Development Permit to demolish an existing residence and construct a 2560 sf residence on 0.09 acre lot in RS-1-7 zone

**F. 3<sup>rd</sup> Annual Coastwise Mile & 5K (Oct 2 2010)**

T&T ACTION: To Approve Proposal, 9-0-0.

Closure of Jenner, Prospect, Cuvier and Coast Blvd, 7am to 11am.

**G. Change Fire Lane north of 2100 Block of Avenida de la Playa to One-Way Westbound**

T&T ACTION: To approve change to one-way westbound, 9-0-0.

**H. Remove 2-hour Time Limit on 7400 & 7500 Blocks of Olivetas Avenue: Pulled: Trustee Gabsch**

T&T ACTION: To approve removal of 2-hour parking, 7-1-1.

**I. Via Casa Alta – Change No Parking Signage from 2a-6a to 10p-7a: Pulled by Applicants**

T&T ACTION: To deny proposal, 4-3-1.

**J. El Paseo Grande – Remove green curb in 90-minute time zone**

T&T ACTION: To remove the green curb, 8-0-0.

**K. San Diego Triathlon**

T&T ACTION: To Approve Proposal, 8-0-0.

La Jolla – Street closures for cycling leg of triathlon centered in Mission Bay. Route goes up Soledad Avenue, left on Soledad Mountain, left on La Jolla Scenic South, right on Nautilus, right on Fay, right on Pearl, left on Girard, right on Torrey Pines Road, veer left at the Throat, continuing on to La Jolla Village Drive. Sunday, **March 13, 2011**, approximately 7:45 am to 10:30 am. T&T previously approved street closures for March 20, 2011.

**L. Palazzo Condominiums: Pulled: Community member Dick Stout**

T&T ACTION: To approve as presented with no right turn on red, 7-0-1.

PRC ACTION: The builders have made efforts to conform to the PDO and zoning regulations. Approve as presented. The findings can be made, 3-0-2.

2402 Torrey Pines Road – Coastal Development Permit for 50 residential condos (previously approved for 30 units, this application originally for 52) on a vacant 1.21-acre site (former Andrea Villa Hotel) in the V Zone of Shores Planned District. Single driveway to align with existing Torrey Pines Road/Ardath Road signalized intersection with modifications to signals with full right in/out, left in/out.

**M. Galicot Residence – Substantial Conformance Review**

PRC ACTION: The plans presented today April 27 (dated 2/10/2010) are in substantial conformance with the previously approved coastal development permit, including not putting air/heat units in the front, side or rear setbacks, 4-0-1.

8320 Calle del Cielo – SCR for CDP 212243 and SDP 216293 to modify the design of the approved residence. Shores Planned District.

**N. 8490 Whale Watch Way**

PRC ACTION: Project does not conform to LJS PDO section 1510.0301(b): Specifically: "Conversely, no structure will be approved that is so different in quality, form, materials, color, and relationship as to disrupt the architectural unity of the area." 3-1-1.

Coastal Development Permit for demolition of existing residence and construct a 9,860 sf (GFA) residence (originally noticed as a 7559 sf residence) on a 0.46 lot. FAR=0.58. Shores Planned District.

*Voting record #18*

**Approved Motion: Motion to accept the recommendation of the DPR Committee, (B) Payne Residence: 1235 Virginia Way – Variance for 6-foot wall within required setback, and forward the recommendation to the City. To accept the recommendation of the DPR Committee, (E) Linda Rosa Residence: 5644 Linda Rosa Avenue – Coastal Development Permit to demolish an existing residence and construct a 2560 sf residence on 0.09 acre lot in RS-1-7 zone, and forward the recommendation to the City.**

**To accept the recommendation of the T & T Committee, (F) 3<sup>rd</sup> Annual Coastwise Mile & 5K (Oct 2, 2010): Closure of Jenner, Prospect, Cuvier and Coast Blvd, 7am to 11am, and forward the recommendation to the City. (G) Change Fire Lane north of 2100 Block of Avenida de la Playa to One-Way Westbound: To approve change to one-way westbound, and forward the recommendation to the City. (J) El Paseo Grande – Remove green curb in 90-minute time zone, and forward the recommendation to the City. (K) San Diego Triathlon: La Jolla – Street closures for cycling leg of triathlon centered in Mission Bay. Route goes up Soledad Avenue, left on Soledad Mountain, left on**

**La Jolla Scenic South, right on Nautilus, right on Fay, right on Pearl, left on Girard, right on Torrey Pines Road, veer left at the Throat, continuing on to La Jolla Village Drive. Sunday, March 13, 2011, approximately 7:45 am to 10:30 am, and forward the recommendation to the City.**

**To accept the recommendation of the PRC Committee, (M) Galicot Residence – Substantial Conformance Review: 8320 Calle del Cielo – SCR for CDP 212243 and SDP 216293 to modify the design of the approved residence. Shores Planned District, and forward the recommendation to the City, (Gabsch/Addington 15/0/1).**

In favor: Addington, Brady, Burstein, Costello, Courtney, Crisafi, DuCharme Conboy, Fitzgerald, Gabsch, Lucas, Merten, Rasmussen, Salmon, Weiss, Whittemore.

Abstain: LaCava

*Voting record #19*

**Approved Motion: Motion to accept the recommendation of the DPR Committee (A) Alta La Jolla Restoration: 2105 Alta La Jolla Drive – Reconsideration of previously approved CDP based on updated engineering design, and forward the recommendation to the City, (Gabsch/Salmon 14/0/1),**

In favor: Addington, Brady, Burstein, Costello, Courtney, Crisafi, DuCharme Conboy, Fitzgerald, Gabsch, Lucas, Rasmussen, Salmon, Whittemore, Weiss.

Abstain: LaCava

Trustee Merten recused.

*Voting record # 20*

**Approved Motion: Motion to accept the recommendation of the DPR Committee, to deny the Project, (C) Taft Residence: 5633 Taft Avenue – Process 2 Coastal Development Permit to demolish an existing residence and construct a 2,866 square foot single family residence on a 0.11 acre site in the RS-1-7 Zone, and forward the recommendation to the City.**

**To accept the recommendation of the PRC Committee, to deny the Project, (N) 8490 Whale Watch Way: Coastal Development Permit for demolition of existing residence and construct a 9,860 sf (GFA) residence (originally noticed as a 7559 sf residence) on a 0.46 lot. FAR=0.58. Shores Planned District, and forward the recommendation to the City. (Addington/Burstein 15/0/1)**

In favor: Addington, Brady, Burstein, Costello, Courtney, Crisafi, DuCharme Conboy, Fitzgerald, Gabsch, Lucas, Merten, Rasmussen, Salmon, Whittemore, Weiss.

Abstain: LaCava

## **10. REPORTS FROM OTHER ADVISORY COMMITTEES - Information only**

**A. LA JOLLA COMMUNITY PARKING DISTRICT ADVISORY BOARD – *Inactive***

**B. COASTAL ACCESS AND PARKING BOARD – Meets 1<sup>st</sup> Tues, 4pm, Rec Center**

**President LaCava** reported that the Parking District Board met last week and is taking action to protect Coastal Commission funds.

**12. ADJOURN @ 9:15 PM:** to Next Regular Meeting: June 3, 2010 @ 6:00 PM.

**LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE**  
LA JOLLA COMMUNITY PLANNING ASSOCIATION

**COMMITTEE REPORT  
FOR  
MAY 2010**

**5/11/10 Present: Ashley, Crisafi (Chair), Collins, Costello, DuCharme Conboy,  
Merten, Thorsen**

**5/18/10 Present: Ashley, Crisafi (Chair), Collins, Hayes, Merten, Thorsen**

**FINAL REVIEWS**

|               |                          |            |                                |
|---------------|--------------------------|------------|--------------------------------|
| Project Name: | <b>BEYSTER RESIDENCE</b> | Permits:   | CDP                            |
|               | 9321 La Jolla Farms Rd.  | DPM:       | Glenn Gargas 619-446-5242      |
| Project #:    | JO#00-0000/204305        |            | ggargas@sandiego.gov           |
| Zone:         | RS-1-2                   | Applicant: | Alfredo Quintanar 619-459-8604 |
|               |                          |            | a.quintanar@cox.net            |

Scope of Work:

(PROCESS 3) Coastal Development Permit for a 330 square foot addition to an existing single family residence on a 0.46 acre site in the RS-1-2 Zone within the La Jolla Community Plan, Coastal Overlay (appealable), Coastal Height Limit, First Public Roadway, Parking Impact, Residential tandem Parking. Council District 1.

**Subcommittee Motion:**

**(Ashley/Costello) Motion to combine preliminary and final reviews.  
(Ashley/Thorsen 7-0-0) The findings can be made for CDP.**

|               |                               |            |                                 |
|---------------|-------------------------------|------------|---------------------------------|
| Project Name: | <b>BENSON GLASS HOUSE</b>     | Permits:   | CDP SDP                         |
|               | 5960 -5970 Camino de la Costa | DPM:       | Sandra Teasley 619-446-5271     |
| Project #:    | JO#00-0000/203908             |            | steasley@sandiego.gov           |
| Zone:         | RS-1-5                        | Applicant: | Don Vanderpool 619-557-0575     |
|               |                               |            | donvanderpool@houseanddodge.com |

Scope of Work:

(Process 3) Coastal Development Permit to demolish existing residences on properties and construct a 9,931 sq.ft. single family residence w/basement on a 1.45 acre site in the RS-1-5 Zone of the La Jolla Community Plan, Coastal Overlay (appealable), Coastal Height Limit, First Public Roadway, Parking Impact, Residential Tandem Parking, Transit Area. Council District 1.

**Subcommittee Motion:**

**(Collins/Hayes) The findings can be made for a CDP.**

**Crisafi – requested to include in addition to Development Services Department prescribed side yard view corridor condition:**

**-side yard be modified to “maintain a 5’ high x 10’ wide view corridor from the front property (sidewalk) line to the ocean.”**

**(Collins/Hayes 6-0-0) Motion to accept the request by Crisafi.**

**La Jolla Coastal Development Permit Review Committee  
Committee Report – May 2010  
Page 2**

Project Name: **BIRDROCK SPRINT / CLEARWIRE**  
5639 La Jolla Blvd. Permits: NUP  
Project #: JO#00-0000/2204682 DPM: Alex Hampton 619-446-5349  
ahampton@sandiego.gov  
Zone: PDO-Zone 4 Applicant: Debra DePratti Gardner 619-726-8110  
ddgardner@cox.net

Scope of Work:

(Process 2) Neighborhood Use Permit for a Wireless Communication Facility consisting of an existing Sprint/Nextel facility with the addition of Clearwire antennas. Council District 1. This project is undergoing environmental review.

**Subcommittee Motion:**

**(Hayes/Merten) Motion to combine preliminary and final reviews and add conditions.**

**(Hayes/Merten 6-0-0) The findings can be made for NUP with the following condition:**

- 1. Request that residential neighbors be notified of June 3<sup>rd</sup> Community Planning Association public meeting.**

**PRELIMINARY REVIEWS**

Project Name: **FRIEDMAN RESIDENCE**  
6318 Muirlands Dr. Permits: CDP  
Project #: JO#00-0000/179867 DPM: Michelle Sokolowski 619-446-5278  
MSokolowski@sandiego.gov  
Zone: RS-1-2 Applicant: Brad Golba 949-645-5854  
email@customarchitecture.com

Scope of Work:

(Process 2) Coastal Development Permit to demolish an existing residence and construct a 6,904 square foot single family residence on a 0.35-acre site in the RS-1-2 Zone of the La Jolla Community Plan, Coastal Overlay Zone (non-appealable), the Coastal Height Limit Overlay Zone. Council District 1. This project is undergoing environmental review.

**Please provide the following for final review:**

- 1.) Front fence to be 75% open at 3' to 6' above grade. Glass or opaque glass not open and too reflective not in character with neighborhood**
- 2.) Update survey per CDP filing requirements**
- 3.) Disclose historical review determination**
- 4.) Verify proper storm water control – City Engineering sign off or approval**
- 5.) Per page 56 & 57, sections (c) (i) & (j) under visual resources of the La Jolla Community Plan – show compliance with photos, documents or simulations:**
  - a.) view from street thru to canyon at side yards – concern of placement of and too many trees.**
  - b.) visual impact of façade and large expanses of glass adjacent to & reflecting into canyon.**
  - c.) provide street image in context – simulation or abstract (elevations)**

**La Jolla Coastal Development Permit Review Committee  
Committee Report – May 2010  
Page 3**

|               |                                           |            |                                                    |
|---------------|-------------------------------------------|------------|----------------------------------------------------|
| Project Name: | <b>FINKELSTEIN RESIDENCE</b>              | Permits:   | CDP                                                |
| Project #:    | 5862 Box Canyon Road<br>JO#00-0000/207039 | DPM:       | Glenn Gargas 619-446-5242<br>ggargas@sandiego.gov  |
| Zone:         | RS-1-4                                    | Applicant: | Steven Bradley 619-295-4102<br>steve@srbradley.com |

Scope of Work:

(PROCESS 2) Coastal Development Permit for an approximate 3,548 sq. ft. addition to an existing single family residence on a 0.51-acre property. The project site is located at in the RS-1-4 Zone within the La Jolla Community Plan, Coastal Overlay (non-appealable) Zone, Coastal Height Limit Overlay Zone, Council District 1.

**Please provide the following for final review:**

- 1.) Show zoning and Prop “D” height limits and compliance with City Code.**

# La Jolla Shores Permit Review Committee

## Minutes – Tuesday May 25, 2010

Board members in attendance: Boyden (chair), Furtek, Lucas, Merten, Morrison, Morton, Naegle, Schenck.

1. Non-Agenda Public Comment - None
2. Chair Comments

1. Helen Boyden will be out of town for the June meeting. Michael Morton will conduct the meeting. However, at present there are no new applications in the pipeline. We will have a deadline of June 8 for an NOA for any project to be heard in June, assuming that there will be a cycle review forthcoming by June 18. However, there still might be an SCR or project return. Deadline for that will be June 16.

2. Helen Boyden attended the May 18 meeting of the LJSPDO Advisory Board. She determined that the AB was now abiding by the following per City Liaison Ms. Henegar:

For projects labeled “Process 1” the AB is to recommend whether the project meets the requirements of the PDO, whether the project is major or minor, and give reasons why. The committee is only to consider what is written in the ordinance, not categorically impose conditions, such as considering addition of a second story as an automatic rollover to Process Three. To alleviate concerns about setting a precedent, the AB could describe the special circumstances that led it to say the project was minor. Ms. Henegar stressed that this is a community review. This is an advisory committee of community members appointed by the mayor to review projects for compliance with the PDO.

3. Project Review (see A to C below)

### A. Hooshmand Residence – Second Review

- PROJECT NUMBER: 198459
- TYPE OF STRUCTURE: Existing Single family residential
- LOCATION: 2480 Rue Denise
- PLANNER: Glenn Gargas: Ph: 619-446-5142; [ggargas@sanidiego.gov](mailto:ggargas@sanidiego.gov)
- OWNERS REP: Scott Spencer; 858-8898; [scottspencerarchitect@yahoo.com](mailto:scottspencerarchitect@yahoo.com)

**PROJECT DESCRIPTION:** An addition and remodel to an existing residence (Applicant)

Note: The NOA dated December 28, 2009 cites a (PROCESS 3) Coastal Development Permit and Site Development Permit for a 4,463 sq. ft. addition to an existing single family residence on a 0.29 acre site at 2480 Rue Denise in the SF Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone. However, at the first hearing the applicant presented a revised plan reducing the additional square footage by 1500 sq. ft and including additional changes which were planned to be submitted to the City . This submission as made. Additional changes dated and submitted to the City on May 25 were reviewed by the PRC at this May meeting. These included angling off the rear portion of the building on both sides with the first story addition now being 1953 sq ft plus 52 sq ft for the garage; the lower level now only comprising the stairway at 105.1 sq ft. The total square footage is now 4545 including the garage and 4073 without. Lot coverage is 37.2%; FAR is .48 (due to inclusion of some previously developed underground areas -see discussion for increasing this figure) and green softscape at 54.6%. Side setbacks hold at 5’6” and 10’0” (though smaller than existing).

- SEEKING: Site Development Permit (SDP) and Coastal Development Permit (CDP)

**Previous action March 22. See March 22 PRC minutes for more information**

**Motion:** Schenck; Second Morton

To continue this item to a future meeting. The applicant should consider design issues raised by the Luetzow letter. We recommend meeting with neighbors and putting up story poles.

The applicant should bring next time:

- Neighborhood FAR and setback calculations for properties within 300 ft.
- Percentage of property on a 25% or greater slope and a percentage of coverage over that area.
- Elevations of the front of the house.



**The motion is approved: 6-1-1.** Approve: Lucas, Morrison, Merten, Morton, Schenck, Naegle; Oppose: Furtek; Abstain: Boyden (chair)

**Presented by: Scott Spencer**

Gross: 1600 sq ft additional based on new FAR calculations. Project total 6,123 includes some “underground” areas. The livable sq footage is less.

50 ft pit dug and soil samples taken. Their consultant says that there are no issues with instability or landslides in the subsoil.

Drainage is going down slope presently and will remain the same. No new drainage can go down the slope. There is now a drainage basin to catch additional water runoff from the structure which will be pumped back onto the street. FAR is calculated at 48% as the lower porch area is open on the sides by 70% and is not subject to FAR calculations. *However several architects on committee and in attendance said that with lower porch included (similar to that agreed to with DSD in a previous project evaluated by DPR), the FAR would rise to approximately 65%.*

They can not make lower level livable without being reclassified as a 2-story house prohibited by CC&Rs. On west side facing canyon there is a 16 foot sheer wall with windows that is most likely unpermitted lower space. This has been eliminated and articulation has been added.

They met with the Luetzows and their architect, Ione Stiegler, and tried to identify the impacts of the proposed structure. Poles marking the building sides were put up, and they could see the impact on the view from their property. As a result the corner of the south-west side of the addition has been cut creating a wall angled 45% to open up the views.

They met with Joyce Cutler and Gerome Shaw and have worked with their architect James Alcorn to assess the impact of the design. The melaleuca trees and other plantings in front will be removed or trimmed to bring the project into conformance with ordinance with respect to public view over private property. They have lowered the proposed roofline on the east side by several feet. The front façade has been adjusted and articulation added to improve the views of neighbors.

They met with east side neighbor Carol Van Horst and addressed privacy concerns on that side. The balcony off the dining room has been eliminated. That side now has a less massive appearance from the Van Horst property.

**Addressed board concerns from previous meeting:**

Not classified as steep hillside as it is disturbed land, but 68% of the lot is steeper than 25%. Setbacks comparisons were given with immediate neighbors properties. An overlay of the existing front elevation on the proposed elevation was shown.

The question remains: Have they made enough changes to meet the PDO guidelines?

**Board questions and responses:**

Morton: This property is on a cul-de-sac, but it appears you are in conformance with general setbacks in the neighborhood. Response: *The front setback is reduced from 8’ to 7’. SW side setbacks 10’ at the point of the new addition; the existing structure is as close as 4.5’ (not next to the new addition. (the CCR’s say 10’ is the standard). NE side setback has been reduced to 10’ from current 12’. The rear setback is 23’ while the neighborhood average is 18’.*

Boyden: What is the extent of the view corridor on Rue Denise? *It is only the NE side of the property for a view over the end of the cul-de-sac.*

Naegle: Has concerns about the lower open area getting glassed in later and re-defining house as second story.

Chair: That is a CC&R issue and not our committee’s.

Merten: The DPR addressed a similar issue with a structure on top of an open area. Phil thinks that the regulations for balconies and porches don’t apply here and thinks that another section of the Municipal Code applies. If so, the FAR would increase (2,000 sq. ft. would be added) to approx 65%. As soon as slope area is improved, the 5% exemption doesn’t apply. NE side setback is 10’, but the adjoining neighbor’s setback is 13’ and has pop-ins and pop-outs for articulation.

Furtek: Has issues with the size of the build-out on the downhill side. He thinks it will stand out similar to homes on Via Casa Alta. Believes it will change the character of the neighborhood.

Boyden: Letter from Carol Van Horst presented.(adjacent neighbor to the NE) She is concerned about the looming nature of the project, privacy issues, and placement of windows. Also concerned about the geology and stability of the hillside. Response: *A series of geology reports has been provided to the city., the latest dated this month. Viewed by interested parties at the meeting.*

**Public Comment:**

Carrie & Bill Luetzow, adjacent neighbors to the south: They appreciate the meeting with the architect and the fact that markers for the side of the building adjacent to their property were put up. The LJ Shores PDO is concerned with bulk and scale. A 6500 sq ft house, such as this proposed project, is still out of character with the neighborhood. They appreciate efforts to modify the structure and understand that private views aren't protected. The modification of angling the corner of the building does return some of the view being lost but the view from the master bedroom is still significantly impacted. Half of the northern view up the coast will be lost. The house juts out too much still. Currently there are several 2-story houses (houses with basements) within the area covered by CC&Rs, so the argument saying that the downstairs porch area could not be enclosed is incorrect.

Shaw: (Overlooks property, corner house on Rue de Roark). Appreciates the changes that have been made to the project so far. The pole marking the proposed structure was obscured by the overgrown landscaping in front. This project is out of context with the scale of houses in the neighborhood.

Ione Stiegler, architect for Luetzows. Her client has a 19% FAR. This structure has 48% FAR but has the feel of a 65% FAR due to its massive appearance. She is hoping for more dialogue with the Hooshmands and hopes the project can be improved further to better fit the neighborhood.

Kasha Bernake: She is a neighbor and is also representing another neighbor (next houses beyond the Luetzows). She feels that this project is completely out of bulk and scale with the neighborhood. Thinks it will set a bad precedent. Each property is dependent on the property in front of them for preserving the character of the neighborhood and views. She would like to continue the cooperation in the neighborhood that other residents have demonstrated. The Luetzows added a deck a few years ago that had similar issues with blocking views, and they modified the design to not block views of the neighbors. She (Bernake) also changed their remodel to not impact the views or privacy of their neighbors. Applicant response: *They modified the roofline to be lower in some areas, but they honored the uphill neighbors' wishes to keep the roofline slightly peaked and low but not flat.*

James Alcorn – representing the Shaws: Thinks the design can be improved. The setback on the NE should be expanded to mimic the 13' setback of the adjacent property. Open area below is livable and should be included in FAR according to regulations. This design is 10 lbs of sugar in a 5 lb bag. Thinks that this configuration can't work. This is a two-story house on a one-story lot.

Dr. Hooshmand's response: Presented letters from other neighbors, including the immediate neighbor adjacent below. They cut the corners off the buildings to improve the views. The NE adjacent neighboring lot is significantly lower. The chimney will be lowered some more. The tree in front was trimmed and is 3' lower. One neighbor did not want flat roof. The hip roof came down 9 feet. The front wall was changed in response to neighbor concerns. He thinks that they have made tremendous changes in response to the neighbors.

Boyden: The plans shown today have been submitted to the city (5/24/10). The applicant was asked and was not interested in making further changes at this time for the PRC. The applicant would like to get a decision from the PRC today. They will be presenting to other committees, so the design might still evolve/change.

**Motion: Furtek Second: Lucas – amendment by Merten accepted.**

**Motion to deny. Project does not conform to LJS PDO section 1510.0301(b): Specifically: “Conversely, no structure will be approved that is so different in quality, form, materials, color, and relationship as to disrupt the architectural unity of the area.”**

**It also does not abide by the three principles on Page 4, three on Page 5, and the first principle on Page 6 of LJ Shores Design Manual. The perceived bulk and relationship of the northward (rear) expansion and extension of the house in relationship to the development on adjacent properties disrupts the architectural unity of the area.**

**Discussion on the motion:**

Morton: Appreciates the accommodations that have been made, but feels that the project is still not there.

Merten: Feels the northern expansion of the house extends too much, and the side setback should be similar to the setback on the adjoining property.

**Motion carries: 7-0-1**

Approve: Furtek, Morton, Merten, Morrison, Naegle, Lucas, Schenck

Oppose: None

Abstain: Boyden (chair)

**B. NINKOVIC Residence - Third Hearing**

- PROJECT NUMBER: 195466
- TYPE OF STRUCTURE: Existing Single family residential
- LOCATION: 8902 Nottingham Place
- PLANNER: Tim Daly Ph: 619-446-5356 Email: [tdaly@sandiego.gov](mailto:tdaly@sandiego.gov)  
& Polonia Majas: 619-446-5394; [pmajas@sandiego.gov](mailto:pmajas@sandiego.gov)
- OWNERS REP: Bart M. Smith AIA LEEDap 760-753-2464; [b.smith@dznpartners.com](mailto:b.smith@dznpartners.com)

**PROJECT DESCRIPTION:** A 1,494 square feet second story addition and remodel to an existing single family residence on a 0.18 acre site at 8902 Nottingham Place in the SF Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Campus Parking Impact (City)

Plans have been changed from previous hearings and are now dated April 21, 2010. First story addition is now 206 sq. ft.; 2<sup>nd</sup> story addition is now 1251 sq. ft. for a total of 3333 sq. ft.; 32.50% lot coverage; 41.2% FAR; Height 28'0"; modified roof design and north side second story stepped back 4' and 5'.

•  
SEEKING: Site Development Permit (SDP)

NEIGHBORHOOD DESCRIPTION: One and two-story single family residences LJSPDO area  
ISSUES WITH RESPECT TO THE PDO – Considered a major project by the La Jolla Shores Advisory Board, thus the Site Development Permit

NEIGHBORHOOD REVIEW: Reviewed and approved by La Jolla Shores Advisory Board at the same meeting where the need for a SDP was decided.

**Previous Action: February 17; see February 17 minutes for additional notes**

**Motion:** Morton, Second: Merten

Item to be continued: Additional information is requested. Show outline and appropriate dimensions of adjacent houses on the site plan. Show the heights of the adjacent homes on the elevations, in relationship to height of the proposed project. Consider altering the north elevation of the home.

Motion approved: 5-0-1: Approve: Lucas, Merten, Morton, Morrison, Schenck; Oppose: none; Abstain: Boyden

**Previous Action March 22: see March 22 minutes for additional notes**

**Motion: Merten; Second: Naegle**

Move to recommend denial because the north exterior wall and its proximity to the side yard is not in accordance with the La Jolla community character recommendation in the LJ Community Plan and not in accordance with the building and structure setbacks as required by the LJSPDO (1510.034 section B4, Single family zone development regulations). The roof forms are not consistent with the design guidelines of the LJ Shores Design Manual.

**Motion approved: 6-0-1**

Approve: Furtek, Lucas, Merten, Morrison, Naegle, Schenck; Oppose: None; Abstain: Boyden

---

**Presented by Bart Smith:** The concerns with the design presented previously were with the north elevations and privacy with the adjoining neighbor to the north. In response, the second floor has been set back 10' at the bathroom and 9 ft. at the bedroom from the lot line (Five feet and 4' from the first floor). The second floor windows on the

north side have been raised to 4.5' to respect the neighbors' privacy. Sixty-six sq. ft. has been added to the first floor to offset the 80 sq. ft. lost on the second floor due to the changes. The second floor is now single level. The roofline has been changed. It is now gabled to match the neighborhood. The parapet roof element is still there, but its profile has been trimmed. There are now offsetting planes. They think that this design fits in with the community which has many houses of similar size.

**Motion: Merten; Second: Morton**

**Findings can be made for an SDP as depicted by the plans presented dated 4/21/10 and with the letter presented May 25, 2010. (letter attached to minutes)**

**Motion carries: 7-0-1**

Approve: Furtek, Morton, Merten, Morrison, Naegle, Lucas, Schenck

Oppose: None

Abstain: Boyden (chair)

### **C. T-Mobile La Jolla Shores - First Review, Possible Action Item**

- PROJECT NUMBER: 203372
- TYPE OF STRUCTURE: Wireless installation
- LOCATION: 8311 Cliffridge Avenue, Northwest corner of ball field
- PLANNER: Alex Hempton, 619-446-5349 [ahempton@sandiego.gov](mailto:ahempton@sandiego.gov)
- OWNER'S REP: Debra D. Gardner; 619-726-8110; [ddgardner@cox.net](mailto:ddgardner@cox.net)

**Project Description.** Wireless Communication Facility (WCF) consisting of a 20.5' high pole supporting three antennas and associated equipment in the OP-1-1 zone. Dedicated parkland. [City] Same location as previously approved Sprint/Clearwire wireless installation.

Applicant states there are no changes from a previous CUP/NUP

SEEKING: Conditional Use Permit (CUP) and Neighborhood Use Permit (NUP) Process Four.

Presented by Debra Gardner: The current T-Mobile installation has a green pole antenna in the trees. They share the same equipment location with Sprint/Clearwire. This is a 10-year renewal of the CUP/NUP with no changes to the current installation. The city has requested the color of the pole be changed to blend in with existing trees.

#### **Board questions:**

Morton: Is equipment installation changing? A 4 ft expansion on the canyon side of the equipment enclosure was previously approved by PRC/LJCPA for Sprint/Clearwire. There will be no expansion beyond this.

**Motion: Morton; Second: Schenck**

**The findings can be made for the project as proposed with the city conditions of changing the pole color and with changes on the plan presented at the meeting, indicating renovating the slats in the equipment enclosure, including changing the color to a shade of green that better blends with the surroundings instead of the current black.**

**Motion carries: 7-0-1**

Approve: Furtek, Morton, Merten, Morrison, Naegle, Lucas, Schenck

Oppose: None

Abstain: Boyden (chair)



682 2ND STREET • ENCINITAS, CA 92024 • V (760) 753-2464 • F (760) 753-0600 • DZNPARTNERS.COM

### APPROVAL AS PRESENTED

May 25, 2010

Subject: Ninkovic Residence  
8902 Nottingham Place  
La Jolla, CA 92037

Project Nbr: 180959

Dear La Jolla Shores Permit Review Committee,

The design presented in the plans dated April 21, 2010 contain a number of changes in response to the comments we received in the first two Permit Review Committee Meetings.

The final residence size has been reduced by 14 sf from 3,347 sf to 3,333 sf. This is accomplished by not removing any existing residence area (23 sf) on the first floor and by adding some additional first floor area (163+43 sf) to reach a total first floor area of 2,082 sf. Also, the second floor area was reduced by 80 sf from 1,331 sf to 1,251 sf. The residence did not have any new spaces created by the addition or subtraction of square footage. Because of the reduction of residence size both the Lot Coverage and Floor Area Ratio (FAR) were reduced.

The shortest front setback was reduced from 16'-4" to 15'-4". The existing first floor sideyard setbacks were maintained. The South second floor setback was maintained as well, but the North sideyard setback was increased to 10' at the front of the residence and 9' towards the rear of the residence. The height of the residence was reduced by 2" to 28'-0".

The sloped roof was simplified and utilizes less shed roof elements and more gable end elements in keeping with the original residence design. The parapet-roofed area was made smaller so its strength as a design feature was reduced. The den was designed to not be a bedroom to maintain the residence as a four-bedroom residence. Changes to the second floor addition predicated many of the modifications to the residence design. The area where the Mastersuite is located was offset from the North side of the residence to allow for a greater second floor setback. This led to many alterations in the residence to maintain a unified and integrated design.

The applicant agrees to the changes and the subcommittee action should be qualified as "Approval as presented."

Sincerely,

A handwritten signature in black ink that reads "Bart M. Smith".

Bart M. Smith  
Principal Architect, DZN Partners

## **2010-2011 Committee Appointments La Jolla Town Council**



### **Development Permit Review Committee**

1. Beth Gaenzle
2. Angeles Leira
3. Cindy Thorsen
4. John A. Frangos, Ph.D.
5. Diane Kane, Ph.D.

### **Planned District Ordinance Committee**

1. Pancho Dewhurst
2. Jim Fitzgerald, CPA
3. Cristull Hasson

### **Traffic & Transportation**

1. Rob Hildt
2. "Van" Van Inwegen

**2010-2011 Committee Appointees  
La Jolla Shores Association**

**La Jolla Shores Permit Review Committee:**

Helen Boyden  
Ed Furtek  
Tim Lucas  
Betty Morrison  
Dale Naegle

**La Jolla Traffic & Transportation Board:**

Todd Lesser  
Joe Dicks

**Community of La Jolla  
Fiscal Year 2011 Capital Improvement Program Budget Summary**

|                                                   |
|---------------------------------------------------|
| <p><b>CPA Agenda Item #14<br/>3 June 2010</b></p> |
|---------------------------------------------------|

|    | <b>Name/Description</b>                                 | <b>Schedule</b>                                                                                                                                                                                                  |
|----|---------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | La Jolla Parking Structure                              | It is anticipated that this project will be closed in Fiscal Year 2012.                                                                                                                                          |
| 2. | Beach Area Low Flow Storm Drain Diversion               | Phase I, completed construction. Phase II, design completed in Fiscal Year 2004 and construction was completed in early Fiscal Year 2008. Phase III, design and construction were completed in Fiscal Year 2010. |
| 3. | La Jolla Mesa Drive Sidewalk                            | Design began in Fiscal Year 2009 and will be completed in Fiscal Year 2011. Construction is scheduled to begin and be completed in Fiscal Year 2011.                                                             |
| 4. | <b>Soledad Mountain Road Emergency Repair Project</b>   | The construction of Soledad Mountain Road was partially completed and re-opened for traffic on October 16, 2008. The landslide affecting Desert View Alley (a subset of this project) is not complete.           |
| 5. | <b>Torrey Pines Improvements Phase 1</b>                | Preliminary design was completed in Fiscal Year 2010. Phase 1 design is scheduled to be complete in Fiscal Year 2011. Construction of Phase 1 improvements will be scheduled upon identification of funding.     |
| 6. | <b>Bird Rock Coastal Traffic Improvements Phase I</b>   | Design began in Fiscal Year 2004 and was completed in Fiscal Year 2007. Construction will be scheduled in two phases. Phase I construction was completed in Fiscal                                               |
| 7. | <b>Coast Blvd Bluff Stabilization</b>                   | This project was completed in Fiscal Year 2010.                                                                                                                                                                  |
| 8. | <b>Torrey Pines Road Slope Restoration</b>              | Recapitalization Bond funding in the amount of \$950,000 was appropriated to this project in Fiscal Year 2010 per City Council Resolution R-305177, dated 7/28/2009. This project is now fully funded.           |
| 9. | <b>Mar Ave/Soledad Avenue Intersection Improvements</b> | Design began in Fiscal Year 2010 and is expected to be completed in Fiscal Year 2011. Construction is scheduled to begin in Fiscal Year 2011.                                                                    |



**Community of La Jolla  
Fiscal Year 2011 Capital Improvement Program Budget Summary**

|     | <b>Name/Description</b>                                   | <b>Schedule</b>                                                                                                                                                                                            |
|-----|-----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 10. | <b>Prospect Street/Silverado Street Roundabout</b>        | Design and environmental documentation began in Fiscal Year 2009 and was completed in Fiscal Year 2010. Construction is scheduled for Fiscal Year 2011.                                                    |
| 11. | <b>Via Capri Traffic Calming Project</b>                  | This project was completed in Fiscal Year 2010.                                                                                                                                                            |
| 12. | <b>Fire Station No. 13 - La Jolla - ADA Improvements</b>  | Design began in Fiscal Year 2009 and construction is scheduled to be completed in Fiscal Year 2011.                                                                                                        |
| 13. | <b>Children's Pool Lifeguard Station</b>                  | Conceptual design and bridging documents currently in progress. A design-build contract is scheduled to be issued in Fiscal Year 2011.                                                                     |
| 14. | <b>La Jolla Cove Lifeguard Station</b>                    | Design is currently in progress and scheduled for completion by Fall 2011. Construction is scheduled to begin in Fiscal Year 2012.                                                                         |
| 15. | <b>La Jolla Shores Lifeguard Station</b>                  | Final design is completed. Construction is scheduled to begin in Fiscal Year 2011.                                                                                                                         |
| 16. | <b>La Jolla/Riford Branch Library</b>                     | Schematic design began in Fiscal Year 1999. Design was completed in Fiscal Year 2002. Construction began in Fiscal Year 2003 and was completed in Fiscal Year 2004.                                        |
| 17. | <b>Cliffridge Park Comfort Station ADA</b>                | Construction began in Fiscal Year 2010 and should be completed in Fiscal Year 2011.                                                                                                                        |
| 18. | <b>Torrey Pines N &amp; S Course Restroom Replacement</b> | Design was completed in Fiscal Year 2003. Construction began in Fiscal Year 2003 and was completed in Fiscal Year 2004.                                                                                    |
| 19. | <b>Torrey Pines City Park General Development Plan</b>    | Design began in Fiscal Year 2009 and will be completed in Fiscal Year 2011.                                                                                                                                |
| 20. | <b>Windansea Erosion Control Plan</b>                     | Phase I construction was completed in Fiscal Year 2004. Design for Phase II began in Fiscal Year 2008 and construction began in Fiscal Year 2009. Construction will be completed as funding is identified. |
| 21. | <b>Kellogg Park Play Area Improvements</b>                | Design and construction of this project were complete in Fiscal Year 2010.                                                                                                                                 |
| 22. | <b>Bird Rock Median Lighting</b>                          | Design and construction are scheduled for Fiscal Year 2011.                                                                                                                                                |
| 23. | <b>La Jolla/PB Trunk Sewer-Chelsea Street Relocation</b>  | This project is complete and awaiting capitalization.                                                                                                                                                      |

**Community of La Jolla  
Fiscal Year 2011 Capital Improvement Program Budget Summary**

|     | <b>Name/Description</b>                                 | <b>Schedule</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----|---------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 24. | <b>Beach Area Low Flow Storm Diversion</b>              | Construction was scheduled to begin in Fiscal Year 1999. This project has been completed and it's scheduled to be closed by the end of Fiscal Year 2010.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 25. | <b>Water Group Job 790</b>                              | Planning phase began in Fiscal Year 2008. Construction started in Fiscal Year 2010 and will be completed in Fiscal Year 2011.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 26. | <b>Torrey Pines Road/La Jolla Blvd Main Replacement</b> | This project was scheduled with multiple phases. Construction of the Fay Avenue Realignment segment was completed in Fiscal Year 2002. Construction of Phase I was completed in Fiscal Year 2006. The Pacific Beach Water Main Accelerated Replacement construction was completed in Fiscal Year 2006. Phase II construction was completed in Fiscal Year 2007. Design of the La Jolla Shores Drive 16" ; Water Main Replacement (Phase III) was put on hold in Fiscal Year 2006 at 90% completion due to funding issues. In Fiscal Year 2009 the project restarted, however due to revised project requirements, the design needs to be redone and it is scheduled to be completed in Fiscal Year 2010-2011. Construction is scheduled to begin in Fiscal Year 2011 and completed in Fiscal Year 2013. |
| 27. | <b>Mission Bay Sewer Interceptor System</b>             | Construction began in Fiscal Year 2010 and will continue through Fiscal Year 2011.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 28. | <b>La Jolla Ecological Reserve Area of SBS</b>          | Design began in Fiscal Year 2008. Construction is scheduled for Fiscal Year 2011.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 29. | <b>Alta La Jolla Drive Drainage Repair Phase II</b>     | Design began and was completed in Fiscal Year 2010. Construction is scheduled to begin and to be completed in Fiscal Year 2011.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |