



P.O. BOX 889
• LA JOLLA •
CALIFORNIA 92038

LA JOLLA COMMUNITY PLANNING ASSOCIATION

P.O. Box 889 La Jolla CA 92038 858.456.7900 <http://www.LAJOLLACPA.org>
Info@LaJollaCPA.org

Location: La Jolla Recreation Center * 615 Prospect Street * 1st Thursday of the Month
Meeting Begins: 6:30 P.M. October 5th, 2006

REGULAR MEETING AGENDA

1. Welcome and Call To Order: **TIM GOLBA** (6:30)
2. Request for Agenda Modifications
3. Approval of August 3rd 2006 Minutes
4. President's Report (6:35)
 - 1.) *CPC update*
 - 2.) *ERUV appeal - update*
 - 3.) *Armstrong Residence Appeal – update*
5. Public Comment: Limited to 1½ minutes each for **NON-AGENDA** items only please. (6:40)

The following committee reports will be heard during public comment, unless otherwise scheduled.

 - La Jolla Park and Rec. Inc.- Chairperson:
4th Wednesday-6:00 P.M.-La Jolla Recreation Center
 - COMPACT- Delegate: **GAIL FORBES**
4th Wednesday-6:30 P.M. – 202 C Street 12th floor
 - Bird Rock Community Council- Chairperson: **PENNIE CARLOS**
BRCC meets 1st Tuesday – 6:00 P.M. – *location designated in their monthly newsletter*
 - UCSD Campus Community Planner: **ANU DELOURI** – adelouri@ucsd.edu
6. **CHANELLE HAWKEN** – Representative for Council President and District 1 Councilman Scott Peters (619) 236.6972 chawken@sandiego.gov
7. **MATT AWBREY** – Rep. for District 2 Councilman Kevin Faulconer (619) 236-6622
8. City of San Diego Planning Department: **SARA OSBORN** – (619) 533-5931
sosborn@sandiego.gov

9. Treasurer's Report: **LYNNE HAYES**

10. **COMMITTEE REPORTS & CONSENT ITEMS:**

- A.) Coastal Development Permit (CDP) Review Committee-Chairperson: **PHIL MERTEN**
2nd & 3rd Tuesday-4:00 P.M.-La Jolla Recreation Center

NO ACTION ITEMS THIS MONTH

- B.) Planned District Ordinance (PDO)-Chairperson: **CHUCK BERKE**
1st & 3rd Monday-4:00 P.M.-La Jolla Recreation Center

1.) **7570 LA JOLLA BOULEVARD** *APPROVED at September 18th meeting by 5-0-0 vote*

- C.) La Jolla Shores Permit Review Committee (LJPRC)- Chairperson: **TONY ESPINOZA**
4th Tuesday-4:00 P.M. - La Jolla Recreation Center

1.) **KAJAJI RESIDENCE**

2.) **BERELOWITZ RESIDENCE**

- D.) Traffic and Transportation (T&T)-Chairperson: **MARK BROIDO**
4th Thursday-4:00 P.M. – La Jolla Recreation Center

- E.) La Jolla Coastal Access and Parking Board (LJCAP) – **MARTY McGEE**
3rd Wednesday-8:00 A.M. – La Jolla Town Council Office

11. **SZEKELY RESIDENCE** – *Pulled for full Trustee Consideration*

12. **ROSEMAN RESIDENCE** – *Pulled for full Trustee Consideration*

13. **7902 ROSELAND DR. VACATION** – *Pulled for full Trustee Review*

Next meeting NOVEMBER 2nd, 2006

COMING IN NOVEMBER:

- *SALK INSTITUTE – update on new projects*
- *Bill Anderson – City of San Diego Planning Department Director*

SPECIAL MEETING AGENDA

1. Present Draft BYALWS for ratification



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Meeting Begins: 6:30 P.M.

MEETING MINUTES

07 September 2006

Trustee Attendance:

Andrews Marcum
Beacham McGee
Berke Morton
Golba Metcalf
Hayes Perricone
LaCava Peto
Cleaveland (ex. Oficio)

Excused Absentees:

Abrams
Lyon
McConkey
Thiele

1. WELCOME AND CALL TO ORDER:

Tim Golba / President.

2. AGENDA MODIFICATIONS:

Tim Golba:

None proposed.

3. AUGUST 3, 2006 MINUTES:

Motion: Motion made to approve the minutes.

Vote: Minutes approved.

4. PRESIDENTS REPORT

Tim Golba:

- 1.) C.P.C. Update.
- 2.) C.P.A. Bylaws Update. Next Subcommittee meeting is Tuesday September 12, 2006 @ 5:30 p.m. at the La Jolla Recreation Center. A special meeting of the L.J.C.P.A. will be held Thursday September 21, 2006 @ 6:30 p.m. at the La Jolla Recreation Center. The Assistant Director of the Planning Department will attend. The website contains a working draft.
- 3.) The E.R.U.V. will be heard at the City Council meeting on Monday September 18, 2006. The project was appealed by the La Jolla Shores Association.
- 4.) Armstrong Residence. Has not yet been scheduled.

PUBLIC COMMENT:

1. Ms. Sheri Lightner:

The next La Jolla Shores Association meeting will be held on Wednesday, September 13, 2006 @ 7:00 p.m. at Building (T29). Presentations will include:
Areas of special Biological Significance A.S.B.S. (Underwater Preserve).

2. Ms. Mary Coakley:

A fundraising event for the "MAP" will be held on Monday, September 18, 2006 at the Stephen Birch Aquarium.

3. Ms. Yvette Marcum:

A paddle for clean water will be held Sunday, September 17, 2006 at the Ocean Beach Pier sponsored by the Surfrider Foundation.

4. Ms. Pennie Carlos:

A community hearing will be held Tuesday, September 19, 2006 @ 6:00 p.m. at Birdrock Elementary School to discuss Form Based Coding. A preliminary draft will be prepared in December.

5. Ms. Mary Coakley:

Announced that the Kellogg Comfort Station received the American Public Association award. Thank's to all who participated.

6. Mr. Richard Jenkins:

Opposes the visual impact of a green box for undergrounding of the power lines installed by San Diego Gas & Electric (S.D.G. & E.).

Mr. Marty McGee:

Requests S.D.G. & E. come to the L.J.C.P.A. meeting next month to explain location criteria.

7. Ms. Ann Delouri:

Announced proposal for a new facility on Campus. Ms. Delouri outlined statistics of new student enrollment and status of development and facilities on Campus.
The public expressed concerns regarding the approval process of proposed projects.

6. CHANELLE HAWKINS: District #1 Representative. Announcements.

1. Rough Water Swim will be Monday, September 11, 2006.
2. Cliffridge Park Restroom. Working to fund the project.
3. Homeless issues in La Jolla are being addressed.
4. Median at La Jolla Scenic Drive North is being inundated with trash & waste. It will be cleaned up.
5. Several complaints have been made regarding people driving on the Bike Path. Driving down the Bike Path is prohibited.
6. Oversized Vehicles Ordinance is progressing slowly. Ms. Hawkins will contact the L.J.C.P.A. when a date is set for a hearing.
7. Introduced Renata Ortiz, Intern on Councilmember Peter's staff.

7. MATT AUBRY: District #2 Representative.

1. Special meeting of City Council to review the Mayor's acceptance of the Kroll report was held yesterday on September 6, 2006.
2. Several complaints have been made regarding the use of heavy machinery at night. Contact his office if you have any complaints.

8. SARA OSBORN:

No report.

9. TREASURER’S REPORT:

Lynn Hayes.

Last month, the L.J.C.P.A. raised \$141.00 / expenditures were \$50.09.

10. COMMITTEE REPORTS.

A. COASTAL DEVELOPMENT PERMIT COMMITTEE.

Lynn Hayes. The Committee reviewed the following projects:

- 1. Eads Avenue Residences
- 2. Israni Residence
- 3. Roseman Residence
- 4. Mehl Residence
- 5. Lasker Residence

Morton: Requested to be recused from the vote for item 3.

Golba: Requested to be recused from the vote for item 1.

Beacham: Requested to be recused from the vote for item 4.

Motion: To approve items 1, 2 & 5.

Vote: 11-0-1 projects approved.

Motion: To approve item 4.

Vote: 11-0-1 projects approved.

Motion: McConkey, Peto. To pull item 3 from consent to be heard in October.

B. PLANNED DISTRICT ORDINANCE COMMITTEE.

Chuck Berke.

- 1. Eads Avenue Residences.

Golba: Requested to be recused.

Motion: To approve Eads Avenue Residences.

Vote: 11-0-1 project approved.

C. LA JOLLA SHORES PERMIT REVIEW COMMITTEE.

Tony Espinosa.

- 1. Kafaji Residence: Will be continued.
- 2. Lusardi Residence:
- 3. Amir Residence:
- 4. Albanez Residence:

Golba: Requested to be recused on item 3.

Motion: To approve items 2, 3 & 4.

Vote: 11-0-1 projects approved.

D. TRAFFIC & TRANSPORTATION.

No report.

E. LA JOLLA COASTAL ACCESS & PARKING BOARD.

No report.

11. SZEKELY RESIDENCE.

Golba: The project will be heard on the October agenda.

12. 7902 ROSELAND DRIVE STREET VACATION.

Golba: The project is on hold pending City review.

13. BYLAWS UPDATE.

Peto: The next subcommittee meeting is Tuesday, September 12, 2006 @ 5:30 p.m. at the La Jolla Recreation Center to conclude approval of the shell document.

The specific critical issues are:

1. The eligibility of members.
2. Meeting requirements (2 or 3 meetings).
3. The election process.
4. Composition of the subcommittees.
5. Standing subcommittees.

Alex Sacks and Sara Osborn have attended the subcommittee meetings and provided input.

Golba: Following the September 12th subcommittee meeting, the L.J.C.P.A. Will meet on October 5th, 2006 to adopt the recommendations. The recommendations will be then sent to the Planning Department and City Attorney's Office.

The new bylaws must be in place by April, 2007.

The shell and the draft bylaws are on the website.

Discussion: Reminder of the special meeting on Thursday, September 21, 2006.

F. COASTAL ACCESS & PARKING BOARD.

Marcum: Parking review in Pasadena. Working several priority action items.

Next meeting; 2nd Thursday of each month @ 8:00 a.m. at the Museum of Contemporary Art.

Announced the new committee members.

Golba: Motion and second to adjourn.

Meeting Adjourned.

Next meeting the first Thursday of October 5th, 2006.

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

COMMITTEE REPORT of the September 12, 2006 Meeting

Present: Bob Collins, Lynne Hayes, Sherri Lightner, Paul Metcalf, Joanne Pearson, Jim Sullivan

Absent: Louis Beacham, Dave Little, Claude A Marengo, Phil Merten

CONTINUED REVIEWS:

Project Name: **BIRD ROCK MIXED USE** Permits: CDP/SDP/PDP
5702 La Jolla Blvd.
Project Number: JO 42-5482 / PTS 87287 DPM: Bob Korch 619-446-5229
RKorch@sandiego.gov
Zone: Zone 4, LJPDO Applicant: Mark Lyon 858-459-1171
info@mdla.net
Scope of Work: CDP/SDP/PDP (Process 4) to construct a mixed use project of 11 residential units and 7 commercial for a total of 20,400 sq. ft. on a 16,080 sq. ft. site. Parking Impact, Transit Area, Residential Tandem Parking,

The BIRD ROCK STATION MIXED USE project originally scheduled for this meeting was pulled from the agenda by the applicant. The propoerty owner has decided to participate in the Bird Rock Form Based Codes process to integrate his project's design with the community vision. The applicant hopes to return to the CDP Committee before year end.

Project Name: **DIMENSTEIN RESIDENCE** Permits: CDP
845 La Jolla Rancho Road
Project Number: JO 42-6489 / PTS 103737 DPM: Laura Black 619-446-5112
LBlack@sandiego.gov
Zone: RS-1-4 Applicant: Bernie Diaz 619-933-6607
Zach Dimenstein 858-453-7296
Zach@southcalrealty.com
Agent: Michael Jones Architect 619-339-6104
Mike@MJArchitect.com
Scope of Work: CDP (Process 2) to construct a 6,556 sq. ft. single family residence on a vacant 16,034 sq. ft. site south of 845 La Jolla Rancho Road.

The applicant and owner presented clarification of height limit impacts which the Committee agreed were a non issue. They also provided an update of the negotiations with the neighbors and the LJ Carona Architectural Review Committee. The applicant represented that the LJ Carona ARC approved the project based on the project's plan as presented and the provision of a landscape view easement to the adjacent neighbor (Hua?) to be recorded concurrently with the issuance of the building permit for this plan. There was one person in opposition whose main objections were the size of the house and that the "neighborhood terracing" considerations for this project were inconsistent with the immediate neighborhood. The applicant agreed to attempt to address the "terracing" and return on the 19th to show the Committee those efforts.

Submitted by: Phil Merten from notes provided by Paul Metcalf CPA Trustee who chaired the meeting.

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

COMMITTEE REPORT of the September 19, 2006 Meeting

Page 2

Present: Bob Collins, Lynne Hayes, Sherri Lightner, Claude A Marengo, Paul Metcalf,
Joanne Pearson, Jim Sullivan

Absent: Louis Beacham, Dave Little, Phil Merten

CONTINUED REVIEWS:

Project Name: **DIMENSTEIN RESIDENCE** Permits: CDP
845 La Jolla Rancho Road
Project Number: JO 42-6489 / PTS 103737 DPM: Laura Black 619-446-5112
LBlack@sandiego.gov
Zone: RS-1-4 Applicant: Bernie Diaz 619-933-6607
Zach Dimenstein 858-453-7296
Zach@southcalrealty.com
Agent: Michael Jones Architect 619-339-6104
Mike@MJArchitect.com
Scope of Work: CDP (Process 2) to construct a 6,556 sq. ft. single family residence on a vacant 16,034 sq. ft. site south of 845 La Jolla Rancho Road.

The applicant did not provide any tangible proof of the neighbor's (Hua) support of the project as was represented. Also, no effort was made to follow the Committee's recommendation from last week to lower the pad grade +/- 3'. The applicant acknowledge this and agreed to return on 10/10 with these issues addressed.

PRELIMINARY REVIEWS:

Project Name: **LA JOLLA CONDOS** Permits: CDP / SDP / MW
7570 La Jolla Boulevard
Project Number: JO 42-5012 / PTS 80161 DPM: Bob Korch 619-446-5229
RKorch@sandiego.gov
Zone: RS-1-4 Applicant: Gary Cohn 858-755-7308
Gary@Cohn-Arch.com
James Harris, jim@cohn-arch.com
Scope of Work: CDP / SDP / MW (Process 3) application to waive the requirements of a Tentative map to demolish an existing building and construct 8 residential condominium units on a 0.344 acre site.

The applicant was asked to return on 10/10 with clarification of proposed grade elevations vis-à-vis the 30' height limit and the trash storage/pick-up plan.

PRELIMINARY REVIEWS: (continued)

Project Name: **LANUTI RESIDENCE** Permits: CDP
1431 Rodeo Drive
Project Number: JO 42-6665 / PTS 107381 DPM: Edith Gutierrez 619-446-5320
EGutierrez@sandiego.gov
Zone: RS-1-2 Applicant: Bob Ruscin 858-454-5205
Agent: Laura Ducharme 858.454.5205
laura@ducharmearch.com
Scope of Work: CDP (Process 2) to demolish existing residence and construct a 6,867 sq. ft. single family residence on a 22,800 sq. ft. site

There were no issues with this project but the Committee asked that the status of notice to the neighbors be clarified on 10/10.

Project Name: **HARRINGTON RESIDENCE** Permits: CDP
1512 El Paso Real
Project Number: JO 42-6805 / PTS 110523 DPM: John Fisher 619-446-5231
JSFisher@sandiego.gov
Zone: RS-1-4 Applicant: C.A. Marengo 619-417-1111
cmarengo@san.rr.com
Scope of Work: CDP (Process 2) to amend CDP 40-0710 for a 599 sq. ft. addition to an existing single family residence on a 8,547 sq. ft. site. Parking Impact.

The Committee felt that this project should have been reviewed by the City as a Substantial Conformity Review.

MOTION: FINDINGS CAN BE MADE FOR APPROVAL OF THE CDP AMENDMENT

VOTE: 5/0/0 Motion Passes

Submitted by: Phil Merten from notes provided by Paul Metcalf CPA Trustee who chaired the meeting.

**Planned District Ordinance Committee Meeting Minutes
September 18, 2006**

Present: Chuck Berke, Tiffany Scherer, Anne Cleveland, Hal White, Deborah Marengo.

The meeting commenced at 4:10pm.

7570 La Jolla Boulevard (across the street from Bishop's School)
Jim Harris of Cohn & Assoc Architects presented.

The project is to demolish the existing apartment building and build an 8-unit condominium building. The building will have three stories with underground parking and is right up to the 30' height limit. The condos will be almost identical 3-bedroom units.

Required parking for the building is 2 ¼ spaces per unit. The building provides 18 numbered spaces with a handicapped space next to the entrance. Storage units will be provided in the garage. The elevator services the entire building. The trash is on the ground floor. Ms. Marengo requested that the trash area be more accessible to the trash trucks so that neighborhood parking would not be impacted by collection service.

Landscaping is as per Option A and has been through the City's review.

There is an enormous storm drain running diagonally through the property. It will be relocated to make an L-shape across the front and down the side of the property. The process is being discussed with the City and has not yet received final approval.

Motion from Mr. White/Ms. Marengo: The project appears to meet the requirements in the Planned District Ordinance. Motion passed unanimously. 5-0-0.

4:30pm meeting adjourned.

Respectfully submitted,
Anne Cleveland

LA JOLLA COMMUNITY PLANNING ASSOCIATION
La Jolla Shores Permit Review Committee
Agenda, Tuesday, September 26, 2006
4:00 p.m.
La Jolla Recreation Center, 615 Prospect St., La Jolla, CA

1. KAJAJI RESIDENCE (PREVIOUSLY REVIEWED JUNE 27TH, 2006)

PROJECT NUMBER: SDP 91925

TYPE OF STRUCTURE: Single Family Residence

LOCATION: 7758 Via Capri

PLANNER: Edith Gutierrez

Ph: 619.466-5466

Email: egutierrez@san Diego.gov

OWNERS REP: Juan Quemado

Ph: 619-921-4433

Email: juanquemado@yahoo.com

Ray Kafaji

Ph: 619-665-4464

Email: rkafaji@aol.com

PROJECT DESCRIPTION: A 4,501 sf second story addition to an existing 2500 sf house plus attached 1,500 sf garage.

Lot Size: 20,100 sq. ft.

Percent of lot covered:

Floor area ratio: .21

Height: 27 ft. proposed

Front yard setback: 10 ft.

Side yard setback: 5 ft.

Percent of green softscape: 35%

Off street parking: Available

NEIGHBORHOOD DESCRIPTION:

NEIGHBORHOOD REVIEW:

ISSUES WITH RESPECT TO THE PDO:

COMMENTS: Please provide color and material board and neighborhood photos. If applicable, please provide the neighborhood review decision.

2. BERELOWITZ RESIDENCE

PROJECT NUMBER: CDP & SDP 109289

TYPE OF STRUCTURE: Single Family Residence

LOCATION: 2512 Calle Del Oro

PLANNER: Robert Korch

Ph: (619) 446-5229

Email: rkorch@sandiego.gov

OWNERS REP: Phil Merten

Ph: (858) 459-4756

Fax: phil@mertenarchitect.com

PROJECT DESCRIPTION: A new second story addition of 2,183 S. F. (enclosed) to an existing one story single-family residence of 4,853 SF (enclosed) for a total combined Gross Floor Area of 7,036 SF.

Lot Size: 24,185 s.f.

Percent of lot covered: 20%

Floor area ratio: .29

Height: 29'-11".

Front yard setback: 130'

Side yard setback: 8'-0" south, 10'-0" north

Rear yard setback: 38'-0"

Percent of green softscape: 57.5%

Off street parking: 2 spaces enclosed, 2 spaces open

NEIGHBORHOOD DESCRIPTION:

NEIGHBORHOOD REVIEW:

ISSUES WITH RESPECT TO THE PDO:

COMMENTS: Please provide color and material board and neighborhood photos. If applicable, please provide the neighborhood review decision.

La Jolla Traffic & Transportation Board

Chair: Mark T. Broido Vice Chair: John Beaver Secretary: Deborah Marengo

*****DRAFT AGENDA – SEPTEMBER 28th, 2006***DRAFT**

4:00 PM La Jolla Recreation Center

ROLL CALL AND APPROVAL OF MINUTES FOR JULY, 2006 MEETING AND JUNE, 2006

PUBLIC COMMENTS ON TRAFFIC OR TRANSPORTATION ONLY (2 MINUTES)

COMMENTS FROM THE CHAIR: PRINCESS ST., NAUTILUS BIKE LANE, SIGNAGE FOR I-5 (ARDATH/LJ PARKWAY; VIA CAPRI);

AGENDA ITEMS:

1. Election of Officers of the Board; Nominees are:
 - a) Chairman – Mark Broido
 - b) Vice-Chairman – Joe LaCava
 - c) Secretary – John Beaver

2. For discussion and vote: Proposed vacation of a portion of Roseland Drive and Torrey Pines Road for development of 7902 Roseland Dr., the Ladiervardi Residence. This is described as an “unimproved paper street” along the north edge of Torrey Pines Road. This comes to LJ T&T due to the street vacation petition.

3. LJ Village Drive Project - Update to and final steps still planned for this major project.
- Mark Koll, City of SD

4. For discussion and vote: Bird Rock Station (a mixed-use development project) has proposed putting their entrance/exit for an underground parking facility on the street, rather than on the alley, as required by the PDO. The project also proposes encroaching on the sidewalk, making a pop-out for a valet area / loading area to alleviate problems that might come with using a dead-end alley. This comes to T&T due to the traffic implications of the entrance/exit variance and the sidewalk encroachment
- Mark Lyon (Architect for the project) –

NEXT MEETING – OCTOBER 26TH, 2006

**FOR ADDITIONAL INFORMATION, PLEASE CONTACT
MARK T. BROIDO, CHAIR, 453-2722 OR MBROIDO@ALUMNI.STANFORD.ORG**