



PO Box 889, La Jolla, CA 92038

458.456.7900

<http://www.LaJollaCPA.org>

info@LaJollaCPA.org

La Jolla Community Planning Association

Regular Meetings: 1st Thursday of the Month

Thursday, 4 December 2008, 6:00 pm

La Jolla Recreation Center, 615 Prospect Street

D R A F T AGENDA

- 6:00p**
1. Welcome and Call To Order: **Joe LaCava**, President
 2. Adopt the Agenda
 3. Meeting Minutes Review and Approval: 6 November 2008
 4. **President's Report – Possible Action Items**
 - A. Community Planners Committee (<http://www.sandiego.gov/planning/community/cpc/>)
 - B. CPA Bylaws
 1. City Council approves deviations except 2 that violated Brown Act
 2. Reconvene Bylaw Committee, Lance Peto chair. Target Member ratification Feb 5.
 - C. PDO Updates – *La Jolla PDO, La Jolla Shores PDO*
 1. LJSPDO - City Attorney's Office retracts April 2007 memo re base zoning
 2. LJSPDO - PRC proposes amendment to define "minor in scope" (see PRC minutes). Jan action item.
 3. LJSPDO - City reportedly proposes to define "minor in scope" as <10% increase in floor area.
 4. LJPDO - Original amendments deferred to the "next administration"; proposal to prohibit exceeding story limit story through Variance or Deviation. Jan action item.
 - D. Children's Pool Interim Lifeguard Tower – *See attached letter sent 13 Nov 2008*
 - E. Cell Towers Ad Hoc Committee – *See attached letter sent 1 Dec 2008*
 - F. Mills Act Ordinance (*City Council Nov 23, continued to Dec 2*)
 - G. CPA Regular Mtg Jan 1 to be held Jan 8 – *A special thank you to the Town Council*
 - H. **Special Election for 1 Seat – Members Only, voting from 3 to 7 pm, Room 2.**
 5. **Officer's Reports**
 - A. Treasurer: **Jim Fitzgerald**
 - B. Secretary: **Darcy Ashley**
 6. **Agency Reports – Information Only**
 - A. UCSD - Planner: **Anu Delouri**, adelouri@ucsd.edu, <http://commplan.ucsd.edu/>
 - B. City Of San Diego – City Planning & Community Investment Department
La Jolla Rep: **Lesley Henegar**, 619.235.5208, lhenegar@sandiego.gov

- C. Council District 2 – Councilperson Kevin Faulconer
Rep: **Thyme Curtis**, 619.236.6622, tcurtis@sandiego.gov
- D. Council District 1 – Council President Scott Peters
Rep: **Keely Sweeney**, 619.236.6972, ksweeney@sandiego.gov
- E. Council District 1 – Councilperson Elect - **Sherri Lightner**

7. **Non-Agenda Public Comment**

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

8. **CONSENT AGENDA**

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 the Consent Agenda are trailed to the next CPA meeting.

PDO – Planned District Ordinance Committee, Chair Tiffany Sherer, 2nd Mon, 4pm

CDP – Coastal Development Permit Committee, Chair Tony Crisafi, 2nd & 3rd Tues

PRC – La Jolla Shores Permit Review Committee, Chair Tony Espinoza, 4th Tues, 4pm

T&T – Traffic & Transportation Board, Chair Mark Broido, 4th Thurs, 4pm

A. SAN DIEGO NATIONAL BANK

PDO ACTION: Proposed mural is considered sign and therefore must comply with sign ordinance, resubmit with a smaller mural, 5-1-0.

7877 Ivanhoe Ave - Proposes logotype mural to be added to façade of building.

B. 7844 HERSCHEL AVE COMMERCIAL BUILDING

PDO ACTION: Proposed use conforms to PDO for use, building modifications would need to return to PDO for review, 7-0-0.

C. SEA CLIFF COTTAGE RESIDENCE

CDP ACTION: Findings can be made for CDP, 6-0-0.

7985 Prospect Place - New CDP due to expiration of previous CDP and Substantial Conformance Review. Applicant requesting confirmation of previous CPA approval; no modification of previously approved plan.

D. PIERCE RESIDENCE

CDP ACTION: Findings can be made for CDP, 4-0-0.

7206 Rue de Roark – CDP to demolish existing and construct a 5,667-sf single story residence over basement plus a separate guest house on a 13,100-sf lot

9. **REPORTS FROM OTHER ADVISORY COMMITTEES**

Information only unless otherwise noted

A. **COMPACT** (*Community Planners Advisory Committee on Transportation*)

CPA Delegate: **Vacant**, 4th Wed, 6:30pm, 202 C Street 12th floor

B. **LA JOLLA COMMUNITY PARKING DISTRICT ADVISORY BOARD**

CPA Delegate: **Orrin Gabsch**, 3rd Wed, 4pm, La Jolla Recreation Center

10. THE CHILDREN'S SCHOOL

Reconsideration of the CPA's action at its October 1, 2008 meeting.

MND: http://docs.sandiego.gov/citybulletin_publicnotices/CEQA/PN1300%2523151283%2520Draft%2520MND.pdf

2225 Torrey Pines Lane – SDP and CDP for additional classroom space. Student enrollment capped at 262. Pave decomposed granite parking lots. New parking lot off Torrey Pines Lane. Total new construction: 15182 sf; net total buildings: 39113 sf on a 260,924 sf lot.

11. CHILDREN'S POOL ROPE BARRIER

CPA: Jan-08: Findings can not be made, 7-2-1.

CDP to erect temporary rope barrier during seal pupping season 12/15/08 to 5/30/09. *Discussion will be limited to changes, if any, that would support reconsideration of the CPA's previous denial.*

12. SIERRA MAR

PRC ACTION: Denied 3-0-0 based on bulk, scale and impact on neighbors.

Pulled by the Public

7755 Sierra Mar – Remodel of 5,006 sf home and addition of 8,714 sf on 37,790 sf lot.

13. T-MOBILE POTTERY CANYON

PRC ACTION: Approved 3-1-0 with conditions (extend public sidewalk, new landscape/groundcover, 2-foot screen wall)

La Jolla Scenic Right of Way, east side between Cmto Bello and Via Posado – 3 antennas attached to 30-foot street light, underground vault, above ground vents and utility boxes.

14. ADJOURNMENT

<p><i>Next Regular Meeting:</i> <i>Thursday, 8 January 2009 (note special date)</i></p>

Possible Agenda Items

- ✓ *VERIZON MANDRELL – Wireless facility in new monopine at 8625 La Jolla Scenic (pulled by public from November Consent Calendar).*
- ✓ *LA JOLLA'S PDOs – Discuss proposals to amend both PDOs (Shores – Define “minor in scope”; La Jolla – Prohibit three stories, complete processing of original amendments (LJ 33 and BR 7).*
- ✓ *COASTAL PERMIT EXEMPTION - Proposed change in Land Development Code to delete current exemption language and replace with new language which exempts projects from a Coastal Development Permit if they don't exceed 90% of allowed height and 90% of allowed Floor Area Ratio (FAR) and second story is no more than 40% of FAR.*
- ✓ *ELECTION COMMITTEE – Form committee to seek candidates and run annual election in March for 6 seats.*



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La Jolla Community Planning Association

Regular Meetings: 1st Thursday of the Month

Thursday, 6 November 2008, 6:00 pm

La Jolla Recreation Center, 615 Prospect Street

D R A F T MINUTES

President: Joe LaCava VP: Glen Rasmussen Secretary: Darcy Ashley

Present: Darcy Ashley, John Berol, Tom Brady, Robert Collins, Mike Costello, Tony Crisafi, Jim Fitzgerald, Joe LaCava, David Little, Tim Lucas, Paul Metcalf, Michael Morton, Alice Perricone, Lance Peto, Glen Rasmussen, Ray Weiss
Absent: Orrin Gabsch

1. Welcome and Call To Order: Joe LaCava, President

2. Adopt the Agenda

Approved motion: To adopt the agenda (Fitzgerald 12-0-0)

In favor: Ashley, Berol, Brady, Collins, Costello, Crisafi, Fitzgerald, Little, Lucas, Metcalf, Peto, Weiss

3. Meeting Minutes Review and Approval: 2 October 2008

Approved motion: To approve the minutes of October 2, 2008. Collins/Berol 12-0-0)

In favor: Ashley, Berol, Brady, Collins, Costello, Crisafi, Fitzgerald, Little, Lucas, Metcalf, Peto, Weiss

4. President's Report – Possible Action Items

A. Community Planners Committee (<http://www.sandiego.gov/planning/community/cpc/>)

B. CPA Bylaws – Nov 18th at City Council.

1. Special Meetings: Majority (not 3 trustees) or President to call, 1 week minimum notice

2. Corporate Bylaws: City Attorney's Office still reviewing.

3. City Attorney's Office will not protest other "deviations".

C. PDO Updates – La Jolla PDO, La Jolla Shores PDO

Next month LJCPA will consider an amendment to the PDO that eliminates the option to deviate from a two story height limit in zones where a two story height limit is called out.

D. 8341 Paseo del Ocaso – City rejects CPA plea, proposes to define "minor" as <10%

E. Cell Towers Ad Hoc Committee – Mtg with City in light of 5 T-Mobile projects

F. CDP Regular Mtg Nov 11 to be held Nov 12 – due to Veteran's Day

G. CPA Regular Mtg Jan 1 to be held Jan 8 – A special thank you to the Town Council

H. Hillel will be at City Council on December 2, 2008.

I. Special Election – December 4, voting 3pm to 7pm. Jim Fitzgerald & Tim Lucas are on the election committee.

J. Candidate Forum

Ryan Hill, Dan Courtney, Greg Salmon

5. Officer's Reports

A. Treasurer: Jim Fitzgerald Opening balance: \$728.40 Additions: \$89 Expenses: \$106.39 Balance: \$711.03

B. Secretary: Darcy Ashley- present, no report

6. Agency Reports – Information Only

- A. UCSD - Campus Community Planner: Anu Delouri, adelouri@ucsd.edu – not present. Report provided online at LJCPA website.
- B. City Of San Diego – City Planning & Community Investment Department
La Jolla Rep: Lesley Henegar, 619.235.5208, lhenegar@sandiego.gov – not present
- C. Council District 1 – Council President Scott Peters
Rep: Keely Sweeney, 619.236.6972, ksweeney@sandiego.gov

The La Jolla PDO updates will not be on the docket before December 8th when Scott Peters leaves office.

Brief summary of the Mayors proposed budget cuts that would affect La Jolla, with particular note that there is a proposal to close the north comfort station in Kellogg Park in the winter months & that the public ocean overlooks will not be maintained on a regular schedule.

- D. Council District 2 – Councilperson Kevin Faulconer
Rep: Thyme Curtis, 619.236.6622, tcurtis@sandiego.gov

Reported on the opening of Soledad Mountain Road.

7. Non-Agenda Public Comment

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

- A. Michelle Fulks- BRCC Annual Home Tour will be held on Sunday, January 24th 11am-3pm.
- B. Dan Courtney- Requests that the Children's School SDP be heard at the next meeting.

8. CONSENT AGENDA

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 the Consent Agenda are trailed to the next CPA meeting.

PDO – Planned District Ordinance Committee, Chair Tiffany Sherer, 2nd Mon, 4pm

CDP – Coastal Development Permit Committee, Chair Tony Crisafi, 2nd & 3rd Tues

PRC – La Jolla Shores Permit Review Committee, Chair Tony Espinoza, 4th Tues, 4pm

T&T – Traffic & Transportation Board, Chair Mark Broido, 4th Thurs, 4pm

A. 7580 & 7590 FAY AVENUE

PDO ACTION: Both colors presented conform with the PDO, 7-0-0

Remodel façade (Note: Applicant revised previously approved design).

B. Eisenberg Residence

CDP ACTION: Findings can be made for CDP, ESL & NUP, 8-0-0

9862 La Jolla Farms Road - Coastal Development Permit, Site Development Permit for Environmentally Sensitive Lands and Neighborhood Use Permit to construct a new, two story, single family residence on a 2.31 acre site in the RS-1-2 Zone

C. Mazon Residence

PRC ACTION: Approved 4-0-0 with conditions (See PRC Minutes)

7921 El Paseo Grande – New 2-story, 3781-sf Single Family Residence to replace 1-story, 2167 sf residence on 6302 sf lot (FAR=0.59, site coverage 42%)

D. Verizon Mandell

PRC ACTION: Approved 3-1-0 with conditions (See PRC Minutes)

8625 La Jolla Scenic – Installation of 12 antennas in 30-foot Monopine with 3 aboveground equipment cabinets.

Pulled by Dr. Wilson.

E. Sierra Mar

PRC ACTION: Denied 3-0-0 based on bulk, scale and impact on neighbors.

7755 Sierra Mar – Remodel of 5,006 sf home and addition of 8,714 sf on 37,790 sf lot (FAR =0.40, site coverage 21%)

Pulled by Drex Patterson

F. T-Mobile Pottery Canyon Row

PRC ACTION: Approved 3-1-0 with conditions (See PRC Minutes)

La Jolla Scenic, east side between Cmto Bello and Via Posado – 3 antennas attached to 30-foot street light, underground vault, above ground vents and utility boxes>

Pulled by the applicant.

G. La Jolla Hermosa Avenue, 5700 Block, Centerline Striping

T&T ACTION: Approved 9-0-0

H. Install Stop Sign on Kline at Ivanhoe

T&T ACTION: Approved 9-0-0

Approved motion: To accept the recommendation of the committees on items 8 A, 8B, 8C, 8G & 8H and forward the recommendations to the City of San Diego. (Brady/Crisafi 15-0-0)

In favor: Ashley, Berol, Brady, Collins, Costello, Crisafi, Fitzgerald, Little, Lucas, Metcalf, Morton Perricone, Peto, Rasmussen, Weiss

9. REPORTS FROM OTHER ADVISORY COMMITTEES

Information only unless otherwise noted

A. COMPACT (Community Planners Advisory Committee on Transportation) – No report

CPA Delegate: Vacant, 4th Wed, 6:30pm, 202 C Street 12th floor

B. LA JOLLA COMMUNITY PARKING DISTRICT ADVISORY BOARD- No report

CPA Delegate: Orrin Gabsch, 3rd Wed, 4pm, La Jolla Recreation Center

10. THE CHILDREN'S SCHOOL – MND Only

http://docs.sandiego.gov/citybulletin_publicnotices/CEQA/PN1300%2523151283%2520Draft%2520MND.pdf

CPA ACTION: Approved Project with Conditions, 10-0-2 (Oct 2 2008 Meeting)

New closing date for public comment on MND is November 20, 2008.

2225 Torrey Pines Lane – Mitigated Negative Declaration (MND) for SDP and CDP for additional classroom space with no increase in student enrollment. Asphalt existing decomposed granite parking lots. New landscaping. New construction: 11,711 sf proposed, total: 39113 sf on a 260,924 sf lot.

Public comment from : Dan Courtney and Todd Cardiff

Trustee comment on the MND from Metcalf.

Approved motion: Not to comment on the Mitigated Negative Declaration. Metcalf/Morton 8-5-1)

In favor: Ashley, Berol, Crisafi, Fitzgerald, Metcalf, Morton, Perricone, Peto

Opposed: Brady, Collins, Costello, Little, Rasmussen

Abstained- Weiss

Recused: Lucas

Trustee comment in support of reconsidering the project by Costello & Little.

Approved motion: To reconsider the Site Development Permit on the Children's School. (Little/ Weiss 8-7-0)

In favor: Ashley, Berol, Brady, Collins, Costello, LaCava, Little, Weiss

Opposed: Crisafi, Fitzgerald, Metcalf, Morton, Perricone, Peto, Rasmussen

Recused: Lucas

11. CHABAD LA JOLLA

Plans and Traffic Study at <http://www.lajollacpa.org>. Click on "Downloads."

PRC ACTION: Denial as findings can not be made due to (1) bulk & scale, (2) increased parking and traffic concerns, (3) pre-school use and multiple use of the site; 5-0-0

T&T ACTION: Denial due to inadequate parking and traffic hazards, increases in traffic flow, and history of accidents; 6-0-2.

Pulled by the Public

2466 Hidden Valley Road – SDP and CDP to demo existing 2,951 sf single family residence (SFR) and construction of an 11,666 sf two-story synagogue, pre-school and a SFR over 33 space basement parking.

Presentation by Ron Buckley and Ed Laser (architect) on behalf of the applicant.

Presentation by Rick Adams on behalf of Friends of Hidden Valley, in opposition to the project as proposed. Concerns about traffic impact, onsite parking provided, lack of loading/drop-off area.

Public comment in support: Rabbi Baruch Ezagui, Fred Schultz, Jeff Graham

Public comment in opposition: Steve Haskins, Marilyn Barrett, Rhoda Slipka, Tina VanVechten.

Trustee comments: LaCava, Crisafi, Lucas, Berol, Ashley

Room vote taken: 70 people in room in opposition to the project as proposed.

Approved motion: To accept the recommendation of the La Jolla Shores Permit Review Committee & Traffic & Transportation committees and deny the project: Chabad La Jolla and send the recommendation to deny the project to the City of San Diego. (Berol/Fitzgerald 14-0-0)

In favor: Ashley, Berol, Brady, Collins, Costello, Crisafi, Fitzgerald, Little, Lucas, Metcalf, Perricone, Peto, Rasmussen, Weiss

12. T-MOBILE @ ALTA LA JOLLA TENNIS CLUB

CDP ACTION: Submit final design to city for circulation back to LJCPA, 2) Remove existing pole adjacent to proposed, 3) Uniform 16" diameter pole, 4) Strongly recommend vault relocated to lower landscape area below ramp beyond public view; 6-1-0

Pulled by the Public

1570 Alta La Jolla Road - Conditional Use Permit for a Wireless Communication Facility (WCF) consisting of a 30' high light standard supporting three antennas within a random. Associated equipment is to be located adjacent to the light standard within an enclosure.

Applicant represented at the meeting by Jim Kennedy for T-Mobile

Public comment in support: Gary Roth – representative of the HOA

Public comment: Phil Merten

Trustee comments: Crisafi, Ashley, Collins, Weiss, Little, Lucas

Approved motion: To accept the recommendation of the CDP committee to approve proposed project: T-Mobile @Alta La Jolla Tennis Club and forward the recommendation to the City of San Diego. (Crisafi/ Little 12-2-0)

In favor: Ashley, Berol, Brady, Collins, Costello, Crisafi, Little, Lucas, Metcalf, Perricone, Peto, Weiss

Opposed: Fitzgerald, Rasmussen

13. TASSIVIRI HOTEL

CDP ACTION: Findings for a CDP cannot be made because 1) The amount of parking provided is not sufficient, 2) 6 new hotel units in combination with all other existing hotel units within PDO Zones 1, 2 and 3 will further exceed the total maximum number of hotel units allowed within Zones 1, 2, and 3; 4-3-1.

Pulled by the Applicant

1135 Torrey Pines Road - Conditional Use Permit to convert 3 residential apartment units to 6 hotel rooms within an existing building on an 8,378 sf site, Zone 2 of the La Jolla Planned District.

Applicant requests recusal of Collins due to owning a hotel, Collins reports that owning a hotel does not require recusal.

Presented by Jim Alcorn representing the applicant.

Public comment: Phil Merten, Julie Hamilton, Brian Butler, Hillary Fellows

Email sent in opposition by Maureen Beinbrink

Approved motion: To deny the project due to intensification of use, inadequate parking, inadequate ADA parking, the need for a standard loading zone and trash area. (Lucas/Weiss 13-0-1)

In favor: Ashley, Berol, Brady, Costello, Crisafi, Fitzgerald, Little, Lucas, Metcalf, Perricone, Peto, Rasmussen, Weiss

Abstain: Collins

Adjourned at 9:40pm to the next regular meeting: Thursday, December 4, 2008

Submitted: Darcy Ashley 11-7-08



La Jolla Community Planning Association

1 December 2008

Kelly Broughton
Director, Development Services Department
City of San Diego
1222 First Avenue
San Diego, CA 92101-4154

Re: Wireless Telecommunication Facilities in Single Family Neighborhoods
Alternative Strategies

Dear Kelly:

As you are aware wireless telecommunication carriers have started an assertive push into the single family neighborhoods of La Jolla and other communities. The La Jolla Community Planning Association (CPA) intends to be pro-active and work closely with the carriers and the City. At the same time, we are charged with making recommendations to the City on land use matters and must represent the best interests of the community and its constituents. The CPA has formed an ad hoc committee and initiated conversations with City staff and one carrier.

The CPA is exploring an overall plan for wireless facilities that incorporates the use of Distributed Antenna Systems (DAS) as provided by NextG, Extenet Systems, and perhaps others. It offers the opportunity for a win-win for the carriers and the community. The carriers would be able to move forward with a minimal approval process, saving them a great deal of money and time and making the process more predictable. The community would have a standardized system that minimizes the impact of wireless facilities on neighborhoods and individual homes. DAS appears to be a very real option that respects both City and Federal laws although it requires cooperation from all parties involved.

We are aware of the urgency for carriers to move forward as mandated by the Federal Government and that the City has control over Time, Manner, and Place. We request that the City place ALL current applications from ALL carriers on hold for a short time. Furthermore, the CPA requests assistance from the City to explore DAS as an alternative that can meet the needs of the carriers, the City, and the community and be the exclusive wireless antenna system throughout La Jolla and perhaps other communities as well.

Sincerely,
La Jolla Community Planning Association

Joe LaCava
President

Letter to Kelly Broughton
RE: Wireless Telecommunication Facilities, Alternative Strategies
Date: 1 December 2008
Page 2 of 2

cc: Karen Lynn-Ashcraft, Development Services Department
Council District 1, Sherri Lightner (transmittal delayed until December 8)
Council District 2, Kevin Faulconer
Council District 3, Todd Gloria (transmittal delayed until December 8)
Council District 4, Tony Young
Council District 5, Carl De Maio (transmittal delayed until December 8)
Council District 6, Donna Frye
Council District 7, Marti Emerald (transmittal delayed until December 8)
Council District 8, Ben Hueso
City Attorney Jan Goldsmith (transmittal delayed until December 8)
Phil Rath, Mayor's Office

La Jolla Town Council • La Jolla Community Planning Association • Promote La Jolla
Working together for La Jolla

12 November 2008

Honorable Mayor Jerry Sanders
City of San Diego
202 C Street
San Diego, CA 92101

Re: Children's Pool Lifeguard Interim Tower

Honorable Mayor Sanders:

We, the presidents of the La Jolla organizations protest the installation of the Children's Pool Lifeguard Interim Tower. This intrusive installation was conceived and design without benefit of any public input nor consideration of the impact on protected public views and the public's use of this important coastal access. It violates the Municipal Code and the Coastal Plan. The lack of process calls into question whether there is a positive working relationship between your office and our community.

We are united in this stance because this is not just a land use issue; it is a public park issue, a coastal access issue, a tourist issue, and affects residents and merchants alike.

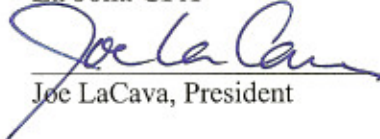
We hold the lifeguards in high regards and appreciate the extraordinary job they do as they place the public's health, safety, and welfare ahead of their own on a daily basis. Nevertheless that should not be used as a shield against the community's participation in the design of an extraordinary structure in a very public place.

Given the city's budget challenges and the inability to enter the bond market, this "interim" tower could very likely be in place for a year or more so we do not take this matter lightly.

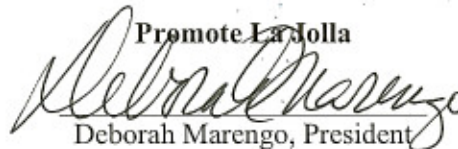
We ask that you direct staff to work with the La Jolla community to find the minimum interim structure that will serve the lifeguards and satisfy the concerns raised above with a commitment to adjust the size, height, and fencing of the current structure accordingly.

While there are daunting challenges that face our city, we must not lose sight that these day-to-day decisions have a profound impact on the quality of life of our community and the city and sacrifice the good will of the citizenry for short-term operational gains.

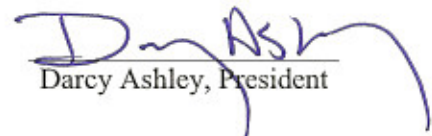
Sincerely,
La Jolla CPA


Joe LaCava, President

Promote La Jolla


Deborah Marengo, President

La Jolla Town Council


Darcy Ashley, President

cc: William Anderson, Deputy Chief Operating Officer for City Planning and Development
Patti Boekamp, Director of the City Engineering and Capital Projects Department
Lieutenant John Greenhalgh, Marine Safety, La Jolla
Council President Scott Peters
Councilperson-Elect Sherri Lightner