



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

President: Tony Crisafi  
Vice President: Joe LaCava  
2<sup>nd</sup> Vice President: Patrick Ahern  
Treasurer: Jim Fitzgerald  
Secretary: Helen Boyden

## La Jolla Community Planning Association

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

### Thursday February 6, 2014

## D R A F T AGENDA

6:00p

1. Welcome and Call To Order: **Joe LaCava**, Vice President
2. Adopt the Agenda
3. **Meeting Minutes Review and Approval:** 8 January 2014
4. **Elected Officials Report** – Information Only
  - A. Council District 1 – Council President Pro Tem Sherri Lightner  
Rep: **Erin Demorest**, 619.236.7762, [edemorest@sandiego.gov](mailto:edemorest@sandiego.gov)
  - B. 39<sup>th</sup> Senate District – State Senator Marty Block  
Rep: **Allison Don**, 619-645-3133, [Allison.don@sen.ca.gov](mailto:Allison.don@sen.ca.gov)
  - C. 78<sup>th</sup> Assembly District - Majority Leader Toni Atkins  
Rep: **Toni Duran**, 619-645-3090, [Toni.Duran@asm.ca.gov](mailto:Toni.Duran@asm.ca.gov)
5. **Non-Agenda Public Comment**  
Issues not on the agenda and *within LJCPA jurisdiction*, two (2) minutes or less.
6. **Non-Agenda Items for Trustee Discussion**  
Issues not on the agenda and *within LJCPA jurisdiction*, two (2) minutes or less.
7. Officer's Reports
  - A. **Secretary**
  - B. **Treasurer**
8. **Candidate Statements**  
Candidates present their qualifications and reasons for running (2 minutes each.)  
Last opportunity to announce your candidacy.
9. **President's Report**
  - A. Trustee Elections - Thursday March 6, 2014 3:00pm – 7:00pm
  - B. Annual Member Meeting – Thursday March 7, 6:00pm
  - C. President will be stepping down
  - D. Approval of Letter addressing assessment of LJ Beaches, shores & biological environment
  - E. Report from Adhoc committee on vacation rentals
  - F. CPC & City updating 600-24, expect draft on March Agenda

## 10. 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 a consent item be pulled for reconsideration and full discussion.**

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

PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2nd Mon, 4pm

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

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

T&T – Traffic & Transportation Board, Chair Todd Lesser, 4th Thurs, 4pm

### A. Mobile Food Trucks LDC Amendment

**PDO Motion: Findings can be made to request the La Jolla Community Planning Assoc. create a committee to review the Amendment 010913 regarding mobile food trucks. The committee is concerned that the City of San Diego has added/ will add new uses within the framework of the La Jolla Planned District Ordinance and to the La Jolla Community Plan without community review. 9-0-0.**

Please see the attached Notice of Right to Appeal an Environmental Determination for a future project in your community planning area which will be posted on the City of San Diego's Official website on Friday, January 10, 2014. Please note that this is a Citywide item and therefore, the same information has been provided to all City Council districts. This project was reviewed by the Development Services Department and a determination made that the project is exempt from the California Environmental Quality Act (CEQA). If you have any questions, please contact the Project Manager identified on the attached notice.

### B. Sprint Site

**PDO Motion: Findings can be made that the antenna and relocation of radio cabinetry equipment of the proposed project conforms to the Planned District Ordinance with respect to materials and esthetics.**

**8-0-1**

7590 Fay Avenue- Removal and replacement of three antennas (1 per sector), addition of three (3) remote radio head (RRH) units, relocation of the existing radio equipment from the rooftop to an interior office suite.

### C. Rudolph NDP Encroachments

**DPR Motion: Findings can be made for a Neighborhood Development Permit to allow existing fencing (greater than 3 feet in height), and encroachments, within the public right-of-way located at 1559 El Paso Real 5-0-0**

**DPR Motion (As an advisory to the City): The boulders, including those in the public right-of-way, are an important Cultural Landscape Feature of the older La Jolla hillside Neighborhood, and should be preserved.**

1559 El Paso Real- Neighborhood Development Permit to allow existing fencing, greater than 3 feet in height, within the public right-of-way located in the RS-1-2 zone, Coastal (Non-appealable area 1), Coastal Height Limit and Coastal Parking Impact Overlay Zones, and Steep Hillside within the La Jolla Community Plan. *Application was formerly for a CDP to construct a new detached 660 sq. ft. garage with 660 sq. ft. guest quarters above, on a 0.56 acre site with an existing 4,047 sq. ft. SFR. Findings for the CDP were made by the DPR on 5/21/13. NDP was subsequently required in addition to CDP. Changes to the City's Land Development Code effective Oct 10th, 2013, vacated the requirement that this project obtain a CDP.*

**D. 7330 Eads Duplex CDP**

**DPR Motion: Findings can be made for a Coastal Development Permit to allow the proposed development to construct a 2-story 4,129 square-foot, residential duplex with roof decks on a 0.16-acre lot located at 7330 Eads Avenue 4-0-1**

A Coastal Development Permit (Process 2) to demolish an existing single-family residence and construct a 2-story 4,129 square-foot, residential duplex with roof decks on a 0.16-acre lot located in the RM-1-1 Zone, the Coastal (non-appealable), the Coastal Height and Parking Impact Overlay Zones within the La Jolla Community Plan.

**E. 2350 Calle De La Garza**

**PRC Motion:**

**2350 Calle De La Garza-** PROCESS 3 -SDP to remodel and add 4,412 square feet to an existing 3,634 square foot, 2-story single family residence on a 0.56 acre lot. The site is located in the SF Zone of the La Jolla Shores Planned District, Coastal Overlay (non-appealable), Coastal Height Limit, and Parking Impact Overlay Zones in the La Jolla Community Plan area.

**F. Qin Addition**

**PRC Motion:**

2604 Hidden Valley Road- PROCESS 3 - CDP and SDP to amend CDP/LJSPD Permit No. 99-1339 to remodel and add 3,124 sq. ft. to an existing 9,167 sq. ft. single family residence on a 0.62 acre lot located in the Single family Residence Zone of the La Jolla Shores Planned District, Coastal Overlay (non-appealable), Coastal Height Limit, Parking Impact Overlay Zone within the La Jolla Community Plan area.

**G. Whale Watch Way Residence**

**PRC Motion:**

8490 Whale Watch Way- PROCESS 3 - CDP, and SDP to demolish an existing single family residence and construct a 7,001 two-story, over basement single family residence on a 20,093 sq.ft. lot. The site is located in the Single Family Zone of the La Jolla Shores Planned District within the La Jolla Community Plan area, Coastal Overlay (non-appealable), Coastal Height Limit, Residential Tandem Parking.

**H. Bike Lane – Nautilus between Aranda and West Muirlands**

**T&T Action: Motion to approve 7-1**

**I. La Jolla Conours Street Closures**

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

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

**J. Remove Commercial Loading at Herschel & Marine**

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

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

- A. COASTAL ACCESS AND PARKING BOARD – Meets 1st Tues, 5pm, Rec Center
- B. COMMUNITY PLANNERS COMMITTEE – Meets 4<sup>th</sup> Tues, 7p, 9192 Topaz Way

**12. Tyrian st. & Soledad Ave. Sewer Main Replacement**

**Information Only.** The Tyrian St. & Soledad Ave. Sewer Main Replacement is within the public right-of way of Electric Avenue, Rosemont Street, Tyrian Street, Soledad Avenue, Hillside Drive, Castellana Road, and Puente Drive. This project will replace approximately 1,300 linear feet and rehabilitate 100 linear feet of sewer mains. Yousif Benyamin from the city of San Diego will provide a brief presentation.

Time  
Certain:  
6:45pm

**13. Harbach Residence – full review (Pulled by John Ellison)**

5372 Calumet Avenue- Coastal Development and Site Development Permit (Process 3) for ESL to demolish a one-story, single-family residence and construct a 4,757 square foot, two-story over basement, single-family residence on a 0.20-acre property. The site is located in the RS-1-7, Coastal Overlay (appealable), Coastal Height, Sensitive Coastal (bluffs), Parking Impact Overlay Zones, and First Public Roadway in the La Jolla Community Plan.

*DPR Action (Dec 2013): Findings can be made for an amendment to the Coastal Development Permit and Site Development Permit for a CDP for the single-family residence as presented for 5372 Calumet. 6-0-1 Applicant: David Dombroski*

**14. The Reserve – full review (Pulled by Kevin Johnson)**

6850 Country Club Drive- (Process 4) CDP, PDP, SDP (ESL) and Vesting Tentative Map to subdivide a 25.14 Acre site into three parcels (three SDU). The site is located within Zone RS-1-4/Coastal Overlay (Non-appealable), Coastal Height, Parking Impact, Brush Management, Very High Fire Hazard, Earthquake Fault Buffer, and Open Space Overlay Zones in La Jolla Community Plan.

*DPR Action (Dec 2013): Findings can be made for the Coastal Development Permit, Planned Development Permit, Site Development Permit (Environmentally Sensitive Lands) and Vesting Tentative Map to subdivide a 25.14 Acre site into three parcels (three Single-Family Dwelling Units). The site is located at 6850 Country Club Drive. 5-0-1-1*

Applicant: Greg Shannon

**15. Hillel Center for Jewish Life –Draft Environmental Impact Report**

The proposed project is a SITE DEVELOPMENT PERMIT AND RIGHT-OF-WAY VACATION to develop a vacant site located at the southwest corner of the intersection of La Jolla Village Drive and La Jolla Scenic Way, just south of UCSD in two phases. Phase 1 would consist of the temporary use of the Cliffridge property until the new HCJL facilities (Phase 2) are occupied. Phase 2 would involve development of the 0.8-acre vacant parcel east of the Cliffridge property. The new facility would provide three new buildings of approximately 6,479 square feet of gross floor area (GFA) around a central outdoor courtyard. The project site is within a Single Family Zone of the La Jolla Shores Planned District, Coastal Height Limit Overlay Zone, Campus Parking Impact Overlay Zone, and the La Jolla Community Planning Area. (Legal Description: Lot 67 of La Jolla Highlands Unit No. 3, in the City of San Diego, County of San Diego, Parcel Map No. 3528 and Portion of Lot 1299, Miscellaneous Map 36, Pueblo Lands, in the City of San Diego, County of San Diego). The site is not included on any Government Code listing of hazardous waste sites. **Comments Due Feb. 11<sup>th</sup>**

*PRC Action Feb 2014:*

**The DRAFT EIR and associated technical appendices are available online at:**

**<http://www.sandiego.gov/city-clerk/officialdocs/notices/index.shtml>**

**Note: The draft EIR was revised to update the Traffic and Cumulative Impacts sections to reflect other projects in the area.** The draft EIR is being recirculated with this new information. The LJCPA commented on the previous version of the draft EIR (See [http://www.lajollacpa.org/minutes/ljcpa13\\_0307min.pdf](http://www.lajollacpa.org/minutes/ljcpa13_0307min.pdf), Item 17.) There is no change to the design of the project.

**16. Adjourn** to next Regular Monthly Meeting, March 6th, 2014, 6:00pm



PO Box 889, La Jolla, CA 92038  
http://www.LaJollaCPA.org  
Voicemail: 858.456.7900  
info@LaJollaCPA.org

President: Tony Crisafi  
Vice President: Joe LaCava  
Second Vice President: Patrick Ahern  
Treasurer: Jim Fitzgerald  
Secretary: Helen Boyden

## La Jolla Community Planning Association

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

Wednesday, 8 January 2014

### **DRAFT MINUTES -- Special Meeting**

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

#### **1. Welcome and Call To Order: Tony Crisafi, President at 6:04 PM**

#### **2. Adopt the Agenda**

**Approved Motion: To approve the agenda as posted (Emerson, Fitzgerald: 12-0-1)**

In favor: Bond, Boyden, Brady, Collins, Emerson, Fitzgerald, Forbes, LaCava, Little, Naegle, Steck, Weiss  
Abstain: Crisafi (Chair)

#### **3. Meeting Minutes Review and Approval**

**Approved Motion: To approve the Minutes of 5 December 2013 as distributed (Collins, Little, 13-0-1)**

In favor: Bond, Boyden, Brady, Collins, Emerson, Fitzgerald, Forbes, LaCava, Little, Manno, Naegle, Steck, Weiss  
Abstain: Crisafi (Chair)

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

- A. **Council District 1 – Council President Pro Tem Sherri Lightner** Rep: **Erin Demorest**, 619.236.7762, [edemorest@sandiego.gov](mailto:edemorest@sandiego.gov) reported that Ave. de la Playa Sewer/Storm Drain renewal is on schedule. La Jolla Cove Lifeguard station construction will begin in January. Children's Pool Lifeguard station work will resume in June after the pupping season. Sewer/Water reconstruction is being done on Coast Blvd between Cave Street and Scripps Park. Street is open, but there is no parking due to construction equipment. Member Daisy Fitzgerald, thanked Ms Demorest for intervening to restore parking on Girard during the holiday shopping season. Street work had started prematurely.
- B. **39<sup>th</sup> Senate District – State Senator Marty Block**  
**Rep: Allison Don**, 619-645-3133, [Allison.don@sen.ca.gov](mailto:Allison.don@sen.ca.gov) was not present
- C. **78<sup>th</sup> Assembly District Majority Leader Toni Atkins**  
Rep: **Toni Duran**, 619-645-3090, [Toni.Duran@asm.ca.gov](mailto:Toni.Duran@asm.ca.gov) was not present.

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

- A. **UCSD: Robert Clossin, AICP, Director, Physical and Community Planning:** [rclossin@ucsd.edu](mailto:rclossin@ucsd.edu), is working with the Coastal Commission to get the Venter Institute access changed and to develop the 400' pedestrian trail at SIO to connect to present and future overlooks. They hope to start in a couple of weeks. The trail will be decomposed granite and will adhere to the ADA standards of <= 5% grade.
- B. **Joyce Abrams- District 1 Gang Prevention Commission:** distributed and collected a 20-question survey to trustees and attendees asking about awareness of gang activity.

**Cheri Jacobs Asten**, Representing the Paraplegic Assn. presented a vision of what the Children's Pool would look like with ADA accessibility.

**Clint Carney** of I Love a Clean San Diego --a 60-year-old organization devoted to Environmentalism and Education. They organize environmental cleanups and can be contacted for assistance. Website: [cleansd.org](http://cleansd.org)

**Tim Lucas**, PRC Committee member, referred to the Whitney project dEIR heard by the LJCPA last month, saying the PRC has spent many hours reviewing the dEIR and the LJCPA ignored all the work, possibly due to a lack of time. He referred to Trustee Merten's remarks in the December PRC minutes about the importance of the land use expertise of official community groups in providing advice on environmental determinations.

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

**Trustee Fitzgerald** referred back to Tim Lucas's remarks and asked that the LJCPA recognize the PRC's work on the Whitney dEIR, by requesting that the LJCPA have it on the agenda in February to supplement the motion made in December.

**Trustee Little** referred to the project parking scheme at 904-910 Turquoise, saying DSD decisions with respect to variances would set a precedent. **Trustee LaCava** stated that this project was in Pacific Beach.

**Trustee LaCava** clarified his remarks made at the December LJCPA meeting: He should have said that Special Member meetings require two weeks notice, but Special Trustee meetings only require one week notice.

**Trustee Zimmerman** requested efforts to assure accurate vote counts. **Trustee LaCava** said he would also count the votes.

**7. Officers' Reports**

**A. Secretary**

**Trustee Boyden** stated that if you want your attendance recorded today, you should sign in at the back of the room. There are two sign-in lists: one for LJCPA members and a yellow one for guests.

LJCPA is a membership organization open to La Jolla residents, property owners and local business owners at least 18 years of age. Eligible visitors wishing to join the LJCPA need to submit an application, copies of which are available at the sign-in table or on-line at the LJCPA website: [www.lajollacpa.org/](http://www.lajollacpa.org/). We encourage you to join so that you can vote in the Trustee elections and at the Annual Meeting in March.

You are entitled to attend without signing in, but only by providing proof of attendance can you maintain membership or become eligible for election as a trustee. You can become a Member after attending one meeting and must maintain your membership by attending one meeting per year. To qualify as a candidate in an election to become a Trustee, a Member must have documented attendance at three LJCPA meetings in the preceding 12-month period. Reference to upcoming election was made.

If you want to have your attendance recorded without signing in at the back, then hand to the Secretary 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.

Please note that members who failed to attend a meeting between March of 2012 and February 2013 (and similar for all time periods) have let their membership lapse and will need to submit another application to be reinstated

**B. Treasurer**

**Trustee Fitzgerald** reported that the beginning balance on December 1 was \$343.33. Receipts in December from donations were \$170.00. Expenses including agenda printing, Rec Center rent and telephone expenses were \$430.60 for an ending balance on December 31, 2013 of \$82.73. The 2013 summary is: Beginning Balance, \$175.16; Total Revenue, \$2056.98; Total Expenses, \$2149.41; Ending Balance, \$82.73.

**Trustee LaCava** has stated that website expenses (every two years) will be due in 2014.

**Trustee Fitzgerald** commented on the special generosity of the Membership and Trustees and reminded Trustees, Members and guests that LJCPA is a non-profit organization and must rely solely on the generosity of the community and the Trustees. He stressed the need for continued donations to support the expenses of the organizations. All donations are in cash to preserve anonymity.

## 8. President's Report

- A. **Children's Pool Beach Closure @ Planning Commission rescheduled to January 16<sup>th</sup>.**
- B. **Report from Ad Hoc committee on vacation rentals**  
1<sup>st</sup> meeting was Jan. 6<sup>th</sup> @ 5:00p Minutes provided at this meeting (see attached)
- C. **Hillel Draft EIR review comments extended to Feb. 11<sup>th</sup>**
- D. **Trustee Elections in March-** In order to run for a Trustee in the March election you must have attended three meetings in the period from March 2013 to February 2014. The candidate forum will be at the February meeting.
- E. **President Crisafi** also requested that committees adhere to the Rec Center closing time or else the LJCPA will be charged for the overtime use

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

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

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

No PDO & T&T Meetings in December.

### A. Harbach Residence (pulled by John Ellison)

**DPR Motion: Findings can be made for an amendment to the Coastal Development Permit and Site Development Permit for a CDP for the single-family residence as presented for 5372 Calumet. 6-0-1**

5372 Calumet Avenue- Coastal Development and Site Development Permit (Process 3) for ESL to demolish a one-story, single- family residence and construct a 4,757 square foot, two-story over basement, single-family residence on a 0.20-acre property. The site is located in the RS-1-7, Coastal Overlay (appealable), Coastal Height, Sensitive Coastal (bluffs), Parking Impact Overlay Zones, and First Public Roadway in the La Jolla Community Plan.

### B. The Reserve (pulled by Kevin Johnson)

**DPR Motion: Findings can be made for the Coastal Development Permit, Planned Development Permit, Site Development Permit (Environmentally Sensitive Lands) and Vesting Tentative Map to subdivide a 25.14 Acre site into three parcels (three Single-Family Dwelling Units). The site is located at 6850 Country Club Drive. 5-0-1-1**

6850 Country Club Drive- (Process 4) CDP, PDP, SDP (ESL) and Vesting Tentative Map to subdivide a 25.14 Acre site into three parcels (three SDU). The site is located within Zone RS-1-4/Coastal Overlay (Non-appealable), Coastal Height, Parking Impact, Brush Management, Very High Fire Hazard, Earthquake Fault Buffer, and Open Space Overlay Zones in La Jolla Community Plan.

### C. Calle De La Garza

**PRC Motion: Findings can be made for a Site Development Permit and a Coastal Development Permit for Project Number: 333421. 8-0-0**

8347 La Jolla shores Drive- 'SUSTAINABLE EXPEDITE PROGRAM', PROCESS 3 CDP and SDP to demolish a single family residence and construct a new 2-story, 5,990 square foot, single family residence on a 0.22 acre lot located at 8347 La Jolla shores Drive (address will change to Calle de la Garza), in the Single Family Residence Zone of the La Jolla Shores Planned District, Coastal Overlay (non-appealable), Coastal Height Limit and Parking Impact Overlay Zones within the La Jolla Community Plan area.

### D. Qin Addition (pulled by the applicant to return to PRC)

**PRC Motion: Findings cannot be made to amend the existing Site Development Permit and Coastal Development Permit No. 99-1339, based on the insufficient setbacks on the East and North sides of the property, and the bulk of the project in relation to surrounding neighborhood. The proposed project, due to its form and relationship, will be disruptive of the architectural unity of the neighborhood. 7-0-0**

2604 Hidden Valley Road- PROCESS 3 - CDP and SDP to amend CDP/LJSPD Permit No. 99-1339 to remodel and add 3,124 sq. ft. to an existing 9,167 sq. ft. single family residence on a 0.62 acre lot located in the Single family Residence Zone of the La Jolla Shores Planned District, Coastal Overlay(non-appealable), Coastal Height Limit, Parking Impact Overlay Zone within the La Jolla Community Plan area.

**E. Whale Watch Way Residence** (pulled by the applicant to return to the PRC)

**PRC Motion: Findings cannot be made for a Coastal Development Permit and a Site Development Permit for Project Number: 328415, based on the limited information provided to the committee. 5-1-0**

8490 Whale Watch Way- PROCESS 3 - CDP, and SDP to demolish an existing single family residence and construct a 7,001 two-story, over basement single family residence on a 20,093 sq.ft. lot. The site is located in the Single Family Zone of the La Jolla Shores Planned District within the La Jolla Community Plan area, Coastal Overlay (non-appealable), Coastal Height Limit, Residential Tandem Parking.

**Approved Motion: To accept the recommendation of the PRC Committee for ( C ) Calle de la Garza: that the findings can be made for a Site Development Permit and a Coastal Development Permit for Project Number: 333421 and forward the recommendation to the City. (Fitzgerald, Emerson: 15-0-1)**

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

Abstain: Crisafi (Chair)

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

- A. Coastal Access and Parking Board** - Meets 1st Tues, 5pm, La Jolla Recreation Center. No report
- B. Community Planners Committee** – Meets 4<sup>th</sup> Tues, 7p, 9192 Topaz Way. Did not meet in December

**11. Girard Avenue Mixed Use- Full hearing at request of applicant**

7610 Girard Avenue- A Coastal Development Permit and Map Waiver application to waive the requirements of a Tentative Map to construct eight residential condominium units and one 5,125 square foot commercial condominium unit on a vacant 0.27 acre site in Zone 1 of La Jolla Planned District within the La Jolla Community Plan in Council District 1.

*DPR Action (October 2013): Findings can **NOT** be made for a Coastal Development Permit and Map Waiver to waive the requirements of a Tentative Map to construct the proposed eight residential condominium units and one 5,125 square foot commercial condominium unit in a three-story building (where a maximum of only two stories is allowed) at 7610 Girard Avenue. The proposed design is consistent with neither the intent nor the letter of the LJPDO, which clearly is intended to promote pedestrian-friendly accessible commercial environments with two-story buildings. The proposed project is not consistent with the neighborhood character of existing commercial development in the immediate vicinity of this LJPDO Zone 1 project site. The quality of the plaza space at the lower level fronting Girard Avenue is very poor. The placement of commercial uses 5' to 7' below the sidewalk level is not consistent with the PDO requirement that commercial uses be placed at the ground floor. The limited visibility of the commercial spaces and the difficulty in accessing the lower commercial level is not consistent with the neighborhood commercial character, nor with the intent nor spirit of the LJPDO. The proposed three-story building violates the LJPDO whether or not the overall structure height conforms to the SDMC. (Leira/Kane 7-0-1)*

*PDO Action (November 2013): (1.) Findings cannot be made. The project does not meet the requirements of the Planned District Ordinance because the building is three stories in a two story Zone. Citing, Muni Code Section 113.0261. Passed 6-0-0*

*(2.) Findings cannot be made. The proposed project does not conform to the Planned District ordinance as it exceeds 30 feet in height from the final, finished proposed grade. Citing LJ PDO Section 159.0110 (n) definitions. Passed 6-0-0*

*(3.) Committee finds that the project does not conform to the Planned District Ordinance based on LJPDO Statement of Intent and Purpose and the maintenance of traditional building scale and facades in new commercial development. Citing LJPDO Section 159.0101 subsection (b) 2. Passed 6-0-0.*

**Philip Quatrino** of P Q Design Studio stated that DSD had approved the project as a 3-story building in 2011 and the LJCPA had recognized in 2012 that the 3-stories violated the LJ PDO. This redesign includes a 5,000 sf commercial and retail complex below and 8 residential units (1400sf to 2000sf) in the two stories above. There are 9 commercial and 10 residential (in tandem) parking spaces underground.



Community commenters: **Member Daisy Fitzgerald** commented that the project would compromise Jonathan's loading dock. **Member Sally Miller** questioned the need for more commercial space when there were so many vacancies. **Members Pat Granger** and **Alex Outwater** also commented. Responses from the applicant clarified that the property was now vacant and leased by Von's for employee parking, but Von's did not purchase the property which is located between Von's and Everett Stunz on Girard and is screened from the street. Only a patio cover will be torn down. Possible tenants have been identified. DSD has determined that the commercial level did not count as a story.

**Architect Paul Benton**, chair of the DPR subcommittee, discussed the varying heights of the commercial level with respect to the street grade and concluded that the ground floor does not conform to the specific required measurements in the two-story zone of the LJ PDO.

**Trustee Boyden** said that the project's conclusion that there was no 3<sup>rd</sup> story as the commercial level was a basement conflicted with the PDO requirement that commercial activity be restricted to the ground floor. **President Crisafi** stated that there seemed to be a discrepancy with the height of the residence above the sidewalk. **Trustee Forbes** inquired whether Von's parking had or needed a permit for shared use and stated that the residences would be subject to noise from the commercial loading activity. **Trustee Fitzgerald** quoted the requirement of SDMC (113.0261) that the first story be no more than 2.6" above grade and that the first residential story did not qualify. No applicant response to these comments.

**Approved Motion: The findings cannot be made for a Coastal Development Permit for the Girard Avenue Mixed Use Project as the project does not conform to the LJ PDO on the height or ground floor retail requirement and that the building is a 3-story building in a 2-story zone and referencing SDMC 113.0261. (LaCava, Manno: 13-3-1)**

In favor: Ahern, Bond, Boyden, Collins, Courtney, Fitzgerald, LaCava, Little, Manno, Naegle, Steck, Weiss, Zimmerman  
Opposed: Brady, Emerson, Forbes  
Abstain: Crisafi (Chair)

**Approved Motion: That the actions and findings of the LJ PDO and DPR subcommittees as presented in Item 11 of the January 8 LJCPA agenda be included as supporting information to the main LJCPA motion for the Girard Avenue Mixed Use Project. (Emerson, Fitzgerald: 16-0-1)**

In favor: Ahern, Bond, Boyden, Brady, Collins, Courtney, Emerson, Fitzgerald, Forbes, LaCava, Little, Manno, Naegle, Steck, Weiss, Zimmerman  
Abstain: Crisafi (Chair),

**Approved Motion: That the color palette and finishes for the Girard Avenue Mixed Use Project do not conform to the requirements of the LJ PDO. (Forbes, Collins: 12-0-5)**

In favor: Bond, Brady, Collins, Courtney, Emerson, Fitzgerald, Forbes, Little, Naegle, Steck, Weiss, Zimmerman  
Abstain: Ahern, Boyden, Crisafi (Chair), LaCava, Manno (other abstentions, lack of confirming display)

## **12. Hillel Center for Jewish Life –Draft Environmental Impact Report**

The proposed project is a SITE DEVELOPMENT PERMIT AND RIGHT-OF-WAY VACATION to develop a vacant site located at the southwest corner of the intersection of La Jolla Village Drive and La Jolla Scenic Way, just south of UCSD in two phases. Phase 1 would consist of the temporary use of the Cliffridge property until the new HCJL facilities (Phase 2) are occupied. Phase 2 would involve development of the 0.8-acre vacant parcel east of the Cliffridge property. The new facility would provide three new buildings of approximately 6,479 square feet of gross floor area (GFA) around a central outdoor courtyard. The project site is within a Single Family Zone of the La Jolla Shores Planned District, Coastal Height Limit Overlay Zone, Campus Parking Impact Overlay Zone, and the La Jolla Community Planning Area. (Legal Description: Lot 67 of La Jolla Highlands Unit No. 3, in the City of San Diego, County of San Diego, Parcel Map No. 3528 and Portion of Lot 1299, Miscellaneous Map 36, Pueblo Lands, in the City of San Diego, County of San Diego). The site is not included on any Government Code listing of hazardous waste sites. *Comments due Feb. 11<sup>th</sup>*

The DRAFT EIR and associated technical appendices are available online at: <http://www.sandiego.gov/city-clerk/officialdocs/notices/index.shtm>

**Note: The draft EIR was revised to update the Traffic and Cumulative Impacts sections to reflect other projects in the area.** The draft EIR is being recirculated with this new information. The LJCPA commented on the previous version of the

draft EIR (See [http://www.lajollacpa.org/minutes/licpa13\\_0307min.pdf](http://www.lajollacpa.org/minutes/licpa13_0307min.pdf), Item 17.) There is no change to the design of the project.

**Michael Rabkin, Executive Director of Hillel of San Diego**, commented that Hillel had not been informed of this item being on the agenda and that he was not prepared to respond to any issues raised.

**Trustee Boyden** stated that the LJCPA had sent an extensive response to the previously circulated dEIR (included with today's agenda) and that additional comments should be directed at changes reflected in the recirculated version. **Trustee LaCava** said that City staff confirmed that previously sent comments were still live, but they could be resent by the LJCPA.

**Trustee Emerson** asked that the dEIR be reviewed by the PRC. **Taxpayers for Responsible Land Use Attorney Julie Hamilton** recognized the LJCPA's previous work and suggested that the PRC review the changes in the recirculated dEIR at its January meeting in making recommendations to be heard by the LJCPA in February.

**Approved Motion: That consideration of the recirculated Draft Environmental Impact Report for the Hillel project be referred to the Permit Review Committee for review at its January 28 meeting and returned to the LJCPA for its February 6 meeting. (Emerson, Brady: 13-2-1)**

In favor: Ahern, Bond, Brady, Collins, Emerson, Fitzgerald, Forbes, Little, Manno, Naegle, Steck, Weiss, Zimmerman

Opposed: Boyden, LaCava

Abstain: Crisafi (Chair)

### **13. Assessment of La Jolla Beaches, Rocky Shores & Biological Environment- Action Item**

Whether to request via letter that the City of San Diego take the following action: To initiate a comprehensive study of the La Jolla Beaches and Rocky Shores areas. The assessment may include a typical scoping meeting and professional studies.

**Member Mike Costello** presented information showing the increases in marine mammal activity at La Jolla beaches (from Goldfish Point south) in the last 40 years, suggesting that spreading of sea lion habitat would occur in the future, potentially endangering humans with increased numbers of shark attacks. He cited several groups that had been inconvenienced. He asked that the City be asked to do the study referenced above and come up with a comprehensive management plan. He characterized a NOAA letter (see attached) sent to the City as saying that Children's Pool mandated year round shared use.

**Trustees Weiss and LaCava** said that the NOAA letter said only that shared use was allowable.

**Member Melinda Merryweather** stated that more than 15 years ago at a Congressional hearing, the State told the City not to encourage the seals. She said something needed to be done to control the stench and save the village beaches from further degradation. **Cheri Jacobs Aspen** raised the ADA issue at the Children's Pool. **Trustee LaCava** advised that she keep her issue separate from public discussion about the seals.

**Member Alex Outwater and Trustees Weiss, LaCava, Boyden, Ahern, Manno and Brady** expressed general support for the need to address this problem. Suggestions were made that a science-based study was necessary; all levels of government needed to be involved; other community groups, such as LJVM and Parks and Beaches should be consulted; outside funding needed to be secured; and that some small efforts might be successful.

**Approved Motion: That the LJCPA supports finding a permanent solution to the stench at the La Jolla Cove that does not compromise other beaches in the area. (LaCava, Brady: 8-4-1)**

In favor: Ahern, Boyden, Brady, Courtney, Emerson, Fitzgerald, LaCava, Manno

Opposed: Bond, Forbes, Little, Weiss

Abstain: Crisafi (Chair)

### **14. Adjourn at 8:59 PM to next Regular Monthly Meeting, Feb. 6th, 2014, 6:00pm**

La Jolla Planned District Ordinance Committee 4:00 P.M.  
L.J. Recreation Center January 14, 2014  
Present: Committee Members Stiegler (Chair) J. Fitzpatrick, D. Marengo, D. Little, G. Forbes (Sect  
tempore) L. Chow, M. Dershowitz, A. Palmer, J. Pitrofsky, G. Forbes  
Public: D. Aumann, D. Qumocere (spelling?) A. Novak, R. Ershadi, S. Miller

1. Public Comment:
2. Chair Report/Board Discussion postponed to end of the meeting.  
Review and approval of minutes postponed to the end of the meeting.
3. Recommendations to the La Jolla Community Planning Association (CPA)

A.

Project Name: Mobile Food Trucks-LDC Amendment -010913

PDO Zone: LJPDO

Applicant: City of San Diego

City Project Manager: Myrna Herrmann, City of San Diego Senior Planner/Archaeology

Project is citywide. Deemed exempt from California Environmental Quality Act (CEQA)

The Amendment is proposed to the Land Development Code. It covers many details by creating category for food trucks. It has restrictions on food truck locations, and requirements regarding clean-up at the site of a food truck. Trash clean-up may seem inadequate given past history of fast food locations. The food trucks would be permitted to use a Public Right of Way (PROW) to conduct business. No sales would be allowed in a Business Improvement District. Some facets of our La Jolla Community Plan offer protection. Summer concerts and Special Events already contain provisions for handling location of food trucks under a permit.

The amendment allows parking food trucks with permission on private land. Might it bring business into Residential Zones? What happens when food trucks are in competition with a grounded Business?

MOTION: Chow/Marengo. The PDO requests the La Jolla Community Planning Assoc. create a committee to review the Amendment 010913. regarding Mobile Food Trucks. The committee is concerned that the City of San Diego has added (will add) new uses within the framework of the La Jolla Planned District Ordinance and to the La Jolla Community Plan without community review.

PASSED 9-0-0.

B.

Project Name: Sprint Site SD03XC030

Address 7590 Fay Avenue

Project Number 299119

PDO Zone 3

Applicant: Sprint Agent: Alex Novak

City Project Manager: Karen Lynch

Date of App. notice: March 14, 2013

Scope of work: Removal and replacement of three antenna (1 per sector), addition of three (3) remote radio head (RRH) units, relocation of the existing radio equipment from the rooftop to an interior office suite. Mr. Alex Novak presented for applicant, Sprint Cell Phones

Original installation of antenna was performed in Feb 1996, on the professional office building in Zone 3 of the La Jolla Planned District at 7590 Fay Avenue. The height of the current installation is approx 60' above the street. The public will not see much difference visually. The area must be enclosed in stealthing material. It will be enclosed with "skirt stealthing", a wrap around cover that provides architectural integration with the rest of the building. The gray equipment cabinets will be removed, and installed in an interior office adjacent to a lower level roof deck.

In response to a question Mr. Novak stated that T-mobile and AT&T are also located on the building. He noted that to avoid visual pollution, the consolidation of antennae and equipment (co-location) from different carriers, is often requested by the public. The member of the public also inquired as to the strength of the emissions from the installation in the cumulative (counting and adding up all carriers). In both the Sprint report and appendix (A) the quantitative measurements provided do not total all the effects of the three providers. There does not seem to be a pathway for the consolidation of information from different providers. A far ranging, informal discussion focused on the difficulty of trying to ascertain the impact of quantitative measurements. It also skirted the concerns for health.

The committee noted that federal law precludes considering radiation safety concerns. Furthermore that the work of the committee is local and restricted to whether or not a project conforms to the Planned District Ordinance. Concern for the safety of pedestrians in the rear alley, especially Bishop's students who walk to and from campus may be unwarranted. The FCC requires measurements every three months to ascertain that the minimum threshold of shielding is being maintained. Other complaints for the alley neighborhood are the frequency and hours of trash delivery.

The interior space at 7590 Fay Ave. chosen for relocation of antennae and radio can support the weight of the equipment. The antennas extend over the lot line but have an encroachment removal agreement; the height of the project for shielding is approx 60 feet above street level. The shielding will be white in color. The exterior material of the penthouse area will be concrete block like the rest of the building, same white color.

MOTION: Fitzgerald, Stiegler. The antenna and relocation of radio cabinetry equipment of the proposed project conforms to the Planned District Ordinance with respect to materials and esthetics.

PASSED 8-0-1

MOTION; Fitzgerald/Marengo :To approve the minutes of December 2013 PASSED 6-0-3(absent)

4. Recommendations to the DPR Committee

A. None

B.

5. Information Only-

A brief discussion led by D. Little as to: What constitutes "off-street parking"? He had photos of a development at 720 and 721 Turquoise which is tangential to the Boundaries of the La Jolla Community Plan area (for many years the land was considered to be a part of the La Jolla Community).

The four commercial units on the westerly side of the development have a security gate at the street level courtyard, which contains garages equipped with garage doors. The gate and doors block access from the street. The alley garages, where cars may be parked, also have secured garages. The security prevents the public, or customers from using any of these parking spaces provided in the development. It is also unclear whether employees have access to the garage spaces. It is questionable whether a secured garage can qualify as "offstreet parking" in keeping with requirements for (NDP) permit. This development has no parking accessible to the public except when given access to the secured areas. Code describes "offstreet" parking as accessible, not gated or enclosed. This parking arrangement would not be acceptable under La Jolla Planned District or L J Community Plan.

Adjourned to Feb 10, 2014 at 5:15 p.m.

Respectfully submitted, G Forbes, Sect. Tempore

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

**COMMITTEE REPORT**  
**For**  
**JANUARY 2014**

**January 14, 2014 Present:** Benton (Chair), Collins, Costello, Leira, Mapes, Welsh  
**January 21, 2014 Present:** Benton (Chair), Collins, Costello, Mapes, Welsh

- 1. SUBCOMMITTEE MOTION 01/14/2014:** to appoint Mike Costello Chairman ProTem, as Chairman Benton would present the first project and then had to be absent for the remainder of the meeting.  
(Collins/Leira 5-0-0)

In Favor: Collins, Costello, Mapes, Leira, Welsh

Oppose: none

Abstain: none

**Motion Passes**

- 2. FINAL REVIEW 01/14/2014 (PREVIOUSLY REVIEWED 05/21/2013)**

Project Name: **RUDOLPH NDP ENCROACHMENTS**  
1559 El Paso Real Permits: NDP  
Project #: PO# 320176 DPM: Tim Daly, (619) 446-5356  
Zone: RS-1-2 tpdaly@sandiego.gov  
Applicant: Paul Benton, (858) 459-0805

**Scope of Work:**

Neighborhood Development Permit to allow existing fencing, greater than 3 feet in height, within the public right-of-way located at 1559 El Paso Real in the RS-1-2 zone, Coastal (Non-appealable area 1), Coastal Height Limit and Coastal Parking Impact Overlay Zones, and Steep Hillside within the La Jolla Community Plan.

*Application was formerly for a CDP to construct a new detached 660 sq. ft. garage with 660 sq. ft. guest quarters above, on a 0.56 acre site with an existing 4,047 sq. ft. SFR at 1559 El Paso Real. Findings for the CDP were made by the DPR on 5/21/13. NDP was subsequently required in addition to CDP. Changes to the City's Land Development Code effective Oct 10th, 2013, vacated the requirement that this project obtain a CDP.*

**APPLICANT PRESENTATION 01/14/2014:** (Paul Benton, Erin Tompkins)

*A letter from Tim Daly, Dev. Services, stated the Cal. Coastal Commission approved the 7th amendment to the City Land Dev. Code (SDMC sec. 141.0306, Guest Quarters or Habitable Accessory Buildings and 126.0704(i), Exemptions from a Coastal Development Permit). The result is that a CDP is no longer required for Guest Quarters or Habitable Accessory Buildings in the coastal zone. The decision would be simply a Process One, ministerial approval. The wall structures in the public ROW would still require a Neighborhood Development Permit for the encroachments.*

*The City supports the application to keep the retaining walls in the ROW as the lot slopes, with a difference in height of approximately 50 ft. These retaining walls prevent the soil erosion from, or to, the streets at front and back of the lot. There are no sidewalks or plans to have sidewalks constructed.*

**DISCUSSION 01/14/2014**

*A discussion ensued about the nature and construction of the encroachments, the items that would remain and those that would be removed, and the boulders/large rocks and stones in the Public Right-of-Way.*

**SUBCOMMITTEE MOTION:** Findings can be made for a Neighborhood Development Permit to allow existing fencing (greater than 3 feet in height), and encroachments, within the public right-of-way located at 1559 El Paso Real.

(Collins / Mapes 5-0-0)

In Favor: Collins, Costello, Leira, Mapes, Welsh

Oppose: none

Abstain: none

**Motion Passes**

**SUBCOMMITTEE MOTION:** (As an advisory to the City) The boulders, including those in the public right-of-way, are an important Cultural Landscape Feature of the older La Jolla hillside Neighborhood, and should be preserved.

(Leira / Collins 5-0-0)

In Favor: Collins, Costello, Leira, Mapes, Welsh

Oppose: none

Abstain: none

**Motion Passes**

**3. PRELIMINARY REVIEW 01/14/2014**

Project Name: **7330 EADS DUPLEX CDP**

7330 Eads Ave

Permits: CDP

Project #: PO# 342192

DPM: Renee Mezo, (619) 446-5001

Zone: RM-1-1

[rmezo@san Diego.gov](mailto:rmezo@san Diego.gov)

Applicant: C.A. Marengo, 858-459-3769

Scope of Work:

A Coastal Development Permit (Process 2) to demolish an existing single-family residence and construct a 2-story 4,129 square-foot, residential duplex with roof decks on a 0.16-acre lot located at 7330 Eads Avenue. The site is in the RM-1-1 Zone, the Coastal (non-appealable), the Coastal Height and Parking Impact Overlay Zones within the La Jolla Community Plan.

**APPLICANT PRESENTATION 01/14/2014:** (C.A. Marengo)

**DISCUSSION 01/14/2014**

*Discussion and comments by DPR Members, as well as Mark Bucon and Virginia Hales (neighbor).*

**Please Provide for FINAL REVIEW:**

- a. Please provide historical review documents.
- b. Provide a plan showing existing landscaping with tree and other plant species
- c. Provide a street elevation/streetscape, two houses on each side of project (Eads only).
- d. Provide a materials board, and color in the drawing of the street view.

**FINAL REVIEW 01/21/2014**

**APPLICANT PRESENTATION 01/21/2014:** (C.A. Marengo)

*The parking, entrance, landscaping, and building configuration were reviewed. The parking includes a total of six parking spaces that are accessible from the alley. Following a discussion of the eaves, the Applicant proposed that the eaves could be increased to a maximum of 20 inches at all sides.*

**DISCUSSION 01/21/2014**

*A discussion ensued about the scale and proportion of the proposed building, including the variations in the exterior façade, the eaves, and the placement and scale of balconies and bay windows. Various neighbors inquired about retaining walls, drainage, and the proportions of the exterior walls. A discussion ensued about the building roof overhangs, which are limited by the allowable maximum of 20 inches beyond the face of the building.*

**SUBCOMMITTEE MOTION:** Findings can be made for a Coastal Development Permit to allow the proposed development to construct a 2-story 4,129 square-foot, residential duplex with roof decks on a 0.16-acre lot located at 7330 Eads Avenue.

(Welsh / Costello 4-0-1)

In Favor: Collins, Costello, Mapes, Welsh

Oppose: none

Abstain: Benton

**Motion Passes**

**4. FINAL REVIEW 01/21/2014 (PREVIOUSLY REVIEWED 12/17/2013)**

Project Name:	<b>HART RESIDENCE</b>	Permits:	CDP
	6101 Camino de la Costa	DPM:	Renee Mezo, (619) 446-5001
Project #:	342370		rmezo@sandiego.gov
Zone:	RS-1-7	Applicant:	Chris Balzano, 619.692.9393

Scope of Work:

CDP (Process 3) to remodel and add a 2,085-square-foot, second story addition to an existing 3,154-square foot single-family residence on a 0.33-acre site located at 6101 Camino De La Costa. The site is in the RS-1-7, Coastal (appealable) Zone and the Coastal Height and Parking Impact Overlay Zones within the La Jolla Community Plan.

**APPLICANT PRESENTATION 01/21/2014 (John Pyjar):**

*The applicant presented the proposed design, responding to the requested list of additional information. A landscape plan, materials board, and other information were presented. The overall project was briefly reviewed.*

**DISCUSSION 01/21/2014**

*A discussion ensued about the apparent decision by City staff that the existing driveway leading from Camino de la Costa could be retained. The Chair reviewed the email received from the City planning staff, and the Committee discussed the importance of parking on that side of Camino de la Costa. Members of the Committee noted that the site is in a Parking Impact Overlay Zone, and that parking is restricted in this area to the same side of the street that this project is proposed.*

**SUBCOMMITTEE MOTION:** Findings can NOT be made for a Coastal Development Permit to remodel and add a 2,085-square-foot, second story addition to an existing 3,154-square foot single-family residence on a 0.33-acre site located at 6101 Camino De La Costa. The decision to continue the use of a driveway fronting Camino de la Costa when a property is served from a rear alley must be made by a Variance.

(Collins / Costello 3-1-1)

In Favor: Collins, Costello, Mapes

Oppose: Welsh

Abstain: Benton

**Motion Passes**

**5. PRELIMINARY REVIEW 01/21/2014**

Project Name:	<b>SCARANO RESIDENCE</b>	Permits:	CDP
	1445 Virginia Way	DPM:	Glen Gargas, (619) 446-5142
Project #:	339191		ggargas@sandiego.gov
Zone:	RS-1-7	Applicant:	Kim Grant, 619-269-3630

**Scope of Work:**

Coastal Development Permit (Process 2) to demolish an existing residence with detached garage and construct a new 3,319 square foot single family residence with detached 3 23 square foot garage and 323 square foot carport on a 6,300 square foot property. The project site is located at 1445 Virginia Way, in the RS-1-7 zone, Coastal Overlay Zone (non-appealable); Coastal Height Limitation; Coastal Parking Impact, Residential Tandem and Transit Area Overlay Zones, within the La Jolla Community Plan area.

**APPLICANT PRESENTATION 01/21/2014 (Kim Grant):**

*The applicant presented the proposed design, which is a new two-story residence. It was noted that several spaces appear to be open yet are sufficiently open that the floor area is not counted. It was noted that the rear garage with an occupied space below is quite close to the side property line. The Applicant has proposed that an Accessory Building, in this case the garage, is not required to observe the setbacks.*

**DISCUSSION 01/21/2014**

*A discussion ensued about the scale and configuration of the building, the landscaping, the setbacks, the entry sequence, the parking, the placement of the garage and the occupied space below the garage, the neighborhood character.*

**Please provide for FINAL REVIEW:**

- a. On the photographic street view of the property, provide an overlay sketch or rendering that shows the proposed structure in relation to the neighboring structures.
- b. Render the elevations with shading and other techniques to demonstrate the open terrace areas fronting Virginia Way.



**La Jolla Traffic and Transportation Board: Minutes of Meeting, January 23rd, 2014**

**Attendance:** Todd Lesser LJSA, Michelle Fulks BRCC, Tom Brady LJVMA, Patrick Ryan BRCC, John Kassir LJSA, Joe Matibag LJVMA, David Little LJCPA, Corey Bailey LJVMA

**Absent:** Earl Van Inwegen LJTC, Rob Hildt LJTC

**Voting Agenda Items**

- 1. Biker Lane – Nautilus between Aranda and West Muirlands–** The City's Traffic Division is recommending a buffer bike lane along the north and south sides of the road-Voting item

Motion: Approve –Michel Fulks – Second– Patrick Ryan Approved 7 – Abstention -1

- 2. La Jolla Concours–** La Jolla Concours is requesting street closures for their annual event held on April 13<sup>th</sup>, 2014– Presenter Michael Dorvillier-Voting item

Motion: Approve – Joe Matibag Second – Michele Fulks Approve 8 - 0

- 3. Remove Commercial Loading at Herschel and Marine –** At the request of the Principal of La Jolla Elementary school, the removal of the commercial loading zones and have them converted to all day parking– Voting Item

Approve –Michele Fulks– Second Patrick Ryan– Approved 7-0

- 4. 4 way stop at Herschel and Pearl Street. -** There is currently a two way stop at the corner of Hershchel and Pearl Street. There is a crosswalk across at Pearl but there is no stop sign and there is poor visibility. Evaluate making the intersection a 4-way stop so children can safely cross the road on the way to and from school. – Voting item

Item tabled. We are asking the City for alternatives. Some of the alternatives are a blinking crosswalk or a sign in the middle of the street saying that pedestrians have the right of way.

Motion: Approve –Tom Brady– Second Rob Hildt – Approved 6-0

- 5. 4 way stop at Fay and West Muirlands–** At the request of the Administration of La Jolla High School make a 4-way stop at Fay and West Muirlands.– Voting item.

Item tabled. The Committee is asking for better clarifications from the City as to why this request was made, all the justifications for the proposed change, and what will the impact be to traffic and the side streets.

**AD HOC COMMITTEE ON VACATION RENTALS**  
LA JOLLA COMMUNITY PLANNING ASSOCIATION  
**MONDAY, January 6, 2013**  
LA JOLLA RECREATION CENTER, 615 PROSPECT ST. 5 PM

**DRAFT** MINUTES - Regular Meeting

**Members Present:** Jim Fitzgerald, Tom Brady, Dave Little, Bob Steck, Mike Costello

**Member Absent:** Alex Outwater

**Guests:** Cindy Thorsen, Eli Shaprut, Mary Kinjon, Louise Buckley, Lynn Reineman, Annelese Kapterna, Leif LeLoup, Mark Bucon, Don Mangerich, Casey Hogan, Marty McGee, Stephanie Malcom, Michelle Aarons, Lani Buchbinder, Susy & Bill Butler, Brooke Pfautz, Heather Weiermann, Jonah Mechanic

**1. Welcome and Call To Order:** Patrick Ahern, Chair, at 5:00PM

**2. Adopt the Agenda**

Approved Motion: To approve the agenda as posted: (Fitzgerald, Courtney: 5-0-1)

Abstain: Ahern (Chair)

**3. Selection of Chair**

Patrick Ahern was formally elected Chair of this committee, and he explained how the committee was formed by the Community Planning Association, and tasked with making a recommendation on the short-term rental issue in La Jolla. Patrick informed the attendees that he will abstain from voting, except in the case of a tie. (Brady, Fitzgerald: 5-0-0) Abstain: Ahern (Chair)

**4. Public Comment – Issues not on agenda (2 minutes maximum.)**

None

**5. Chair Report / Board Discussion** - Purpose of the Committee - Discussion of issues - Next steps.

The ground rules for this meeting were as follows: all ideas are encouraged, we will build on various ideas, we need to stay on the subject, only hold one conversation at a time, and defer judgment on participants' ideas.

Bill Butler explained that his neighbor at 8475 La Jolla Scenic Road North is a short-term rental property. This house hosts a series of parties, which are noisy and very bothersome. They continuously host events that are extremely disruptive to the neighborhood.

Laney Buckbinder said that she is impacted by the same issue, and this has resulted in an increase in crime and violence.

Mary Kinyon informed the attendees that the short-term rental next door is extremely disruptive.

Lynn Reineman said that she faces the same issue, and has had several conversations with Officer Zuckerman. The short-term rental in their neighborhood has been elevated to the status of a Community Action Party Plan (CAPP), which means that there is an automatic \$1,000 fine whenever the police have to be called to look into an incident. The address for this particular house is 417 Sea Ridge.

Heather Weiermann, President of San Diego Vacation Rental Alliance, informed the group that there are three different types of short-term rentals: rentals by owners, by professional rental agencies, or

by real estate companies. Each of these has different standards. Her company works very closely with neighbors, and has someone on call 24 hours to immediately deal with any issues that arise.

Stephanie Malcolm, All Star Vacation Homes, reinforced this point, as she mentioned that short-term rentals by owners generally have a much lower standard.

Michele Aarons, La Jolla Vacation Rentals, agreed and mentioned that any property managed by her company has to adhere to very high standards, and that there is always a cap on residents.

John Mangerich added that he has a short-term rental in this neighborhood, and feels that there are no controls or security. The occupants are in a “vacation mindset” and often create problems with noise and parking.

Cindy Thorsen informed the attendees that all vacation rentals have an obligation to pay a Transient Occupancy Tax, but that most do not. She feels that short-term rentals should meet the same regulations as Bed & Breakfast facilities. In her opinion, we would be most effective if we worked within the Municipal Code, and changed the current regulations to limit abuse. She cited examples of other communities, which have successfully adopted these regulations.

Two committee members have some experience in this area, as Tom Brady is with La Jolla Cottage Rental, and Dan Courtney owns and operates a short-term rental units. He informed the group that he generally has good tenants, but he has had to turn off the electricity in two instances when the tenants became too disruptive.

Mike Costello and Eli Shaprut would not support any modifications to existing regulations, but propose implementation of zoning which would totally eliminate these short-term rentals in La Jolla. Their feeling is that they purchased their homes with specific warranties concerning use of buildings in their neighborhood. Mike added that it took three years to close down the Rancho Relaxo in Upper Hermosa.

Jim Fitzgerald added that we should strive to find a solution to this issue. He agreed with Cindy that we need to start with the land use code and work within the municipal code.

In summary, this meeting was attended by many people who are passionate about the short-term rental issue. Several opinions were expressed on both sides of this contentious issue. As a committee, our task is to make a recommendation which allows the “right of quiet enjoyment” of our property, but provides property owners their rights as well. It is important to “limit the abuse, but allow the use” of one’s property.

Notes taken from the board and discussion:

**Stakeholders of Vacation Rentals (VR):**

---

**Residents**

- Residents – owners / renters
- Visitors of residents
- Real estate agents
- Property owners who rent month-to-month / or VR

**Property owners**

- Property Managers
- Some good – some bad managers
- Developers
- Restaurants + Businesses
- Real estate agents
- VR tenants
- Cleaning crews
- Maintenance crews
- Hotel Industry / Bed & Breakfast compete

### City

- Police
- Tax collector – Transient Occupancy Tax (T.O.T.)
- City Attorney
- City Council
- Planning Dept.

### Problems

---

- Continuous flow of strangers
- Increased Parking on the streets
- Noise – decibels / time of night and day
- Uncollected Transient Occupancy Tax (T.O.T.)
- Crime
- Competes with Hotels
- Party House – advertise “Up to 500 people . . .”
- Police time and money
- Drunks
- Dogs Barking
- Events – Weddings, etc.

### Potential Requirements

---

- Locks on gates
- Signage to guide users
- Separate hot tub from pool
- Health & Safety Issues – Virginia Graeme Baker Act
- Define/Limit Occupancy – e.g. “2 per bed”
- Security gates
- Limit employee visits
- Professionally manage
- Pay T.O.T.
- Don’t permit events
- Supply contact numbers to managers / owners
- Impose Penalties
- Contact-Communicate with neighbors
- Time frames – minimum/maximum number of days
- CAPP – Community Action Party Plan - \$1,000 Fine – SD Police Department - Fred Zuckerman
- Code Enforcement
- Faster Response Times to problems
- Change Land Use – require neighborhood Use Permit
- Bring in a Consultant to define use and guidelines
- Define Allowed Use - through City Attorney
- Identify ways to enforce

### Potential Purposes of the Committee

---

- Work on a solution to cut down abuse of short-term residential rentals.
- Ban Vacation Rentals.
- Work with the Community to find changes in the regulations to limit the abuse.
- Permit the use, limit the abuse.

### 6. Adjourn 6:40 pm

Next Meeting Scheduled for February 3, 2014 at 5:00, La Jolla Recreation Center

Submitted by Bob Steck, Secretary



## La Jolla Community Planning Association

### PRESS RELEASE

#### La Jolla Community Planning Association Seeks Candidates for Annual Trustee Election

The La Jolla Community Planning Association (LJCPA) is your community organization and recognized by the City of San Diego to make recommendations on local land use matters. Our current board is filled by dedicated individuals from all walks of life and from nearly every neighborhood that make up our diverse community.

The LJCPA will hold its annual Trustee election Thursday, March 6th, 2014 to fill six (6) seats of a 3 year term that expire March 2017.

*This is your chance to have a say in local planning affairs and assist in forming the recommendations of the LJCPA on both private development and city projects. This is a great opportunity to serve the Community and make sure your voice is heard.*

**Let a current trustee know of your interest in running for an open seat or send an email to [info@lajollacpa.org](mailto:info@lajollacpa.org) by no later than the LJCPA's next regular meeting on Thursday, February 6<sup>th</sup>, 2014.**

To be a candidate for a trustee seat you must be a Member of the LJCPA in good standing and have attended at least **3** LJCPA meetings during the **12** months **prior to the March 6th, 2014 election**. Attendance can be verified at <http://www.lajollacpa.org/members.html>.

Elected Trustees participate in monthly meetings held the first Thursday of each month at 6:00 pm. Upon election trustees receive a brief training of land development law and processes. Our meetings are always open to the public and we are guided by our bylaws, city policies, and the Brown Act to ensure that our process is inclusive and transparent. The LJCPA's work is supplemented by a robust subcommittee structure that includes: Planned District Ordinance, Development Permit Review, La Jolla Shores Permit Review, Traffic & Transportation, Coastal Access and Parking Board, as well as various ad hoc committees.

Because of the significant time commitment, the LJCPA only accepts self-nominations. As individuals self-nominate, they will be listed at <http://www.lajollacpa.org/elections.html>.

#### **Candidate Forum:**

**A Candidate Forum will be held during the LJCPA meeting on Thursday, February 6<sup>st</sup> at 6:00 pm**, La Jolla Recreation Center, 615 Prospect Street. Candidates will be given 2 minutes to present their background and their interest in becoming a trustee.

For information on the organization, current trustees, membership qualifications, attendance records, and meetings please see our website at: <http://www.lajollacpa.org>.



## La Jolla Community Planning Association

January 29, 2014

Subject: The La Jolla Cove Stench

To whom it may concern:

Following a presentation by LJCPA member Mike Costello regarding the increase in marine mammal activity at the La Jolla beaches over the past 40 years, and after expressions of additional support for action from other members in attendance, the LJCPA trustees have approved the following motion:

*That the LJCPA supports finding a permanent solution to the stench at the La Jolla Cove that does not compromise other beaches in the area 8-4-1*

Sincerely,  
La Jolla Community Planning Association

Tony Crisafi, President



THE CITY OF SAN DIEGO

Date of Notice: January 9, 2014

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

Internal Order No. 12003238

---

**PROJECT NAME/NUMBER:** AMENDMENTS TO THE MUNICIPAL CODE AND LOCAL COASTAL PROGRAM RELATED TO MOBILE FOOD TRUCKS

**COMMUNITY PLAN AREAS:** City-wide

**COUNCIL DISTRICTS:** All

**LOCATION:** On public street rights of way throughout the City of San Diego and on private properties.

**PROJECT DESCRIPTION:** Creation of a new use category in the City's zoning code to regulate mobile food truck operations that involve sales of food and beverage (pre-packaged or prepared and served from the vehicle or an attached trailer) from a motorized vehicle to the general public for consumption on or off of the premises. Municipal Code Chapters 13 and 15 would identify the allowable zone locations, and regulatory criteria would be identified in Section 141.0612.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines Sections 15301(c) [Existing Facilities] and 15311(c) [Accessory Structures].

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego Development Services Department

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City of San Diego has conducted an environmental review and determined the project meets the categorical exemption criteria set forth in the CEQA State Guidelines, Section 15301(c) [Existing Facilities], which allows for permitting, leasing, licensing of existing public or private structures, and existing highways, streets and sidewalks, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination; and 15311(c) [Accessory Structures] which allows for placement of minor structures accessory to existing commercial, industrial, or institutional facilities, including but not limited to mobile food units; and where the exceptions listed in Section 15300.2 would not apply.



**DEVELOPMENT PROJECT MANAGER:** Amanda Lee, Senior Planner  
**MAILING ADDRESS:** 1222 First Avenue, MS 501  
San Diego, CA 92101  
**PHONE NUMBER:** (619) 446-5367

---

On December 16, 2013, the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (January 23, 2014). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.

**THE CITY OF SAN DIEGO**  
**PUBLIC WORKS DEPARTMENT: ENGINEERING**  
**RIGHT-OF-WAY DESIGN DIVISION**  
**TYRIAN ST. & SOLEDAD AVE. SEWER MAIN REPLACEMENT**

**Project History:**

This project is part of the City of San Diego's ongoing program as mandated by the Environmental Protection Agency (EPA) to replace all aging and deteriorated concrete sewer mains and cast-iron water mains. By replacing these mains, which were installed in the early 1930's or prior, the City will not only meet the EPA mandates but will also bring these mains up to current City standards and eliminate any future sewer spills and stoppages in the area.

**Scope of Work:**

The construction of Tyrian St. & Soledad Ave. Sewer Main Replacement is within the public right-of-way of Electric Avenue, Rosemont Street, Tyrian Street, Soledad Avenue, Hillside Drive, Castellana Road, and Puente Drive. The project is within the La Jolla Community Planning Association. This project will replace approximately 1,300 linear feet of sewer mains and rehabilitate approximately 100 linear feet of sewer mains.

In addition to new sewer mains within the streets, there will be new sewer services, laterals, cleanouts and new pedestrian ramps will be constructed where needed, and the impacted streets will be resurfaced (overlay and/or slurry sealed).

**Major Improvements:**

- Improve services to the community.
- Create a more reliable sewer system.
- Reduction of maintenance cost.
- Addition of Curb Ramps.

**Project Area:**

See location maps.

**Coordination:**

The City of San Diego will notify the residents by mail thirty (30) days prior to start of construction and the contractor will notify residents by door hanger ten (10) days before start of construction in their block.

**Traffic and Safety:**

The City of San Diego has developed and will implement traffic control plans during construction to ensure accessibility, minimize disruption and protect the safety of the residents within the project area. Also, the Contractor will be directed at all times to keep the area as clean as possible from dirt and dust.

**Environmental Studies:**

The City of San Diego has conducted an initial study and determined that the proposed projects will not have a significant environmental effect and the preparation of an Environmental Impact Report will not be required.

**Construction Cost:**

The construction cost for Tyrian St. & Soledad Ave. SMR is approximately \$500,000 dollars.

**Schedule of Construction:**

The estimated construction start for Tyrian St. & Soledad Ave SMR is September of 2014 with construction duration of 112 working days.

# TYRIAN ST. & SOLEDAD AVE.SMR

SENIOR ENGINEER  
 RANIA AMEN  
 619-533-5492

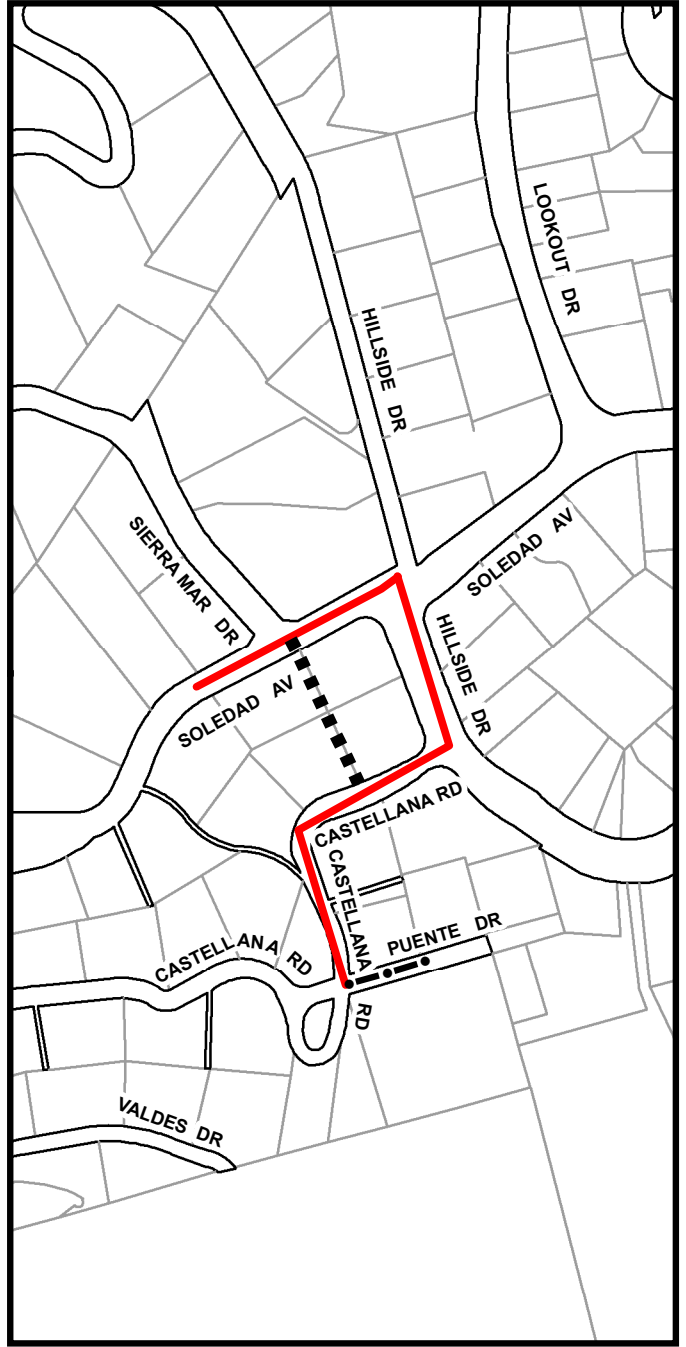
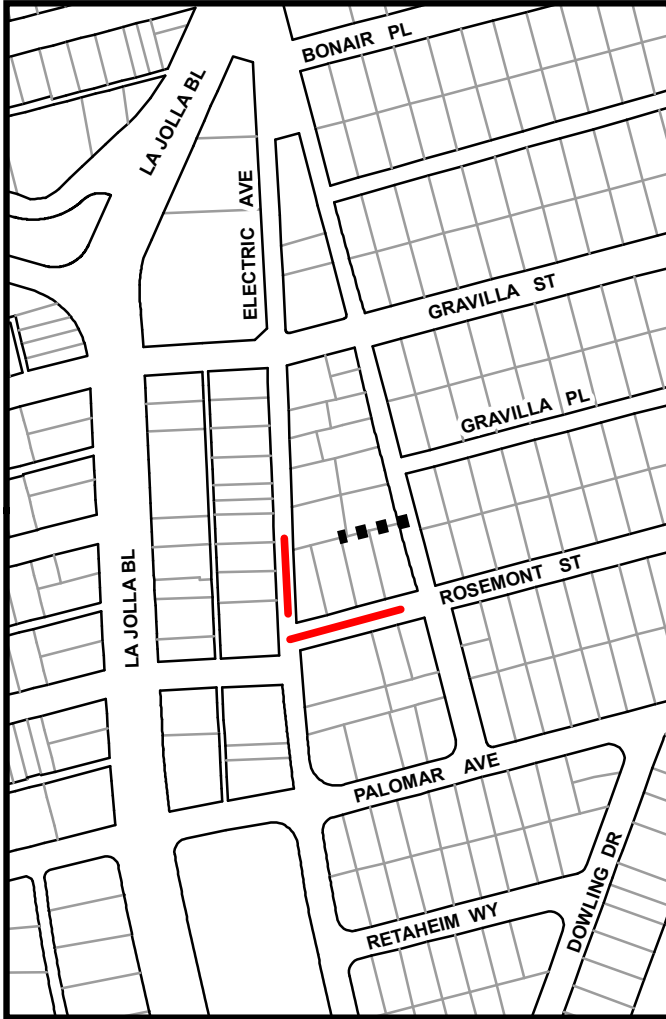
PROJECT MANAGER  
 JERICHO GALLARDO  
 619-533-7523

PROJECT ENGINEER  
 YOUSIF BENYAMIN  
 619-533-5103

PUBLIC INFORMATION OFFICER  
 619-533-4207



RIGHT-OF-WAY DIVISION



## Legend

- Proposed Sewer
- Sewer Main To Be Abandoned
- Sewer Main To Be Rehabbed



THIS MAP/DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OR MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Note: This product may contain information reproduced with permission granted by RAND McNALLY & COMPANY to SanGIS. This map is copyrighted by RAND McNALLY & COMPANY. It is unlawful to copy or reproduce all or any part thereof, whether for personal use or resale, without the prior, written permission of RAND McNALLY & COMPANY.