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President: Tony Crisafi  
Vice President: Rob Whittemore  
Treasurer: Jim Fitzgerald  
Secretary: Dan Allen

## La Jolla Community Planning Association

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

### Thursday, 2 June 2011

## D R A F T AGENDA – REGULAR MEETING

- 6:00p**
- 1. Welcome and Call To Order: Tony Crisafi, President**
  - 2. Adopt the Agenda**
  - 3. Meeting Minutes Review and Approval: 19 May 2011**
  - 4. Elected Officials Report – Information Only**
    - A. Council District 2 – Councilmember Kevin Faulconer**  
Rep: **Katherine Miles**, 619.236.6622, [kmiles@saniego.gov](mailto:kmiles@saniego.gov)
    - B. Council District 1 – Councilmember Sherri Lightner**  
Rep: **Erin Demorest**, 619.236.7762, [edemorest@saniego.gov](mailto:edemorest@saniego.gov)
  - 5. Non-Agenda Public Comment**

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

    - A. UCSD - Planner: Anu Delouri**, [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu), <http://commplan.ucsd.edu/>
  - 6. Officer's Reports**
    - A. Secretary**
    - B. Treasurer**
  - 7. President's Report – Action Items Where Indicated**
    - A. Committee Appointment – P. Benton ratification / DPR Committee**
    - B. Aron Residence – Hearing Officer hearing June 1st**
    - C. Kooklani – Planning Commission hearing June 23**
    - D. Palazzo – Responded to CPA decision with modifications. City Council appeal hearing June 28<sup>th</sup>.**
    - E. Ad Hoc Committee report – Information Only**  
Chair: Devin Burnstein
    - F. Trustee Removal for Lack of Eligibility – Greg Salmon – action item**
    - G. Form Special Election Committee – action item**
    - H. Temporary FAR restrictions in La Jolla Shores**
    - I. Consideration of Lightner's and City of San Diego letters to the Coastal Commission regarding the Kretowicz CDP, public beach access at Princess Street – action item**

## **8. CONSENT AGENDA – Ratify or Reconsider Committee Action**

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

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

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

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

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

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

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

### **A. Trunkey Residence**

**PRC ACTION: Findings can be made for a SDP. Findings can also be made for a CDP. 5-0-1**

7595 Hillside Drive- Slope repair on environmentally sensitive lands.

### **B. Wells /Tyler Residence**

**PRC ACTION: The findings can be made for a SDP and a CDP. Because this is a single story residence the rear setback is acceptable. 4-1-1**

8217 Paseo del Ocaso- Demolish an existing SFR and construct 2532sf one-story home plus garage.

### **C. Taste of the Cove**

**T&T ACTION: Approve Coast Blvd component 6-1-1**

Coast Boulevard (Aug 31st) – Closure of west side on-street parking, 6a to 11p

Coast Boulevard (Sept. 1<sup>st</sup>) – Closure of west side on-street parking, 6a to noon

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

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

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

## **10. Sewer Pipeline Rehabilitation Project O-1 – begin Fall 2011 – Info only**

Rep: Maryam Liaghat, City of San Diego Capital Projects (619) 533-3758 [mliaghat@sandiego.gov](mailto:mliaghat@sandiego.gov)

La Jolla Scenic S., La Pintura Dr., Castejon Dr., Soledad Rd., Palomino Ct., Colgate Circle, Rutgers Rd., Via Cortina

## **11. Children’s Pool Beach Closure**

Rep: Don Daneri, City of San Diego Parks & Rec. 619-235-5914 [ddaneri@sandiego.gov](mailto:ddaneri@sandiego.gov)

## **12. 8600 & 8700 blocks of Nottingham Dr. 2 Hour Parking**

*Previous Action (May '11): Pulled from Consent Agenda*

*T&T action (April '11): Motion to approve 6-0-0*

*Request is to extend the 2-hour parking*

## **13. Consideration of revision of Item 33 proposed in the 7<sup>th</sup> update to the LDC - Possible Action Item - Item 33 changes the treatment of Separately Regulated Uses in the La Jolla Shores PDO.**

*Previous CPA Action (May 19'11): Sent to LJSRPC for consideration*

*LJSRPC Action (May 24 '11): The committee recommends that schools & churches be removed from the list of uses allowed by right as found in §1510.0303 (d) and §1510.0303 (e) of the LJS PDO and be subject to the permit process for Separately Regulated Uses. The committee wants very strongly to continue the specific protections for uses as prescribed in the LJS PDO. Motion approved - 5-0-0*

## **14. Adjourn to next Regular Monthly Meeting, July 7, 2011, 6:00 pm**





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## La Jolla Community Planning Association

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

La Jolla Recreation Center, 615  
Prospect Street

**Thursday, 19 May 2011**

### **D R A F T MINUTES – RESCHEDULED REGULAR MEETING**

Present: Cynthia Bond, Devin Burstein, Laura Ducharme Conboy, Michael Costello, Dan Courtney, Tony Crisafi, Jim Fitzgerald, Orrin Gabsch, Joe LaCava, Tim Lucas, Nancy Manno, Ray Weiss, Rob Whittemore.  
Absent: Dan Allen, Tom Brady, David Little, Phil Merten, Greg Salmon.

**1. Welcome and Call To Order: Tony Crisafi, President @ 6:09 PM.**

**President Crisafi** invited newly elected **Trustee Cynthia Bond** to come forward and to be sworn in as a Trustee of the La Jolla Community Planning Association. **President Crisafi** administered the Oath of Office and offered congratulations to **Trustee Bond**.

**2. Adopt the Agenda: Approved Motion to adopt the Agenda, (LaCava/Courtney 11/0/1)**

In favor: Bond, Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Lucas, Manno, Weiss, Whittemore.  
Abstain: Crisafi.

**3. Meeting Minutes Review and Approval: 07 April 2011**

**Approved Motion: Motion to approve the Minutes of April 07, 2011, (Courtney/Weiss 9/0/3).**

In favor: Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Lucas, Manno, Weiss.  
Abstain: Bond, Crisafi, Whittemore.

**4. Elected Officials Report – Information Only**

A. Council District 2 – Councilmember Kevin Faulconer

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

Ms. Curtis was not present.

B. Council District 1 – Councilmember Sherri Lightner

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

**Ms. Demorest** was present: noted Mayor Sanders released a revised budget for fiscal 2012: proposed restoring Recreation Center hours of operation. Councilmember Lightner is working on restoration of Library hours and elimination of Fire Engine "Brownouts." **Ms. Demorest**, noting Councilmember Lightner's ongoing commitment to repair La Jolla streets, requested that community members continue to report potholes. **Trustee LaCava** requested information on Fire Engine "Brownouts," per Ms. Demorest: there are none in La Jolla. **Trustee Costello** requested information on update to the La Jolla PDO. **Trustee Fitzgerald** requested information re funds for Code Enforcement: **Ms. Demorest** responded funds were not available. LJCPA Member **Ms. Carol Hernstad** noted the landscape at the entrance to La Jolla was not welcoming: **Ms. Demorest** noted her concern/will meet with **Ms. Hernstad** for follow-up. **Trustee Courtney** noted additional landscape/trash problems. LJCPA Member **Melinda Merryweather** requested information on Princess Street Beach access: Councilmember Lightner will prepare letter addressed to the Coastal Commission.

## 5. Non-Agenda Public Comment

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

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

**Ms. Delouri** was present, reported: there are "Updates for Community Groups" bulletins available at the meeting and on line. There are currently twelve projects under construction, additional information: UCSD Community Planning website.

Community Member **Robert Thiele**, re the Torrey Pines Road Project, requested the LJCPA ask the City to divide this Project into eight segments, rather than the currently scheduled four segments. **Trustee Weiss**, with **President Crisafi's** concurrence requested Mr. Thiele's request be put on the June LJCPA Agenda.

**Trustee Orrin Gabsch**, speaking as the LJCPA representative to the Planned District Ordinance Committee, reported his concerns regarding "clear paths" on sidewalks, in terms of encroachment and intensification of use that requires a new "Shared Parking Agreement." The City code re "Shared Parking Agreements" is not being enforced: **Trustee Gabsch** finds the current situation very troubling, unsustainable and will require code enforcement as well as serious community involvement.

**Trustee Michael Costello** announced he would present an alternate approach to the Appeals Procedure currently being studied by the LJCPA Ad Hoc Committee on Procedures.

## 6. Officer's Reports

### A. Secretary: **Nancy Manno**

Presented by **President Crisafi**, for secretary Nancy Manno: If you want your attendance recorded today, please sign-in at the back of the room. You are entitled to attend without signing in, but only by providing proof of attendance can you maintain membership or become a Trustee. If you want your attendance recorded without signing-in at the back, then hand to me before the end of the meeting a piece of paper with your printed full name, signature and a statement that you want your attendance recorded. Eligible non-members wishing to join the LJCPA must have recorded attendance for one meeting and must submit an application, which is available at the membership table and on-line.

### B. Treasurer

Beginning Balance: \$229.00 + Income \$169.02 – (Expenses \$89.15)= Ending Balance: \$308.87.  
Expenses include: Printing, telephone. **Trustee Fitzgerald** commented on the special generosity of the Membership and Trustees and reminded Trustees, Members and guests: LJCPA is a non-profit organization and must rely solely on the generosity of the community and the Trustees. All donations must be in cash to preserve anonymity

## 7. President's Report – Action Items Where Indicated

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

**Trustee LaCava** reported no actions.

### B. Whitney Mixed Use – City Council Hearing May 3.

**President Crisafi** reported the San Diego City Council, on May 03, 2011, approved LJCPA appeal requiring an EIR for the Whitney Mixed Use project.

### C. Palazzo - City Council appeal hearing June 28<sup>th</sup>.

**President Crisafi** reported LJCPA would be represented at the City hearing/copy of Appeal Document is available for review.

### D. Princess Street/Beach Access – Coastal Commission hearing in June.

**President Crisafi** reported there would be a Coastal Commission hearing on the Princess Street/Beach Access in June 2011/Agenda has not been published.

**E. Committee Appointments— For Ratification (see attached) – action item**

**La Jolla Community Planning Association  
Joint Committees and Boards  
2011 – 2012 Appointees  
DRAFT 5-18-11**

**Development Permit Review**

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**LJCPA Appointees**

Laura Ducharme Conboy  
Mike Costello  
Paul Benton, Chair  
Lynne Hayes  
Phil Merten

**LJTC Appointees**

Angelos Laira  
Diane Kane  
Bob Collins  
Beth Gaenzle  
Cindy Thorsen

**La Jolla Shores Permit Review Committee**

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**LJCPA Appointees**

Michael Morton  
John Schenk  
Phil Merten

**LJSA Appointees**

Helen Boyden, Chair  
Dale Naegle  
Janie Emerson  
Tom Lucas  
Dolores Donovan

**La Jolla Planned District Ordinance Committee**

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**LJCPA Appointees**

Orrin Gabsch  
Glen Rasmussen  
David Little

**Appointees By Others**

Jim Fitzgerald, LJTC  
Jennifer Van Galder, LJTC  
Michael Dershowitz, LJTC  
Sheila Fortune, LJBID  
Deborah Marango, LJ BID  
Bill Berwin, LJBID  
Joe Parker, BRCC  
Inne Stiegler, BRCC, Chair

**Traffic & Transportation Board**

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**LJCPA Appointees**

Dan Courtney  
Orrin Gabsch

**Appointees By Others**

BRCC – Ryan, Patrick  
BRCC - Sutton, George  
LJSA - Dicks, Joe  
LJSA - Lessor, Todd  
LJTC - Hildt, Robert  
LJTC - Van Inwegen, Earl  
LJ BID – Brady, Tom  
LJ BID – Kelman, Keith

**La Jolla Community Planning Association  
Joint Committees and Boards  
2011 – 2012 Appointees  
DRAFT 5-18-11**

**Coastal Access & Parking Board**

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**LJ CPA Appointees**

Tom Brady  
Orrin Gabsch  
Joe LaCava

**Appointees By Others**

LJTC - Ed Ward  
LJTC - Ray Weiss  
LJTC - VACANT  
LJBID - Deborah Marengo  
LJBID - Michelle Leraeh  
LJBID - Egon Kafka

**Community Planner's Committee**

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Joe LaCava, Representative  
Tony Crisafi, Alt.

**Ad Hoc Committee on LJ CPA Policies**

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**LJ CPA Appointees**

Joe LaCava  
Laura DuCharme Conboy  
Rob Whittemore  
Devin Burnstein  
Helen Boyden

There was a general discussion among **Trustees Costello, LaCava** and **Whittemore** regarding the eligibility of appointees and City policies regarding indemnification of sub-committee appointees.



**Approved Motion: Motion to approve La Jolla Community Planning Association Joint Committees and Boards Appointees as listed on the draft document dated 05/18/2011, with the exception of Development Permit Review Committee appointee Paul Benton, (La Cava/Manno 12/0/1).**

In favor: Bond, Burstein, Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Lucas, Manno, Weiss, Whittemore.

Abstain: Crisafi.

**Approved Motion: Motion: In the La Jolla Community Planning Association's continuing commitment to the Joint Committees and Boards Process: to ratify the recommendations made by the LJCPA's Sister organizations, as shown on the draft document dated 05/18/2011, with a correction: those appointees designated "LJBID" are now correctly listed as "La Jolla Village Merchants Association" appointees, (LaCava/Burstein 10/1/2).**

In favor: Bond, Burstein, Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Manno, Weiss.

Oppose: Whittemore.

Abstain: Crisafi, Lucas.

Addition to Presidents comments: **President Crisafi** acknowledged the difficulties encountered by Trustees regarding this rescheduled regular meeting and thanked Trustees for their courtesy in rearranging schedules.

**F.** Ad Hoc Committee on Policies – 1<sup>st</sup> meeting was Wed, May 18<sup>th</sup>, 5:30p (see attached draft appeals bylaws). **Trustee Burstein** reported: the initial meeting was 05/18/2011. The next meeting will be scheduled and noticed in June. Trustees and LJCPA Members are encouraged to participate.

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

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

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

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

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

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

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

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

**A. La Jolla Foundation**

**PDO ACTION: The committee moved to endorse the applicant requesting the Mayor to approve the La Jolla Foundation's Art Program, (Various Sites in La Jolla - Placement of privately funded art), as outlined in the letter with the additional criteria of: 1) incorporating the City Municipal Code signage maintenance language; and 2) limiting the acknowledgement plaques to a maximum size of one square foot. 6-0-1**

**B. EAST CLIFF / GABLES / JACK O'LANTERN TOWNHOMES (formerly Green Dragon)**

**DPR ACTION: Motion to approve a Coastal Development Permit to construct 3 for rent single family residences: 1241, 1245, 1249 Coast Blvd., and findings can be made for Variance requests (two issues) from: 1) the PDO requirements of 75% minimum of structure's street frontage length and a 50% minimum of the Gross Ground Floor Area be retail, and 2) the LJ PDO 159.0405(c) and LDC 14 02 05 page 40(8) (A) to allow three driveway curb cuts. 6-0-0**

**C. BENSON 5970 RESIDENCE**

**DPR ACTION: Motion to approve a Coastal Development Permit and Site Development Permit to demolish existing residence, (5970 Camino de la Costa), and construct a 7,689 SF single-family residence on a .65 acre lot. 6-0-0**

**D. BENSON 5950 / 5960 RESIDENCE**

**DPR ACTION: Motion to approve a Coastal Development Permit and Site Development Permit for Environmentally Sensitive Lands to demolish existing residence, (5950-5960 Camino de la Costa), and construct an 11,717 SF single-family residence on a 1.32 acre lot. 5-0-0**

**E. Sewer and Water Group**

**PRC ACTION: Findings can be made for an SDP 4-0-2.**

Avenida De La Playa; Paseo Del Ocaso; El Paseo Grande; Vallecitos; Calle Frescota; Camino Del Sol; Camino Del Oro; Paseo Dorado and Avenida De La Ribera - Public utility project for the replacement and installation of sewer and water mains along some portions of the noted streets.

**F. AT&T Gilman Court**

**PRC ACTION: Findings can be made for a NUP as presented 5-0-1**

7660 Gilman Court (adjacent to freeway onramp) - Wireless Communication Facility (WCF) designed to resemble a faux shrub.

**G. 4th of July Fireworks-**

**T&T ACTION: Motion to approve 6-0-0**

Street closures for the 4th of July fireworks at the cove.

**H. Nottingham 2 hour parking: *Pulled: Ms. Helen Boyden***

**T&T ACTION: Motion to approve 6-0-0**

Request is to extend the 2-hour parking

**Approved Motion: Motion:**

**To accept the recommendation of the Planned District Ordinance Committee (A): To endorse the Applicants request of the Mayor to approve the La Jolla Foundation's Art Program, (Various Sites in La Jolla - Placement of privately funded art), as outlined in Applicants letter with the additional criteria of: 1) incorporating the City Municipal Code signage maintenance language; and 2) limiting the acknowledgement plaques to a maximum size of one square foot, and forward the recommendation to the City.**

**To accept the recommendation of the Development Permit Review Committee (C): To approve a Coastal Development Permit and Site Development Permit to demolish existing residence, (5970 Camino de la Costa), and construct a 7,689 SF single-family residence on a .65 acre lot. (D): To approve a Coastal Development Permit and Site Development Permit for Environmentally Sensitive Lands to demolish existing residence, (5950-5960 Camino de la Costa), and construct an 11,717 SF single-family residence on a 1.32 acre lot, and forward the recommendation to the City.**

**To accept the recommendation of the La Jolla Shores Permit Review Committee (E): Findings can be made for an SDP: Avenida De La Playa; Paseo Del Ocaso; El Paseo Grande; Vallecitos; Calle Frescota; Camino Del Sol; Camino Del Oro; Paseo Dorado and Avenida De La Ribera - Public utility project for the replacement and installation of sewer and water mains along some portions of the noted streets, and forward the recommendation to the City.**

**To accept the recommendation of the La Jolla Shores Permit Review Committee (F): Findings can be made for a NUP as presented: 7660 Gilman Court (adjacent to freeway onramp) - Wireless Communication Facility (WCF) designed to resemble a faux shrub, and forward the recommendation to the City.**

**To accept the recommendation of the Traffic & Transportation Committee (G): To approve Street closures for the 4th of July fireworks at La Jolla Cove, and forward the recommendation to the City.**

**(Burstein/Weiss 12/0/1).**

In favor: Bond, Burstein, Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Lucas, Manno, Weiss, Whittemore.

Abstain: Crisafi.

**Prior to the Motion on Consent Agenda B: EAST CLIFF / GABLES / JACK O'LANTERN TOWNHOMES (formerly Green Dragon): Trustee Gabsch expressed concern regarding parking. Project Architect James Alcorn responded, Trustees Costello and Conboy responded. Trustee LaCava noted that the findings for a Variance can not be made and the application should be processed as a Planned Development Permit. He did not feel the LJCPA should oppose this project and thus did not want to delay the applicant by pulling the item."**

**Approved Motion: Motion: To accept the recommendation of the Development Permit Review Committee (B): EAST CLIFF / GABLES / JACK O'LANTERN TOWNHOMES (formerly Green Dragon). To approve a Coastal Development Permit to construct 3 for rent single family residences: 1241, 1245, 1249 Coast Blvd: findings can be made for Variance requests (two issues) from: 1) the PDO requirements of 75% minimum of structure's street frontage length and a 50% minimum of the Gross Ground Floor Area be retail, and 2) the LJ PDO 159.0405(c) and LDC 14 02 05 page 40(8)(A), to allow three driveway curb cuts, and forward the recommendation to the City. (Costello/Fitzgerald 10/2/1)**

In favor: Bond, Burstein, Conboy, Costello, Courtney, Fitzgerald, Lucas, Manno, Weiss, Whittemore.

Oppose: Gabsch, LaCava.

Abstain: Crisafi.

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

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

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

**10. 2010 City Redistricting – Possible Action Item: See below**

Commission Chief of Staff Midori Wong will offer a briefing about the redistricting process and how to participate. A proposal for the new Council District 1 will be offered for consideration by the trustees.

**11. Avenida de la Playa Sewer Project – Information Only Update: *Presentation cancelled***

The city will provide a brief update on this project in La Jolla Shores.

**12. Aron Residence**

8435 La Jolla Scenic Drive North - Demolish existing residence (3,860 sf plus garage) and construct a 2-story 7,532 sf residence plus 966 sf garage on a 0.49 acre site.

*Previous LJCPA ACTION: Pulled from the March 2011 consent agenda.*

*Previous PRC ACTION: The plans presented March 22, 2011, with the hydrology reports dated 2/28/11 (page 5 dated March 2, 2011) as presented with Finished Floor Elevation (414.46) as shown on Sheet A-2 Site Plan, dated March 15, 2011 are compatible with the LJS PDO and meet the requirements for a SDP. 4-3-0.*

Presented: **Colin Hernstad** for the Applicant: **Mr. Hernstad** discussed and clarified the neighbors concerns regarding water drainage and the overall size of the proposed residence. The drainage problems have been solved to the satisfaction of the City and of the neighbors on Sugarman Drive. The size of the residence, while still large, has been reduced and landscaping and site placement of the residence has alleviated neighbors concerns.

**Trustees LaCava, Courtney, Fitzgerald, Lucas and President Crisafi** commented/questioned: La Jolla Shores Permit Review Committee Chair **Helen Boyden** and **Mr. Hernstad** responded. **Ms. Boyden** acknowledged the effort expended by **Mr. Hernstad** in accommodating neighbors concerns.

**Trustee Lucas** will support the Motion/continues to have concern re size of residence/noted the exemplary conduct of the Applicant and Applicants representative, **Colin Herndon**, in dealing with neighborhood concerns. **Trustee Gabsch** will support the Motion, noting his pleasure with the 80' setback of the residence.

**Approved Motion: Motion: Findings can be made for Aron Project plans dated May 05, 2011 showing house plus garage at 8,079 square feet, (LaCava/Fitzgerald 11/0/1).**

In favor: Bond, Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Lucas, Manno, Weiss, Whittemore.  
Abstain: Crisafi.

*Agenda item 10: Heard out of sequence: Chief of Staff Wong was not present*

**10. 2010 City Redistricting – Possible Action Item**

Commission Chief of Staff Midori Wong will offer a briefing about the redistricting process and how to participate. A proposal for the new Council District 1 will be offered for consideration by the trustees.

In the absence of Chief of Staff Midori Wong: **Trustee LaCava presented:** Explained the reasons for Redistricting and the Redistricting process, particularly in regard to the required addition of a ninth district in San Diego. **Trustee LaCava** has developed a plan specific to District One: The Coast & Canyons 2010 Redistricting Plan, Council District One. **Trustee LaCava's** Coast & Canyon Plan adheres to the criteria established by the Redistricting Commissioners: Geographically contiguous territory, compatible with natural boundaries and encompasses "Communities of Interest." These community groups have endorsed the Coast & Canyons Plan: Carmel Valley Planning Board, Torrey Pines Planning Board, Del Mar Mesa Planning Board, Torrey Hills Planning Board, University City Planning Group, La Jolla Town Council, Bird Rock Community Council, La Jolla Historical Society. **Trustee Fitzgerald** thanked **Trustee LaCava** for his foresight and diligence in constructing a plan that will ultimately be of great benefit to La Jolla and Council District One.

**Approved Motion: Motion: La Jolla Community Planning Association endorses and approves the Coast & Canyons 2010 Redistricting Plan for Council District One, (Weiss/Fitzgerald 11/0/1).**

In favor: Bond, Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Lucas, Manno, Weiss, Whittemore.  
Abstain: Crisafi.

**13. Consideration of revision of Item 33 proposed in the 7th update to the LDC- Possible Action Item**

LJCPA Member and Permit Review Committee Chair **Helen Boyden** presented: Ms. Boyden discussed her concerns relative to the proposed 7<sup>th</sup> Update to the Land Development Code, specific to the La Jolla Shores Planned District Ordinance. **Trustees Courtney, Fitzgerald, LaCava, Lucas, LJCPA Member Marengo,** discussed, at length, the Land Development Code, addressed **Ms. Boyden's** concerns.

**Failed Motion: Motion to endorse proposed revisions to Issue 33: Separately Regulated Uses in Planned Districts: Land Development Code, (Fitzgerald). Motion failed for lack of second.**

**President Crisafi** requested Ms. Boyden place the revision of Item 33 proposed in the 7<sup>th</sup> Update to the Land Development Code on the La Jolla Shores Permit Review Committee Agenda for continued discussion

**14. Adjourned @ 8:30 PM** to next Regular Monthly Meeting, June 2, 2011, 6:00 pm

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

**COMMITTEE REPORT**  
**FOR**  
**May 2011**

**5/10/2011 Present:** Collins, DuCharme-Conboy (Chair Pro Term), Costello, Hayes, Kane, Liera, Merten, Thorsen, (Benton)

**5/17/2011 Present:** Cancelled due to lack of quorum

**1. Meeting was called to order at 4:12 PM.**

**2. In the absence of a permanent elected Chairman, as per the LJDPR Bylaws, Subcommittee Motion: Laura DuCharme-Conboy was nominated Chair Pro Tem. (Liera/Merten 7-0-1)**

**In Favor: Collins, Costello, Hayes, Kane, Liera, Merten, Thorsen**

**Oppose: 0**

**Abstain: DuCharme-Conboy (not to vote for self)**

**Motion passes**

**3. PRELIMINARY REVIEW**

*Note: Preliminary Reviews can be rendered a Final Review by a unanimous DPR Committee vote.*

Project Name: **MANZANITA COTTAGE**

1327 Coast Boulevard	Permits:	CDP
Project #: PO#234640	DPM:	Glenn Gargas 619-446-5142 ggargas@sandiego.gov
Zone: RS-1-7	Applicant:	Casey Tosti 760-729-3470

Scope of Work:

(Process 3) Coastal Development Permit for a lot line adjustment (between Parcels 1 & 3) and a 370 SF addition to an existing cottage at 1327 Coast Walk in the RS-1-7 Zone within the La Jolla Community Plan, Coastal Overlay (appealable), Coastal Height Limit Overlay Zone, First Public Roadway, Parking Impact, Residential Tandem parking, Transit Area. Council District 1.

**Presenter: Tim Martin, AIA**

**Please provide for FINAL REVIEW:**

- 1) Resolve property line / side yard setback issue. Is a variance required?**
- 2) Resolve second setback issue: will garage be lengthened? Is a variance required?**
- 3) Prepare illustrations/simulations of different selections of chimney materials, as well as no chimney, and reduce height.**
- 4) Photograph buildings and illustrate location of elevator structure – shaft, especially from Prospect.**
- 5) Provide more photographs/simulations of house, show surroundings.**
- 6) Illustrate alternative materials for railing, include glass.**
- 7) Provide latest information on environmental documents. Will an MND suffice?**
- 8) Clarify F.A.R. with more accurate data.**

**4. PUBLIC DISCUSSION**

**We will continue to use the Chair Pro Tem substitute allowing Mr. Paul Benton the opportunity to qualify for LJCPA Membership, and be ratified as a LJCPA Appointee, and run for LJDPR Chair.**

**5. Adjourn: 5:14 PM**

# La Jolla Shores Permit Review Committee- Minutes

Tuesday May 24, 2011

**Committee members in attendance:** Helen Boyden (chair), Janie Emerson, Tim Lucas, Phil Merten, Michael Morton, Dale Naegle. Absent: Dolores Donovan, John Schenck

## 1. Non-Agenda Public Comment

**Peggy Davis** - Has issues concerning the Gatto Residence currently under construction at 8368 Paseo del Ocaso. She feels that what was approved by the committee is not what is being built. The wall along the north property line is way too tall and affects the quality of life for the next door neighbor. She should have sun and air enter her bedroom areas – but there is a 11’ wall right outside the window now. Code Compliance has been out to the site and says that this is according to plans. She does not think that what is being built is what was approved by the committee. On another matter, the setback survey that was provided to the committee at the time was highly inaccurate and the setbacks on this construction do not fit in with those in the neighborhood. She is asking the committee on what she should do.

**Helen Boyden (chair):** This is public comment and the committee can not respond.

**Michael Morton** – He has a photo of sunlight going to the bedroom at the property north of the Gatto site.

**Phil Merten** – Has looked at the project. Along the property side yard, the grades are being raised 6’ with 6’ retaining wall + 5’ fence. This is next to a residence with a 5’ setback. The retaining wall regulations for other areas of the city may or may not allow something like this. La Jolla Shores is covered by the LJS PDO. There is language in the PDO that covers situations like this indirectly, such as prohibiting construction that will “disrupt the architectural unity of the neighborhood....” We need to look at this language in the PDO and correct its vagueness, or we will continue to have issues such as these.

**Helen Boyden (chair)** – After the committee reviews items, plans work through the city and can be changed. The plans that went through the committee are not necessarily those that were finally approved by the city. The PRC is at the start of the process.

**Michael Morton** – The plans that are approved are being built. All six areas of the building have been surveyed by licensed surveyors and are accurate to the plans. All the floors, sides, fronts, etc. have been certified as conforming to the plans.

## 2. Chair Comments –

- To date we have no information on: Cto. Bello and City Rialto Drain and LJS electric Undergrounding district as to when they want to schedule.
- Hooshmand is in the process of resubmittal and will be heard after the cycle reviews are done
- Gaxiola will be heard at our June meeting.
- The LJCPA of May 5 was cancelled and was held Thursday, May 19<sup>th</sup>-approving Sewer/Water and AT&T on consent and approving Aron after a full de novo review.
- Palazzo project appeal to City Council will to be heard on June 28, the same day as LJSPRC
- No further word on Whale Watch Hearing.
- Whitney appeal at City Council on May 3, the appeal was upheld and an EIR will be required
- 7<sup>th</sup> Update to Land Development Code was heard May 19<sup>th</sup>. It will be heard at the Land Use and Development Committee, chaired by Sherri Lightner on Wednesday June 22 at 2 PM
- At meeting—there will be an informational meeting at the La Jolla Library Wednesday at 6 PM about the proposed storm water upgrade in the Avenida de la Playa area, with an outfall on the beach. This is different from the Sewer and Water Project above.

## 3. Project Review A-C

## A. Trunkey Residence Site Repair – Return (Limited) Hearing

- PROJECT NUMBER: 216283
- TYPE OF STRUCTURE: Existing Single family residential
- LOCATION: 7595 Hillside Drive
- Project Manager Glenn Gargas: Ph: 619-446-5142; ggargas@sandiego.gov
- OWNERS REP: Dwight Weevie; 619-852-7150; dwight@solengineering.com

**Project Description:** Slope repair on environmentally sensitive lands. Site is currently outfitted with tarps for temporary erosion control. Structure modification is not currently planned. Project will include biological evaluation, protection of existing structure with micropiles prior to grading, grading, installation of shear pins, geogrid and riprap energy dissipater. There will be a comprehensive Revegetation/Restoration Planting plan featuring native plants.

**Seeking:** CDP and SDP for Environmentally Sensitive Lands

**Previous Action:** November 2010, see also minutes for comments

Motion: Morton; Second: Furtek

Findings can be made based solely by the grading plans presented to the committee.

Carried: 5-1-1; Approve: Furtek, Merten, Morrison, Morton, Schenck; Oppose: Lucas; Abstain: Boyden.

**Motion:** Merten; Second: Morton

Noting to the CPA that the motion was based only on the grading plans due to the urgency of the situation and ask the CPA to write a letter urging that work on the shear pins and micropiles begin immediately to protect the slope over the winter.

Carried 6-0-1; Approve: Furtek, Lucas, Merten, Morrison, Morton, Schenck; Oppose: 0; Abstain: Boyden, Chair.

### Presented by Dwight Weevie

They have made the first submittal of the landscape plans to the city. The comments they got back from city were concerned with sensitive hillside areas. The biological assessment report from Recon showed that there were no sensitive biological issues. The designs of the micropiles and shear pins were changed. The slide area is being rebuilt from the base upward. The planting will consider the brush management and native species aspects.

The landscape plan will be adjusted within the next 2 weeks. These will be dictated by the brush management zones and the native habitat depending on what is decided after the city review.

### Public comment

**Richard Brehm**, Colony Hills resident: Has seen no action for several years and wants to know that the schedule is? *Response: This project has been in process for many years. The grading plan will be re-submitted with the micropile and shear pin design within the next 2 weeks. There are no issues at City with the proposed grading and drainage submittals.*

Q: Why was this delayed? R: *They requested emergency permits from the city, but even with the letter in support from this committee via the CPA last year, the City did not grant the emergency permit. Today's action will address a finding for a SDP and CDP for environmentally sensitive lands. The grading issue was passed previously.*

### Committee Discussion

**Naegle:** Can't understand why it has taken such a long time. When did the issue start? *Response: Failure after rains in 2005 and failure of water main break in 2007 on east side of the property.*

Why has it still dragged on – is there great opposition to this R: *No. There was a lawsuit and other issues that were*



settled 2 years ago.

**Emerson:** Concerned about irrigation and drainage. The checklist does not show that these have been checked off. Response: this was an oversight by the city reviewer. I spoke with him about this and it should have been checked off.

**Motion: Naegle, second: Merten**

**Findings can be made for a SDP. Findings can also be made for a CDP.**

**Motion passed: 5-0-1; Approve: Lucas, Emerson, Merten, Morton, Naegle; abstain: Boyden (chair)**

## **B. Nooren Residence – Third review (First for this version)**

- **PROJECT NUMBER:** 226965
- **TYPE OF STRUCTURE:** Existing Single family residential in Multi Family One (MF1) zone
- **LOCATION:** 8001 Calle de la Plata
- **PLANNER:** Jeffrey A. Peterson; 619-446-5237; JAPeterson@sandiego.gov
- **OWNERS REP:** Michael Rollins; Cell 619-993-6003; Michael@rollinscc.com

Project description: Demolish an existing single family residence and construct a 3,700 square foot, two-story single family residence over a 635 square foot garage on a 0.10 acre site. The proposed project will conform to the Council Policy 900-14 criteria by generating 50% or more of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic). Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Coastal and Beach Impact Areas of the Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone. [City] Note: Applicant's attorney states that a completely new home design will be presented including: change in architecture, height reduction, lower FAR, compliance with all aspects of the LJSPDO including the dimensional view to the ocean provision. [Applicant]

**Seeking:** Site Development Permit (SDP) and Coastal Development Permit (CDP)

**Previous Action,** March 22, 2011- See minutes for additional comments

**Motion:** Merten Second: Schenck

Continue item to a future meeting. The Applicant is requested to return with:

- Side elevations that show the proposed development in relationship to the adjacent neighbors (a massing study)
- The structure should be located on the site so that the major axis of the structure will generally be at right angle to the shore line. The secondary or minor axis of the structure shall not exceed 60 percent of the width of the parcel, and no building facade should be a continuous plane over 50 feet in length. [SDMC1510.0306 (b) (3)]
- Exterior walls of the existing structures on adjacent properties should be shown on site plan drawing.
- Address second floor walls adjacent to neighbors – step back the second story or create off-setting planes to provide visual relief according to the Community Character Plan Recommendations of the Residential Element of the LJCP.

Motion carries: 5-0-1

**Previous Action,** April 26, 2011, please see minutes for comments.

**Motion:** Morton; Second: Merten

To continue the project and provide documentation to show:

- How landscaping conforms to 30% greenscape rule
- How front conforms to the visibility triangle requirement

- How high the city engineering considers the visibility triangle goes.
  - How does this project conform to the LJS PDO section 1510.0306 (b) (3)
  - Materials board
  - Transitions and step backs
  - Style issue with the rest of the neighborhood.
  - Streetscape to the west and south across both streets
  - 300' photo survey
- Motion carries: 5-0-1  
Approve: Lucas, Merten, Morton, Naegle, Schenck; Abstain: Boyden (chair)
- 

**Presented by Matt Peterson, Attorney for the owner**

A renderings and compliance chart was handed to the committee.

After receiving input from the community, they have revised both the architecture and the size of the home.

The compliance chart shows the FAR changed from .88 to .60

The lot coverage has been reduced to 31%, and the landscaping increased to .30. The highest point of building has been lowered one foot to 28'10"

Setbacks Front Yard= 15', Side Yard=5' (second floor 8'6"), Rear Yard= varies 6'4" to 9'10"

Parking remains the same: 2 off street + 2 driveway.

He presented:

- New renderings of the four elevations
- Materials Board – tile and stucco
- Adjacent and nearby corners photo survey

**David Keitel architect:**

They had a long talk with the owner after last months LJS PRC meeting. As a result, the house size and style were changed significantly.

- Reduced the house size from 3350 sq ft to 2725 sq ft.
- Garage 656 sq ft
- Setbacks increased at ground level,
- Stepped back the second floor
- The photovoltaic cells on the roof are hidden
- Lowered the garage 2 feet, reduced height to 8.6 in bedrooms in order to lower the garage
- Landscaping is now 30% softscape. There are parkways around the house that also add to the greenery feel.
- North elevations show offsetting planes and the height has dropped from 29'10" to 26'6" on that side.
- Tallest elements are the chimneys.

They have not redone the landscape plans yet, but the plantings will be similar.

**Community Input**

Joseph Romero – UCSD Building Commission on Sustainability: LEEDS construction. May is Historic Preservation Month. It is commendable that they are building a LEEDS compliant green home. This is not easy to do and incurs extra costs. What will be done with the structure presently on the site? *Response: This is a teardown. The house will be deconstructed and recycled as much as possible.*

**John Armstrong** – neighbor. How deep is the house foundation? *R: Will be 2 feet deeper than current slab. 7' below grade at rear.*

Q: How does this fit on the original footprint. *R: don't know, haven't drawn that on the plans.*

JA: concerned that this will still shade his house despite the 1' lower height from previous plan.

**Peggy Davis** - The greenery at the Beach and Tennis Club across the street is so lovely. What will the 30% landscaping consist of? *Response: They will have some palm trees and bushes. Showed similar landscape plan used in previous design.* Q: Bricks? *Response: This is a low water usage design. There will be rock mulch, brush, drought resistant grass etc.*

**John Armstrong Jr:** Displayed Google photos stitched together of how the current house fits in context of the neighborhood. The properties have a single story look on the corners. There is presently a "mountain" feel (up and down) rather than the "canyon" feel (tall and long) that will be there if this corner lot goes 2-stories. Feels that the "canyon" feel doesn't fit the community.

**Louis Beacham** – local LEED home builder-Architect should be congratulated for pursuing a LEED sustainable building. The existing structure is a 2 unit building – one unit is a rental. Thinks that this single family proposal is a de-intensification of the use.

An unidentified community member called out that the current garage is a bootleg, without a permit.

### **Committee Discussion**

**Morton:** This is zoned MF1 – so there could be 2 units on this lot.

**Merten:** Commends owner for being willing to make significant changes. He is reluctant to hold a vote, because the committee doesn't have the actual specifics for the new design and the plans still need to go to the city.

PM: East elevation height? *Response: The East elevation vertical height is 26' 6".*

PM: Pointed out that the view triangles drawn on plan are placed incorrectly.

PM: The building seems to comply with the 60% measurement/house orientation required by the LJSPDO

PM: Historical analysis: Does the historical analysis address the issues such as that this is one of the earliest projects in the area? (Boyden provided him the report from the Historical Resource Board). Chair: This is not within the purview of the committee. *Response: The HRB did not make the findings that the house was historical. The issue is beyond the purview of the PRC committee.*

**Motion:** Merten; second: Emerson

To continue review of the project until the full submittal package has been submitted to the city. This will include site sections.

### **Discussion of motion:**

**Naegle** – supports the motion. This is a delicate situation for the neighbors and community and needs to be done right.

Motion carries 5-0-1. Approve: Emerson, Merten, Morton Naegle, Lucas; abstain: Boyden

After the vote, Matt Peterson requested comments from the committee regarding the new design:

**Lucas:** This is clearly a much better design than the modern style that was previously presented. Since the HRB has decided that the current structure is not a historical building, it is clear that this will be demolished and a new structure built. The new design fits in much better with the community. His design complies with the 60% house orientation rule in the LJS PDO, so that is no longer an issue.

**Emerson:** Thinks this new design is going in a better direction.

## **C. Wells/Tyler Residence – Second review**

PROJECT NUMBER: 233074 TYPE OF STRUCTURE: Single family residence LOCATION: 8217 Paseo del Ocaso PLANNER: Glenn Gargas; 619-446-5142; ggargas@sandiego.gov OWNERS REP: Jackson Design and Remodeling; john@jacksondesignandremodeling.com

**Project description:** Demolish an existing SFR and construct 2532sf one-story home plus garage. Coastal Overlay (Non-Appealable), Coastal Height, Parking Impact, Residential Tandem Parking Zones.

**Seeking:** Site Development Permit (SDP) and Coastal Development Permit (CDP)

**Previous Action:** April 26, 2011 see also minutes for comments

**Motion:** Lucas; second: Merten

To continue to next time.

Provide materials to address:

- 300' neighborhood survey
- Address front fence 50% above 3' visibility issue
- Landscaping plan
- Driveway 20' requirement from the city
- Benefits of single story and 6' setback vs. larger setback and possible 2-story development.
- Photos of houses with similar roof styles in the immediate neighborhood.
- Opaque glass for the garage door – how translucent and will it be and will garage lights at night be an issue for the neighbors.

Motion carries: 4-0-1

Approve: Lucas, Merten, Naegle, Schenck; Abstain: Boyden (chair)

(Morton had to leave midway through presentation and was not present for motion)

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**Presented by Jim Groen, Jackson Design and Remodeling.**

A materials board was shown to the committee.

The neighborhood survey was emailed to the committee by the Chair last Thursday. Larger versions were presented.

Responses to previous committee concerns:

- 20' driveway concerns - City engineer worked on a solution. Counting wall thickness and with garage door inset plus another 9" from property line the driveway is now considered 20' long. The driveway apron is 18'. Driveway is 18' wide.
- 50% visibility for fence above 3'. The fence is re-designed in the same style, but now is more open at the upper section to meet the requirement.
- The hedge on south side edge of driveway has been cut back for visibility. The area has been planted with lower landscaping to improve visibility for cars exiting the driveway.
- The original proposed hardscape courtyard has been converted to a garden area (400 sq ft). There is now 1912 sq ft of total landscape.
- Garage door glass panels and concerns with lights: They talked with the manufacturer and have a sample of the glass (shown on the materials board). The door panels will remain opaque glass. There are no neighbors across the way that has windows that will be directly affected by any light from the garage. They like the aesthetic of the opaque glass. There are other examples in the neighborhood of similar garage doors.

- Photos of homes with flat roofs were presented. There are a variety of roofs in the immediate neighborhood including flat roofs similar to this. This has a parapet roof. The sloped part of the roof is gray to match building.
- Neighborhood set back survey to address the reduced rear setback: The proposed rear setback is 6' 4". There are other houses in neighborhood with similar setbacks and pinch points. The profile and massing of the home is considerably improved over the (oversized) 2-story houses in the neighborhood, and this is very desirable. A single story design is only feasible with a smaller rear setback.
- Read letter from one of the neighbors at the rear that likes the design. Their only concern is that the rear could be remodeled later into a 2-story design that would encroach on privacy. A letter from the neighbor at north that liked the plan and did not have any privacy issues.
- Rear elevation was presented. Minimal windows, so no encroachment on privacy to the neighbors. The palm tree in the backyard corner is to remain.

**Morton:** Setbacks? Response: Front setback 18'9", side yards 4', rear 6'4"

North side is one long plane. Can that be addressed? This is an aesthetic issue. *R: the property line wall hides most of the building. Only the top 2' is visible. Should not be an issue to neighbors. It is hard to make any indentations in the building as it would adversely affect the room design.*

**Merten:** How high is wall on north elevation? *R: it varies ... went through the points on the plan with Merten.*

**Naegle:** Delighted to see a 1-story building. You could puff out the frames around the windows to add some articulation to the north wall, but that is really silly and isn't needed. You talked with the neighbors, read the design manual, and did a good job.

**Motion: Naegle Second: Emerson**

**The findings can be made for a SDP and a CDP. Because this is a single story residence the rear setback is acceptable.**

**Motion passed: 4-1-1. Approve: Emerson, Lucas, Naegle, Boyden; oppose: Merten; abstain: Morton.**

#### **4. Item 33 of the proposed 7<sup>th</sup> Update to the Land Development Code**

This matter was heard by both the LJCPA and the Planning Commission on May 19<sup>th</sup>. It will be heard by the Land Use and Housing Committee chaired by Sherri Lightner on June 22, prior to being heard by the City Council. Item 33 changes the treatment of Separately Regulated Uses in the La Jolla Shores PDO. The LJCPA discussed the matter and varying points of view at length, including the previous LJCPA recommendation on the matter which was not incorporated into the draft reviewed by the Planning Commission. The LJCPA trustees did not appear to object to the City's language, but did not take action. The LJCPA President referred the matter back to the LJS PRC.

#### **Discussion:**

A discussion was held with the committee and the remaining public including Joe LaCava and Cindy Thorsen. Issues such as child care facilities in residential areas and how the changes being proposed would affect special uses were reviewed. Morton made the point that currently churches and religious facilities are allowed by right in the neighborhoods and under the present code can operate many of these uses without a Conditional Use Permits or community review. He thought that the regulations being proposed would require a CUP for special uses, and thus allow for community review, which would be beneficial.

Other members of the committee were concerned that the proposed changes to the LDC would establish a permit process for uses that are not currently allowed in the LJS PDO, and thus would be opening up the Shores to uses that are not agreeable to the community.

Other points of view expressed include: The LJS PDO is written in a way that only allows certain activities; whereas the Municipal Code is written to prohibit specific activities. These are two different approaches and appear to clash. The committee can't speak to what uses should be permitted in the La Jolla Shores – that is something that should go through the community review process.

Joe LaCava stated that Amanda Lee of City Staff indicated that removing churches and schools from the list of uses allowed by right would be a possible change.

Cindy Thorsen provided 1) a timeline of the actions of various La Jolla and City entities with respect to the proposed 7<sup>th</sup> Update to the LDC and 2) a listing with brief descriptions of the 65 proposed changes to the LDC.

Another view expressed was that there are 65 amendments being proposed, and it is likely that some of these will affect the LJS PDO. It is unclear whether these proposed changes will benefit the community.

**Motion: Emerson Second: Lucas**

**The committee recommends that schools & churches be removed from the list of uses allowed by right as found in §1510.0303 (d) and §1510.0303 (e) of the LJSPDO and be subject to the permit process for Separately Regulated Uses. The committee wants very strongly to continue the specific protections for uses as prescribed in the La Jolla Shores Planned District Ordinance.**

**Motion passed. 5-0-0: Approve: Emerson, Merten, Naegle, Boyden, Lucas.  
(Morton left prior to the vote)**

Meeting adjourned.

MINUTES: LA JOLLA TRAFFIC AND TRANSPORTATION - 5-26-11

Present: Gabsch, LJCPA: Van Inwegen, LJTC, Lessor, LJSA (Chair), Ryan, BRCC; Courtney, LJCPA (Secretary), Sutton (BRCC), Brady (LVMA), Kelman (LVMA)

T&T PUBLIC COMMENT:

Sherry Noorvan: Called for long overdue action on the Torrey Pines Road Corridor Project and accountability from government and community leaders.

Bill Robbins: Special events permits, leave no parking for others. Blocks lifeguard tower and restroom access at Kellogg Park / LJ Shores Beach. Need more oversight.  
Parks and Beaches Committee : Require applicant to follow up 60 days after event.

Dan Allen: Was under impression Metro Study was going to be on May agenda. Can it be on agenda for next meeting.

Karrar Ali: Last meeting called for Torrey Pines Road Corridor Project to be presented and voted on at this May Traffic & Transportation meeting, Why is this not happening?

Todd Lessor: SDPD rep was requested through numerous calls to Sherri Lightners office to discuss potential traffic enforcement along Torrey Pines Road. Officer could not attend, so item is delayed to June meeting.

Dee Jerge: West Muirlands reduction in speed. Not ready for agenda item today (topic posted on today's agenda - Item 4), Still gathering info from SDPD.

Todd Lessor: Explains speed survey / 85th percentile. Todd Lessor agreed to remove Item 4 from today's agenda.

Sherry Noorvani: We were told at the April meeting there would be a vote on TPR at this meeting. What is the role of the SDPD in deciding which component of the Torrey Pines Road Corridor Project will be built first and why was this topic removed from the agenda?

Todd Lessor: A number of people want to hear SDPD talk about traffic enforcement on Torrey Pines Road.

Enrique Rayon: Will the vote on TPR be continued again if the Officer cannot make the next meeting?

Tom Brady: Comprehensive Valet parking plan. Gary Smith with The City is re-writing the City's policy on valet parking and requested input from La Jolla. La Jolla T & T needs to pipe in on City process for valet parking or be left behind. Can this be on T&T agenda?

Dan Courtney: Noticed brand new sign at Hidden Valley Road and La Jolla Parkway stating "No trucks over 25' advised for Via Capri". This sign location was not voted on by T&T, how did the sign get requested or approved?

Agenda Items:

1) Taste of the Cove: Annual event. Organizers requesting a closure permit for all parking spaces along west side of 1100 block of Coastwalk all day Sunday August 31st through 11 AM Monday, September 1st.

Motion (Courtney) Approve closure 5:00 AM to Midnight August 31st for the entire 1100 block of Coastwalk and for just 1/2 of the 1100 block of Coastwalk Midnight to 11:00 AM Monday, September 1st. Motion fails, no second.

Motion (Gabsch / Kelman): "Approve the City's motion". Motion passes 6-1-1. Courtney opposed / statement: "City's motion was not provided to Trrutees".

2) Stop Sign - Via del Norte and Beaumont:

Two residents of area spoke. Neither in strong support of stop sign, Asked about the option of a Yield sign.

Board discussion: Exact location for stop sign? Adverse impacts?

Can Chair ask City for visual of proposed stop sign? Neighbors to please dicuss solutions among themselves.

Motion: (Gabsch / Brady): Posptone action on a stop sign and request City to provide T&T with a visual and copy of warrents.

Motion carries (7-1-0)

3. Yeild Sign (Valle Vaquero & Calle Miramar). No motion.

4) West Muirlands Speed Change: Postponed to future meeting at request of neighbor.



**AD HOC COMMITTEE ON OPERATING POLICIES**  
LA JOLLA COMMUNITY PLANNING ASSOCIATION

**COMMITTEE REPORT FOR MAY 2011**  
LA JOLLA RECREATION CENTER, 615 PROSPECT ST. 5:30 PM

One meeting: May 18, 2011

Present: Joe LaCava, Rob Whittemore, Laura DuCharme Conboy, Devin Burstein, Helen Boyden.  
Absent: None.

1. Meeting called to order at approximately 5:35 pm.
2. Call for public comment, there was none.
3. General discussion of committee goals and agenda.
4. Discussion of agenda item 4(a) – regarding how the LJ Community Planning Association should use policies in the future.
  - a. Approved Motion : Recommend that the LJ Community Planning Association retain the flexibility to use operating policies, adopted by a majority vote of the Trustees, and submitted by the President to the City for review and approval.  
(LaCava/Boyden 5/0/0).
5. Discussion of agenda item 4(b) – regarding appeal procedures. Committee made significant progress in identifying key points. Committee members all agreed to continue discussion of this item at the next committee meeting, before making recommendations to the LJ Community Planning Association Trustees.
6. Discussion of agenda item 4(c) – regarding the policies related to subcommittee actions.
  - a. Approved Motion: Recommend that the LJ Community Planning Association eliminate the policies of January 8, 2009 and March 6, 2008, and leave it to the Community Joint Committees and Boards to develop their own policies and procedures. (Boyden/Conboy 5/0/0).
7. Adjourned at approximately 7:30pm.



## THE CITY OF SAN DIEGO

April 18, 2011

Mr. Lee McEachern  
San Diego Office Area  
California Coastal Commission  
7575 Metropolitan Drive, Suite 103  
San Diego, CA 92108-4402

Dear Mr. McEachern:

Subject: Application No. A-133-79-A4/F6760-A5 /Kretowicz

In January 2011 the City of San Diego (City) became aware of the above-referenced Coastal Commission permit application and Coastal Commission staff report with preliminary recommendations which in part include approval of the permit with certain conditions.

City of San Diego staff was not asked to provide input to the Coastal Commission staff recommendations at the time of the report. As such this letter is the official City of San Diego response to the Coastal Commission's report outlining the preliminary recommendations which impact locations within the City of San Diego's La Jolla Local Coastal Program (LCP).

*Responses to the Special Conditions (as referenced on page 4 of the report)*

1. Payment of \$3,300,000

The Coastal Commission staff recommends funds be used for the "*reconstruction of Angel's Flight public access stairway*" and various other public access improvements in La Jolla area, including a grant to the City for \$300,000 to be used exclusively for other public access improvements. In addition, if the \$3,000,000 identified for the reconstruction of Angel's Flight Stairway is not used by the State Coastal Conservancy for this purpose the funds shall be used by the Conservancy for other such public access improvements within the coastal area of Southern California.

The City supports the \$300,000 grant to be issued to the City for other public access areas within La Jolla, but disagrees with the recommendation of \$3,000,000 or any funding for the Angel Flight Stairway. The City of San Diego's La Jolla Community Plan, which also is the LCP for the area was developed by the residents of the La Jolla Community area and adopted by the City Council in 2004. This adopted Community Plan does not recommend this location as a future public access point to the beach below. In addition, various City staff, including staff from the Fire and Life Safety and the Park and Recreation Departments does not support a new stairway in the area. For these reasons we would recommend that the Coastal Commission change this Special Condition to include \$3,000,000 for the exclusive use to reconstruct and improve existing public access/stairways in the La Jolla Community



Planning Area, as determined by the City and approved by the Coastal Conservancy. In 2003 the City completed a comprehensive Coastal Access Site Improvement Assessment of 131 public access points along the coast. The 2003 survey prioritized the areas for improvements based upon the site assessments. Of the 131 sites, many within the La Jolla Community Planning Area and 14 of these La Jolla locations are within the top 50 identified priorities. With limited funding for such improvements it could take upwards of 15 years to complete all the improvements identified. As such the City could use the funds to make improvements only to public access points within the La Jolla Community Planning Area.

## 2. Lifeguard Emergency Vertical Access (at Princess Street)

The City of San Diego agrees with the recommendation to provide the City of San Diego an emergency easement for the use of Lifeguards for emergency access which will be paid for by the applicant. The City of San Diego agrees with the recommendation to provide the City with an emergency easement to be used by Lifeguards or other emergency responders for the purpose of accessing the water and shore, which will be paid for by the applicant. The City of San Diego does not recommend the access be opened to the general public at this time. First and foremost, the La Jolla Community Plan, as adopted in 2004, does not recommend full public access, only emergency access, which is recommended by City staff as well. After further evaluation of the site by Lifeguard staff full access at this point could pose a safety issue to those who access the beach below due to the limited beach space and the possibility for users to become stranded on adjacent beach areas at high tide or during periods of high surf. Additionally, there is restricted visibility of the beach from established lifeguard observation points and the approach to the beach from the seaward side is severely impeded by a shallow rocky reef. There is a strong likelihood that increased public access at this location would result in an increase in emergency responses to the area.

The Lifeguard staff has evaluated the access as it exists today and provides the following recommendations for improvements along with the easement to be recorded with the City of San Diego.

- I. Lifeguards shall be provided 24-hour emergency access via a key to the gate, the combination to a lock, or through access to an onsite lock box that has a key. The owner of the property shall be responsible for maintaining any lock or gate to ensure that emergency access is not impeded.
- II. The emergency access shall allow lifeguard access to the water along a path that is unobstructed from vegetation or property improvements. Improvements to this path shall be allowed if necessary in order to gain or improve the emergency access.
- III. Lifeguards shall be permitted to use the access for emergency calls, gaining visual site lines of the area, conduction area familiarization training, and other on duty activities that fall under the purview of the Lifeguard Division.

Page 3

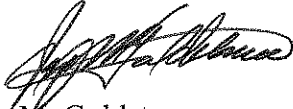
Mr. Lee McEachern – Coastal Commission

April 18, 2011

- IV. Lifeguards shall be allowed to construct a rope rescue system along the emergency access corridor in order to access or extricate a trapped or injured person. Any such system shall be constructed on site, and removed after operations are concluded. These systems may also be constructed for the purposes of training guards in cliff rescue skills.
- V. Lifeguards shall be provided final permits prior to submittal to the City's Development Services Department and/or Coastal Commission.

As the local governmental agency that has jurisdiction of the areas as identified in this application we appreciate the opportunity to provide input and the Coastal Commission member's serious consideration of the alternatives and comments provided. If you have any further questions, please contact Stacey LoMedico, Park and Recreation Director at [slomedico@sandiego.gov](mailto:slomedico@sandiego.gov) or at (619) 236-6643 or Rick Wurts, Lifeguard Chief at [rwurts@sandiego.gov](mailto:rwurts@sandiego.gov) or at (619) 221-8832.

Sincerely,



Jay M. Goldstone  
Chief Operating Officer

cc: Council Member Sheri Lightner  
Stacey LoMedico, Park and Recreation Director  
Javier Mainar, Fire-Rescue Chief  
Rick Wurts, Lifeguard Chief  
Kathleen Hasenauer, Park and Recreation Deputy Director  
Darren Greenhalgh, Engineering and Capital Projects Deputy Director  
Ali Darvishi, Engineering and Capital Projects Project Officer II  
Lesley Hanger, Community Investment & Community Planning  
Tony Crisafi, Chair, La Jolla Community Planning Group



## COUNCILMEMBER SHERRI S. LIGHTNER

FIRST DISTRICT  
CITY OF SAN DIEGO

May 25, 2011

Mr. Lee McEachern  
California Coastal Commission  
San Diego Area  
7575 Metropolitan Drive, Suite 103  
San Diego, CA 92108-4421

Re: Application No. A-133-79-A4/F6760-A5  
Applicants: Ure and Diane Kretowicz

Dear Mr. McEachern:

Thank you for the opportunity to comment on the application for a Coastal Development Permit for improvements that have already been completed to the Kretowicz residence at 7957 Princess Street, La Jolla.

I offer the following comments regarding the Special Conditions, as referenced on page 4 of the staff report.

*1. Payment of \$3,300,000 in mitigation*

Coastal Commission staff has made a preliminary recommendation that \$3,000,000 in mitigation funds be used for the reconstruction of Angel's Flight public access stairway. Per the April 18, 2011 letter from City of San Diego Chief Operating Officer Jay Goldstone (attached), I would also recommend that these funds instead be used exclusively to reconstruct and improve existing public accesses and stairways within the La Jolla Community Planning Area, as determined by the City and approved by the Coastal Conservancy. Within the La Jolla Community Planning Area, there are 14 existing public access points that are identified as being in the top 50 access points in the City of San Diego that are in need of improvements, and that money could best be spent on improving these locations (rather than building a new public access at Angel's Flight in a location that has not been deemed appropriate by San Diego Lifeguards and Park and Recreation Department staff).

I join the City in supporting the additional \$300,000 grant to be issued to the City for other public access areas within La Jolla.



2. *Lifeguard Emergency Vertical Access at Princess Street*

I also support the City of San Diego's recommendation that the City be provided the use of an easement at Princess Street for an emergency lifeguard access, which will be paid for by the applicant. This is consistent with the current La Jolla Community Plan/Local Coastal Program, which calls for an emergency lifeguard access at Princess Street.

In addition, numerous La Jolla constituents along with three community groups, the La Jolla Community Planning Association, La Jolla Shores Association and La Jolla Parks and Beaches Committee, support the upgrading of the Princess Street access to a full public coastal access. This is an important historical access point, and as such, the community would appreciate maintaining the option to restore it to a full public access in the future.

To that end, I respectfully request that the Coastal Commission also preserve the option of an offer to dedicate the Princess Street access as a full public access for the next 21 years in the event that circumstances change and funds become available to upgrade this location so that it can safely accommodate a full public access. (Funds would also be needed for the accompanying amendment to the La Jolla Community Plan/Local Coastal Program to change this location from an emergency access to a full public access.)

Thank you very much for your consideration. Please do not hesitate to contact my office at [sherrilightner@sandiego.gov](mailto:sherrilightner@sandiego.gov) or (619) 236-6611 if I may provide any additional information.

Sincerely,



Sherri S. Lightner  
Councilmember, City of San Diego, District One

cc: Jay Goldstone, Chief Operating Officer, City of San Diego  
Stacey LoMedico, Park and Recreation Director  
Javier Mainar, Fire-Rescue Chief  
Rick Wurts, Lifeguard Chief  
Kathleen Hasenauer, Park and Recreation Deputy Director  
Darren Greenhalgh, Engineering and Capital Projects Deputy Director  
Ali Darvishi, Engineering and Capital Projects Project Officer II  
Lesley Henegar, Community Investment and Community Planning  
Tony Crisafi, Chair, La Jolla Community Planning Association  
Audrey Keane, Chair, La Jolla Shores Association  
Patrick Ahern, Chair, La Jolla Parks and Beaches Committee

**Issue Matrix - 7th UPDATE TO THE LDC  
April 15, 2011**

No.	PURPOSE	CODE SECTION	AMENDMENT DESCRIPTION
31	Clarification/ Regulatory Reform	151.0202	<p><b><u>Initiation Process in Planned Districts</u></b> Clarifies the initiation process for planned districts is the same as required for commencing a Process Five zoning or rezoning action (Section 123.0103), and removes the requirement for initiation of PDO amendments other than zoning or rezoning actions.</p>
32	Clarification/ Regulatory Reform	151.0203	<p><b><u>Notices Required in Planned Districts</u></b> Eliminates the existing requirement for an additional notice to be provided in planned districts, which has created confusion regarding the noticing requirement for planned districts. Applies noticing requirements consistently citywide.</p>
33	Clarification/ Regulatory Reform	151.0401 1510.0107	<p><b><u>Separately Regulated Uses in Planned Districts</u></b></p> <ul style="list-style-type: none"> <li>• Clarifies that the separately regulated use regulations identified in Chapter 14, Article 1 apply to planned districts except where a conflict is explicitly identified in the planned district for a specified use. The existing list of uses in Section 151.0401 is outdated and does not address all separately regulated uses.</li> <li>• Specifies that the separately regulated use regulations in Chapter 14, Article 1 apply to the La Jolla Shores planned district, except where there is conflict with the planned district regulations.</li> </ul>
<p><b>Measurement Amendments:</b> The following 10 amendments clarify how various things are defined or measured in the Land Development Code, particularly with respect to setbacks, height, and applicability to accessory buildings.</p>			