



PO Box 889, La Jolla, CA 92038

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[info@LaJollaCPA.org](mailto:info@LaJollaCPA.org)

President: Tony Crisafi

Vice President: Joe LaCava

Treasurer: Orrin Gabsch

Secretary: Dan Allen

## La Jolla Community Planning Association

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

La Jolla Recreation Center, 615 Prospect Street

### Thursday, 7 June 2012

## 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: 3 May 2012**
4. **Elected Officials Report** – Information Only
  - A. Council District 2 – Councilmember Kevin Faulconer  
Rep: **Katherine Miles**, 619.236.6622, [kmiles@sanidiego.gov](mailto:kmiles@sanidiego.gov)
  - B. Council District 1 – Councilmember Sherri Lightner  
Rep: **Erin Demorest**, 619.236.7762, [edemorest@sanidiego.gov](mailto:edemorest@sanidiego.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. **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. **President's Report**
  - A. Committee Appointments by other community groups - For ratification by Trustees (see attached list) – action item
  - B. Special Election Committee Appointments – for ratification by Trustees (Trustee Ray Weiss resignation) – Action item
  - C. Trustee Special Election – candidate statements / submit your interest via email @ [info@lajollacpa.org](mailto:info@lajollacpa.org) by July 5<sup>th</sup>, election Aug. 2nd
  - D. Kretowicz Residence EOT – Action item: whether to appeal to City Council Kretowicz Residence EOT which was approved on consent at Planning Commission May 31<sup>st</sup>
  - E. Becerra Residence EOT – Hearing Officer continued to June 13<sup>th</sup> (previously May 23<sup>rd</sup>) at request of LJCPA. Agenda Item.
  - F. Response to allegations regarding LJSPRC & LJCPA review processes

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 CPA meeting.***

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

DPR – Development Permit Review Committee, Chair Paul Benton, 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, 4p

**A. Cardio Barre**

**PDO Action: Proposed signage conforms to the PDO. 10-0-0**

7580 Fay Ave. - new signage

**B. YMCA (Firehouse)**

**PDO ACTION: Proposed signage conforms to the PDO. 10-0-0.**

7877 Herschel Ave – new signage

**C. Awning for Bast/Wright Interiors**

**PDO ACTION: Proposed signage conforms to the PDO. 10-0-0**

7440 Girard Ave - To install an awning on the second floor office

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

A. **COASTAL ACCESS AND PARKING BOARD** – Meets 1st Tues, 4pm, Rec Center

B. **COMMUNITY PLANNERS COMMITTEE** – Meets 4<sup>th</sup> Tues, 7p, 9192 Topaz Way

C. **LA JOLLA PARKS & BEACHES, INC.** – Meets 4th Mon, 4pm, La Jolla Recreation Center

11. **Letter to City by LJPDO re: Community Review** – Action item

Letter attached for Trustee review and vote is the PDO Committee-drafted letter to the City regarding referring projects to the La Jolla community for review.

12. **SDG&E: TL617 Underground Cable Replacement in La Jolla**

Information only - SDG&E® is replacing an existing 2.5 mile segment of aging underground electric cable that provides power to La Jolla. This cable system runs from La Jolla substation (near Eads Ave and Pearl St intersection) to an existing wooden transmission cable pole located on top of Mount Soledad (near La Jolla Scenic Dr and Soledad Park Rd intersection). Construction starts in May - approximately 4 to 8 months to complete.

13. **Becerra Residence EOT**

1590 Coast Walk - Extension of Time of an approved CDP 130085 and SDP 530877 which allowed a 1,832

SF addition to an existing single family residence on a 0.50 acre site.

*DPR ACTION (May 2012): Findings can be made for an Extension of Time of the previously approved CDP and SDP of a 1,832 SF addition to an existing single family residence on a 0.50-acre site at 1590 Coast Walk. 5-0-1*

14. **UCSD Hillel Center for Jewish Life** – Action item, pulled by Trustee Gabsch

8966 Cliffridge Ave. - Site Development Permit and Right-of-Way Vacation for a phased project for a 3 – building (totaling 6,600 square feet) Jewish student center on a vacant 0.76-acre site located on the south side of La Jolla Village Drive, between Torrey Pines Road and La Jolla Scenic Way. Phase I would use an existing residence at 8976 Cliffridge Avenue as a temporary student center until the main center is built in Phase II and remain if Phase II not approved. ROW vacation is located on north side of 8900 block of La Jolla Scenic Drive and adjoining cul-de-sac.

**TIME  
CERTAIN:  
7:00p**

**HILLEL CONT.**

*T& T ACTION (April 2012): Approve right of way vacation 4-3-0*

**PRC ACTIONS:**

*a. (1-23-2012) Findings for a Site Development Permit for Phase 2 cannot be made because the project does not conform to the design criteria set forth in the La Jolla Shores Design Manual and therefore does not comply with the La Jolla Shores Planned District Ordinance:*

- 1. The size and bulk of the project is two to three times that of other structures in the vicinity and therefore not in conformance with the La Jolla Shores Design Manual.*
- 2. The project will be disruptive of the architectural unity of the area.*
- 3. The proposed structure setbacks are not in general conformance with the setbacks of other structures in the vicinity. 5-2-1*

*b. (1-23-2012) The findings for a Site Development Permit for the continued office use of the existing single family dwelling (Phase 1) at the present time and also if Phase 2 is not approved is inconsistent with the La Jolla Shores Planned District Ordinance. 6-1-1*

*c. (3-27-2012) None of the four findings can be made for a right-of-way vacation.*

- 1. Finding 1 can not be met. There is a present and prospective public use for right-of-way. While a park has significant value, it would come at the cost of losing a current cul-de-sac in the right-of-way which being used for both vehicular traffic and parking.*
- 2. Finding 2, public benefit, can not be made. There is a loss of benefit in that parking will be lost and the street will be narrowed. Decreasing the width of the street is problematic and a safety issue.*
- 3. Finding 3, not adversely affecting the land use plan, can not be made. The vacation is for the purpose of developing a facility, which is at odds with the surrounding low density residential use, and is contrary to the La Jolla Shores Planned District Ordinance.*
- 4. Finding 4, public right-of-way use as originally acquired, can not be met. Vehicular traffic will be affected and the cul-de-sac providing both a place for turning around and parking will be lost. 5-1-2*

***For additional discussion see 11-22-2011 LJSPRC minutes***

**9:30p**

**15. Adjourn** to next Regular Monthly Meeting, July 5th, 2012, 6:00 pm



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Assistant 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 Street

**Thursday, 3 May 2012**

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

Trustees Present: Dan Allen, Cynthia Bond, Tom Brady, Devin Burstein, Laura Ducharme-Conboy, Michael Costello, Dan Courtney, Tony Crisafi, Jim Fitzgerald, Orrin Gabsch, Joe LaCava, David Little, Phil Merten, Cindy Thorsen, Fran Zimmerman.

Absent: Tim Lucas, Nancy Manno.

#### **1. Welcome and Call To Order: Tony Crisafi, President, at 6:05 PM**

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

**Trustee Gabsch** asked that the item from the Traffic and Transportation Board minutes concerning Hillel, 8966 Cliffridge Avenue, be on the Consent Agenda. It was added as item 9.G.

#### **Approved Motion: Motion to adopt the Agenda as modified, (Gabsch/Fitzgerald, 10-2-1).**

In favor: Allen, Bond, Brady, Burstein, Conboy, Fitzgerald, Gabsch, Little, Merten, Thorsen.

Opposed: Costello, LaCava.

Abstain: Crisafi.

#### **3. Meeting Minutes Review and Approval – 5 April Regular Meeting**

#### **Approved Motion: Motion to approve the Minutes of the 5 April Meeting, (Gabsch/Fitzgerald, 12-0-1).**

In favor: Allen, Bond, Brady, Burstein, Conboy, Costello, Fitzgerald, Gabsch, LaCava, Little, Merten, Thorsen.

Abstain: Crisafi.

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

##### **A. San Diego City Council District 2 - Councilmember Kevin Faulconer**

Rep: Katherine Miles, 619.236.6622, [kmiles@sandiego.gov](mailto:kmiles@sandiego.gov)

Ms. Miles was not present.

##### **B. San Diego City Council District 1 - Councilmember Sherri Lightner**

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

**Ms. Demorest** spoke about the upcoming City infrastructure bond, the enthusiastic turnout (over 400) at the Post Office public meeting, and the construction status of the new Cove and La Jolla Shores lifeguard stations.

#### **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://physicalplanning.ucsd.edu>**

**Ms. Delouri** brought copies of UCSD's planning department monthly update and newsletter; current projects of note are at Scripps Institute of Oceanography and the Jacobs Medical Center. She also reported that the new chancellor was just named. He is Pradeep Khosla, and he will take office 1 August.

#### **General Public Comment**

**Pat Granger** had questions and comment on the procedures practiced by the Traffic & Transportation Board.

**Michael Morton** provided copies of his letter of resignation from the La Jolla Shores Permit Review Committee and a copy of the reply he received from the City on his criticisms of the fairness of the process that the PRC

used in considering the Hillel project. The City has referred the matter to the Community Planning Association, and he asks for an investigation (see further under President's Report).

## 6. Non-Agenda Items for Trustee Discussion

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

**Trustee LaCava** commented on the departure of David Schwab from the staff of the La Jolla *Light*, noting his service to the community, among other things covering our meetings, and adding that he will surely be missed. **Trustee Conboy** announced an upcoming summer camp for middle school and high schoolers about architecture sponsored by the La Jolla Historical Society. **Trustee Brady** thanked **Trustee LaCava** and others who organized the Post Office meeting. **Trustee Little** asked questions about environmental review and committee member conflict of interest. **Trustee Costello** commented on the likely success of an effort to prevent commercial party use of the former MTV Real World house.

## 7. Officer's Reports

### A. Secretary

**Trustee Allen** stated LJCPA is a membership organization open to La Jolla residents, property owners and local businesspersons at least 18 years of age. By providing proof of attendance one maintains membership and becomes eligible for election as a Trustee. Eligible non-members wishing to join the LJCPA must have recorded attendance for one meeting and must submit an application. Forms are on-line at [www.lajollacpa.org](http://www.lajollacpa.org).

### B. Treasurer

**Trustee Fitzgerald** presented the results for the past month. April Beginning Balance: \$258.01 + Income \$164.50 – Expenses \$140.18 = May Beginning Balance: \$282.33. Expenses for the month included agenda printing and telephone expenses.

**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 are in cash to preserve anonymity.

## 8. President's Report – Action Items where indicated

### A. Committee Appointments for ratification by trustees – Action item

To the Development Permit Review Committee: Dan Grunow, Mike Costello, Paul Benton (Chair), Lynne Hayes, Phil Merten,  
To the La Jolla Shores Permit Review Committee: John Shenk, Phil Merten, Laura Ducharme-Conboy,  
To the La Jolla Planned District Ordinance Committee: Orrin Gabsch, Glen Rasmussen, David Little,  
To the Traffic and Transportation Board: Dan Courtney, Orrin Gabsch,  
To the Coastal Access and Parking Board: Tom Brady, Dan Allen,  
Representative to the Community Planners' Committee: Joe LaCava, Tony Crisafi - alternate.

### Approved Motion: Motion to ratify the LJCPA appointments to the Joint Committees and Boards, (LaCava/Gabsch, 14-0-1).

In favor: Allen, Bond, Brady, Burstein, Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Little, Merten, Thorsen, Zimmerman.  
Abstain: Crisafi.

### B. Ad Hoc Committee on Trustees Representing Project Applicants or Project Opponents – Action item

Appointees: Phil Merten - Chair, Mike Costello - Vice Chair, Laura Ducharme-Conboy, Jim Fitzgerald, Joe LaCava, Tony Crisafi, Cindy Thorsen, Rob Whittemore.  
The committee will meet in May; time & place to be announced.

### Approved Motion: Motion to ratify the appointments to the Ad Hoc Committee on Trustees Representing Project Applicants or Project Opponents, (Courtney/Thorsen, 11-2-2).

In favor: Allen, Bond, Brady, Burstein, Conboy, Costello, Courtney, Fitzgerald, Gabsch, Merten, Thorsen.

Opposed: Little, Zimmerman.  
Abstain: LaCava, Crisafi.

**C. Form Special Election Committee** – Action item

Trustee Ray Weiss has resigned with regret that his professional travel obligations make it impossible to regularly attend the required number of meetings. **President Crisafi** commented on his valuable service. There being no volunteers to form a Special Election Committee, **President Crisafi** will make appointments.

**D. Letters Concerning Possible Violations of Bylaws or City Policy 600-24** – Information item

There have been two letters received, from **Michael Morton** and **Bob Whitney**, on different subjects. These will be reviewed by the officers and results of the inquiries will be reported to the Trustees.

**E. President Crisafi** thanked Bob Marco for setting up the meeting room each month and thanked the office of Councilmember Lightner for accelerating the permits for the “Teardrop” paving, which is being done at night and was paid for by private donations through the La Jolla Community fund of the San Diego Foundation.

**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 CPA 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

**A. Contreras Residence**

**DPR ACTION: Findings can be made for a Coastal Development Permit and Site Development Permit to demolish existing residence and construct a 11,886 SF single-family residence on a 0.82 acre site at 9554 La Jolla Farms Road. 5-0-2**

9554 La Jolla Farms Road - CDP and SDP for Environmentally Sensitive Lands to demolish existing residence and construct a 11,886 SF single-family residence on a 0.82 acre site.

**B. Kates Residence**

**DPR ACTION: Based on the revised drawings of the driveway gate and pilasters, findings can be made for a Coastal Development Permit to demolish existing residence and construct a 7,965 SF single family residence on a 0.52 acre site at 1545 La Cumbre Drive. 6-0-1**

1545 La Cumbre Drive - CDP to demolish existing residence and construct a 7,965 SF single-family residence on a 0.52 acre site.

**C. Abelkop Residence**

**PRC Action: Findings can be made for a Site Development Permit. 5-0-1**

2481 Rue Denise - 2,298 square feet addition to an existing single family residence on a 0.29 acre site.

**D. Browar Residence**

**PRC ACTION: Findings can be made for a SDP and a CDP based on the plans presented to the committee dated by presenter 4/24/12 (and to be submitted to the City), with front setbacks of 9' 6" and arching stone wall set back 8' 6" as indicated on sheet 2 of 12. 4-1-1**

2725 Inverness Court - Demolish existing single family residence and construct new 6,566 sf single family residence with associated site walls and swimming pool on a 58,540 sf lot

**E. Taste of the Cove**

**T & T ACTION: Approval of street closures 8-0-0**

Street Closures - Taste of the Cove event on Sept 6th, 2012.

**F. Green Zone at 1025 Prospect Street**

**T & T ACTION: Denial of Green Zone 8-0-0**

Consideration of a green zone at 1025 Prospect Street

**G. UCSD Hillel Center for Jewish Life – *Pulled by Trustee Gabsch***

**T & T ACTION: Approval 4-3-0**

8966 Cliffridge Avenue; Right of Way vacation located on north side of 8900 block of La Jolla Scenic Drive and adjoining cul-de-sac.

**Approved Motion: Motion**

**To accept the actions of the Development Permit Review Committee: (A) Contreras Residence: Findings can be made for a Coastal Development Permit and Site Development Permit to demolish existing residence and construct a 11,886 SF single-family residence on a 0.82 acre site at 9554 La Jolla Farms Road, and (B) Kates Residence: Based on the revised drawings of the driveway gate and pilasters, findings can be made for a Coastal Development Permit to demolish existing residence and construct a 7,965 SF single family residence on a 0.52 acre site at 1545 La Cumbre Drive, and forward the recommendations to the City,**

**To accept the actions of the La Jolla Shores Permit Review Committee: (C) Abelkop Residence: Findings can be made for a Site Development Permit, and (D) Browar Residence: Findings can be made for a SDP and a CDP based on the plans presented to the committee dated by presenter 4/24/12 (and to be submitted to the City), with front setbacks of 9' 6" and arching stone wall set back 8' 6" as indicated on sheet 2 of 12, and forward the recommendations to the City,**

**To accept the action of the Traffic & Transportation Board: (E) Taste of the Cove: Approval of street closures, and forward the recommendation to the City, (Gabsch/Burstein, 14-0-1).**

In favor: Allen, Bond, Brady, Burstein, Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Little, Merten, Thorsen, Zimmerman.

Abstain: Crisafi.

**Approved Motion: Motion**

**To accept the action of the Traffic & Transportation Board: (F) Green Zone at 1025 Prospect Street: Deny Green Zone, and forward the recommendation to the City, (LaCava/Fitzgerald, 14-0-1).**

In favor: Allen, Bond, Brady, Burstein, Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Little, Merten, Thorsen, Zimmerman.

Abstain: Crisafi.

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

**A. La Jolla Community Parking District Advisory Board** – Inactive

**B. Coastal Access and Parking Board** - Meets 1st Tues, 4pm, La Jolla Recreation Center.  
Did not meet in April or May

**C. Community Planners Committee** – Meets 4th Tues, 7pm, 9192 Topaz Way, San Diego  
**Trustee LaCava** referred the Trustees to an e-mail distribution on the subject of parking requirements for affordable housing. Also, the City Council is revising policies in its 600 series related to land use.

**D. La Jolla Parks & Beaches, Inc.** – Meets 4th Mon, 4pm, La Jolla Recreation Center

**11. City of San Diego - Sewer and Water Group 820 – Information Only**

Replacements in the Village bounded by Torrey Pines Road, Coast Blvd., Ivanhoe Street and Prospect Place. Construction of the project will affect portions of the following streets and locations: Jenner St., Cave St., Prospect St., and Silverado St. Tentative start date: September 2012; 10mos to complete. Residents & Merchants will receive notice 30 days prior to start of construction.

**Michael Ninth** and **Meryl Jimenez**, City of San Diego Engineering and Capital Projects department presented and a handout was distributed. The project was first presented to the community two years ago but has been delayed due to limited funds. The sewer main in Coast Walk trail will be abandoned in place with work there all done manually. Completion will be in October 2013 considering the summer moratorium. **Trustee Courtney** commented on night work problems, and **Trustee Thorsen** asked about general policy of coordinating street work by various agencies. **Trustee LaCava** commented on the project impact to the community since it involves main streets.

**12. Keating Residence – Action item**

9633 La Jolla Farms Rd - CDP to demolish existing residence and construct a 10,834 SF single-family residence on a 1.07 acre site.

*PREVIOUS ACTION (April 2012): Pulled from Consent Agenda by Trustee Courtney*

*DPR ACTION (March 2012): Findings can be made for a Coastal Development Permit to demolish existing residence and construct a 10,834 SF single-family residence on a 1.07 acre site at 9633 La Jolla Farms Rd. 3-2-1*

**Trustee Courtney** explained that he pulled the item in April because there were unresolved issues. Architects **Taal Safdie** and **Scott Maas** presented and owner **Dr. Keating** added information. FAR is 0.25 where 0.45 is allowed. East and west neighbors have written letters of support. **Trustees Gabsch, Fitzgerald, Merten, Costello, LaCava, Thorsen, Burstein, Zimmerman, Little** and **Conboy** contributed to the discussion. A principal issue was the rectangular 30-foot tower element and its proximity to one of the neighbors with respect to the Community Plan criterion for transitions. **Bob Collins** and **Dr. Jane Reldan** commented.

**Approved Motion: Keating Residence: Findings can be made for a Coastal Development Permit to demolish existing residence and construct a 10,834 SF single-family residence on a 1.07 acre site at 9633 La Jolla Farms Rd, (Burstein/Thorsen, 11-3-1).**

In favor: Allen, Bond, Brady, Burstein, Conboy, Courtney, Fitzgerald, Gabsch, LaCava, Little, Thorsen.

Opposed: Costello, Merten, Zimmerman.

Abstain: Crisafi.

**13. Taccone Residence – Action item, full hearing at request of Applicant**

7206 Rue de Roark - EOT for CDP 588201 and SDP 588202 to demolish an existing SFR and construct a 7,366 sf SFR with a 555 sf guest quarters on a 13,263.3 sf lot

*PRC ACTION (April 2012): The findings can be made for an Extension of Time (EOT) for the project as presented, per San Diego Municipal Code 126.0111. 4-1-1*

Architect **Claude-Anthony Marengo** answered a question from **Trustee LaCava** that there were no changes to the project plan. **Bernie Segal** representing neighbor Mary Lowe raised concern that notice was not received and that the permit may not have been recorded since it was not found on her title search, but he withdrew objections when details were provided by **Mr. Marengo**.

**Approved Motion: Taccone Residence: Findings can be made for an Extension of Time (EOT) for the project as presented, per San Diego Municipal Code 126.0111, (LaCava/Burstein, 14-0-1).**

In favor: Allen, Bond, Brady, Burstein, Conboy, Costello, Courtney, Fitzgerald, Gabsch, LaCava, Little, Merten, Thorsen, Zimmerman.

Abstain: Crisafi.

**14. SDG&E: TL617 Underground Cable Replacement in La Jolla – Information Only**

No representative was present.

**15. Adjourn, at 7:30 PM.**

Next Regular Monthly Meeting, 7 June, 6:00 pm.



# La Jolla Planned District Ordinance Committee

Chair: Ione R. Stiegler, FAIA

## AGENDA – MONDAY, March 12, 2012

4:00 PM, La Jolla Recreation Center, 615 Prospect Street, Room 1

### UNAPPROVED MINUTES OF THE LA JOLLA PLANNED DISTRICT ORDINANCE COMMITTEE May 14, 2012

**Present:** Stiegler, Fitzgerald, Gabsch, Marengo, Little, Rasmussen, Berwin, Palmer, Dershowitz, Parker.

**Also present:** members of the public Aaron Clippinger, YMCA; Jennifer Kindl, Chase Bank, Steve Therriault, Chase signs; Robert Wright, Bast/Wright; Steve Laub, Chase; Syreeta Hall, Chase; Stephen Bull, Chase; Mary Soriano, LJTC; Janay Kruger, ICON Group; Adolfo Fastlicht, ICON; Robert Watson, Solage Hotels; Preston Ball, Cardio Barre consultant.

A quorum was established and Chairwoman Stiegler called the Meeting to order at 4:07PM. Note: The PDO Committee did not meet in April, 2012.

1. **Public Comment** – Issues not on today's agenda (2 minutes maximum.)

No comments from members of the general public.

2. **Chair Report / Board Discussion**

The Chair deferred the remainder of the Chair Report/Board Discussion until after the scheduled Project Review.

3. **Recommendations to CPA**

A.

**Project Name:** Chase Bank Neighborhood Use Permit

**Address:** 5605 La Jolla Blvd (Bird Rock)

**Project Number:** 277357

**PDO Zone:** LJPD-4

**Applicant:** Chase Bank

**Agent:** Steve Laub-Land Solutions

**City Project Manager:** Glenn Gargas

**Date of App Notice:** April 25, 2012

**Scope of Work:** Change of use from surf shop back to a bank (was Security Pacific Bank in 1970's.

A "bank" is considered an office use; only 50% of FA of first floor can be used as office, unless there is a prior similar use (as here). Drive thru is being removed to gain 4 parking spaces. Required parking is 1.7 stalls per 1000sf, therefore only need 7 spaces; providing 12. 1 ADA stall required. Total sf is 3824. Entrances remain; glass at elevations remain; NW corner elevation will have a new exterior ATM; ATM to left of front entrance will have added windows for security. There will also be a card-accessible ATM at entry vestibule (total, 3, one at rear). Driveways to be reconstructed per ADA. Traffic analysis may not be required because use is similar to surf shop, when one was done. 517 trips per day for this use. Applicant working to secure offsite parking for employees (reserving lot for

#### NEXT MEETING – MONDAY, APRIL 9, 2012

Please check <http://www.lajollacpa.org> 72 hours prior to meeting, meeting may be cancelled if no projects are on the agenda.

FOR ADDITIONAL INFORMATION, PLEASE CONTACT IONE R. STIEGLER, FAIA, CHAIR, 858-456-8555 OR  
[istiegler@isarchitecture.com](mailto:istiegler@isarchitecture.com)

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

# La Jolla Planned District Ordinance Committee

## AGENDA – MONDAY, March 12, 2012 (continued)

customers per Bank policy). Existing pole lights to remain, with lighting shields. Exterior sconces to be added. BRCC solicited public comment; none negative; BRCC Board no negative comments.

**Motion:** Marengo/Fitzgerald—To approve applicant's NRP Application under prior nonconforming use; proposed use conforms to the PDO. 9-1-0 (Little opposes based on noncompleted traffic study.

**5. B.** (Information only item taken out of sequence for convenience of applicant Chase Bank)

**Scope of Work:** Chase (Bird Rock) proposes 3 illuminated wall signs, at North, West and logo on SW diagonal elevations, and nonilluminated signs above each entry (west and east). The 2 walkup ATM's will have 5" illuminates signs. Total sign area 90sf + 9sf surrounds = 99sf; 20 sf nonilluminated signs = 120 sf total. Street frontage is 92 lf; all signs are flat so 2 sf/1 lf frontage is allowed; signage dimensions are allowed under PDO.

**B.**

**Project Name:** Cardio Barre

**Address:** 7580 Fay Ave.

**Project Number:** not assigned yet

**PDO Zone:** LJP

**Applicant:** Gabriel Jabran

**Agent:** Preston Ball

**City Project Manager:** not assigned yet

**Date of App Notice:** n/a

**Scope of Work:** This is an exercise studio premised on ballet (use of a barre) located where LJ Fitness was on Fay Ave. Applicant proposes new signage not to exceed 20 sf, backlit raised 17" letters producing a "halo" effect. Street frontage is 42 lf (submitted documents state 37 lf.

**Motion:** Marengo/Berwin—Proposed signage conforms to the PDO. 10-0-0. The chair commented there should be no A-Frame signs; no flags, etc that are prohibited.

**C.**

**Project Name:** YMCA (Firehouse)

**Address:** 7877 Herschel Ave

**Project Number:** n/a

**PDO Zone:** n/a

**Applicant:** Integrated Sign Associates

**Agent:** Aaron Clippinger

**City Project Manager:** n/a

**Date of App Notice:** n/a

**Scope of Work:** Remove prior graphic signs rebranding facility per YMCA's National Guidelines. Frontage is 18 lf in rear, 12 lf on side, 49 on Herschel. Proposed signs are under 1:1 ratio allowed.

**Motion:** Marengo/Fitzgerald—Proposed signage conforms to the PDO. 10-0-0.

**D.**

### NEXT MEETING – MONDAY, APRIL 9, 2012

Please check <http://www.lajollacpa.org> 72 hours prior to meeting, meeting may be cancelled if no projects are on the agenda.

FOR ADDITIONAL INFORMATION, PLEASE CONTACT IONE R. STIEGLER, FAIA, CHAIR, 858-456-8555 OR  
[istiegler@isarchitecture.com](mailto:istiegler@isarchitecture.com)

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

# La Jolla Planned District Ordinance Committee

## AGENDA – MONDAY, March 12, 2012 (continued)

**Project Name:** Awning for Bast/Wright Interiors

**Address:** 7440 Girard Ave

**Project Number:** n/a

**PDO Zone:** LJP

**Applicant:** Robert Wright, President Bast/Wright Interiors

**City Project Manager:** n/a

**Date of App Notice:** May 9, 2012

**Scope of Work:** To install an awning on the second floor office (above former La Jolla Music) similar to adjacent 24 ½' awning, with company name on front vertical surface in 6" letters; 6 sf total.

**Motion:** Fitzgerald/Little—Proposed signage conforms to the PDO. 10-0-0. The applicant was advised to come to the PDO Committee when an awning color is chosen.

### 4. Recommendations to DPR Committee

None

### 5. Information Only

#### A.

**Project Name/address:** 1020 Prospect Street

**Applicant:** Adolfo Fashlicht-Kurian, ICON Group

This is a proposal to change use of office building to a hotel; action applicant indicates is required would be to change maximum hotel rooms (200) in PDO Zone 1 to allow 60 more (proposed for this project on 3 floors. Restaurant would be built at and below sidewalk grade in place of parking porte cochere. The building is pre-coastal zone nonconforming. Pool and outdoor amenities would be built on west side. Bar on roof within existing HVAC façade, with deck. It was not known at hearing how many hotel units are currently within this zone, but applicant indicates it exceeds 200. The PDO requires a Special Use Permit for each hotel: findings that might support a variance (suggested by Fitzgerald) are sufficient parking (yes), traffic impact (less than office building), height (remaining). Applicant questioned whether more parking to accommodate the restaurant is required (indicates there is sufficient with 98). There are no shared parking agreements in place in this garage. Window glazing and precast concrete surroundings will be proposed to be upgraded and changed in appearance (a preliminary rendering was presented). Gabsch suggested that if this requires a PDO change to allow more hotel units, that applicant assist in changing other PDO sections per community approvals stalled at the City, which would require this proposal to be submitted to the Coastal Commission (whereas a variance may not). Other PDO Committee members commented this could be a positive change for the community.

### 2. Board Discussion (postponed from above)

The March Minutes were approved as submitted Marengo/Fitzgerald 6-0-4.

CPA Chair Tony Cristafi indicated there has been no action taken by the City on the PDO Chair's letter clarifying the role of the PDO Committee.

#### NEXT MEETING – MONDAY, APRIL 9, 2012

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# La Jolla Planned District Ordinance Committee

## AGENDA – MONDAY, March 12, 2012 (continued)

There was a discussion on inaccurate newspaper reporting on re-using existing nonconforming sign structures (Starbucks). Parker indicated there are time limits on using such nonconforming structures (where a new sign is put within an old space. Marengo suggested this should be dealt with on a case-by-case basis.

The meeting was adjourned within the time limits of LJRC.

Respectfully submitted,

Glen Rasmussen  
PDO Committee Secretary

### NEXT MEETING – MONDAY, APRIL 9, 2012

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

**COMMITTEE REPORT**  
**FOR**  
**May 2012**

**5/8/2012 Present:** Benton (Chairman), Collins, Costello, Liera, Merten, Thorsen

**5/15/2012 Present:** Benton (Chairman), Collins, Costello, Liera, Thorsen

**1. NON-AGENDA PUBLIC COMMENT 5/15/12**

At the May 8 2012 DPR Meeting we voted to combine the Preliminary and Final and approve the EOT for Becerra on Coast Walk. That project will be heard by the Hearing Officer May 23 2012. They will circumvent the required Community Review by the parent organization, the LJCPA since the next LJCPA Meeting is June 7 2012. It was agreed that we should contact the CPA President asking him to request a continuance to allow the project to be heard at the CPA to allow the CPA to forward a recommendation. This will not delay the Project since the new owner is still deciding if changes will be made to the plans for the interior of the house.

recorder setting 37:01:34:42

**2. PRELIMINARY REVIEW 5/8/12**

*Note: Preliminary Reviews can be voted a Final Review by a unanimous DPR Committee approval.*

Project Name: **LEWIS RESIDENCE**

1705 Valdes Drive

Permits:

Variance + CDP

Project #: PO# 262793

DPM:

Glenn Gargas 619-446-5142

ggargas@sandiego.gov

Zone: RS-1-5

Applicant:

David B. Nevius 858-573-6900

Liz Tuttle 858-573-6900

Scope of Work:

(Process 3) Variance and Coastal Development Permit for an over-height wall in the front yard setback of an existing single family residence at 1705 Valdes Drive in the RS-1-5 Zone within the La Jolla Community Plan, Coastal Overlay (non-appealable), and Coastal Height Limit.

**Presenters:** David Nevius, Engineer  
Robert Hawk, Geologist

**APPLICANT PRESENTATION:** The Applicant handed out a 15-page photo presentation of the site, erosion, surroundings and examples of neighbor's solutions to slope erosion. Valdes Drive created prior to 1928, slope is steep, roadway cut into the hillside. Road cut not made to current City standards. Currently, erosion issues which also create accessibility issues along street. Proposed solution to current erosion, a retaining wall 47 ft long, in places, 8 to 10 ½ ft high. Use "Soil Nails" and above retaining wall, use a stabilizing mechanism called "Tech-O- Mesh" on the hillside and will be landscaped, drain at bottom of wall. Two tone: wall blue on bottom, white on top. 3½ ft from ROW, helping vehicles park out of fire lane. Will improve parking. Goals to stop erosion and improve access along Valdes Drive.

**DISCUSSION:**

*Applicant response in italics.*

**Mary Sariano:** What is the height limit for retaining walls? **CA Marengo:** explained wall height and stepping of walls to a max height to 9 ft, ie can go up 3 ft step 3 ft repeat up to 9 ft.

**Liera:** have you looked into stepping the wall? *Yes, the location of utilities associated with the pool, and*

*deck foundation preclude stepping.*

recorder setting 36:00:19:23

**Hawk:** *we are trying to stay consistent with the existing wall alignment.*

**Liera:** Provisions for landscaping in walls? *Yes, we have a variety of plants.*

**Hawk:** *Slope is raveling, not grossly unstable. Raveling could continue until the slope reaches about 30 degrees. Under laying Geology is sandstone. Gross stability is addressed in the Geology report, house included.*

**Benton:** The foundation of the deck is stable? *Correct.* There is concern about widening of the street, will the City require additional geological studies? *That's in the Report and addressed by the City.*

**Merten:** I visited the site and surroundings. Can't find for a variance for the portion of the over-height retaining wall. Other mitigating measures, interlocking block walls, Gunitite with planters would blend in better. Com. Plan refers to Com. Character, asks that you consider another type of "wall". Condition is not unique to this property.

**Thorsen:** Thinks the retaining wall looks OK, and could agree with variance request.

**Collins:** will parking be out of travel lane? *yes*

**Liera:** Would prefer a stepped wall, planting with system, Gunitite. Something to mimic natural ground.

**Benton:** Findings for a variance, "can't be created by the owner", cutting the slope creates the condition.

Previous owner felt the slope was stable. Is this going to T&T? **Hawk:** *So far this has only been to the SD City Traffic Eng.*

**Marengo:** He was DPR Chair when house to the North was given a variance for Gunitite, check City records.

**Lewis:** Explained history of the neighborhood slopes and slope retention.

**Soriano:** What is the minimum wall you can use? *The closer to the road we build it, the lower it can be.*

**Chair:** Max height without variance is 6 ft.

**Collins:** Extending parking into the roadway is not a good situation

**Please provide for FINAL REVIEW:**

- a. Explain merits of Variance Application.
- b. Discuss the need to reposition the toe of the slope. > 3 ft, 4-5 ft?
- c. Is there a need to support the structural deck, or not?
- d. Please provide an explanation of the alternatives to retaining wall, do they work or not.
- e. Please ask LJ T&T to review the issues with the roadway and parking, you may wish to go there first.

recorder setting 36:00:52:14

**3. PRELIMINARY REVIEW + FINAL REVIEW 5/8/12**

Project Name: **BECERRA RESIDENCE**

1590 Coast Walk	Permits:	Extension of Time
Project #: PO# 273740	DPM:	John Fisher 619-446-5231 jsfisher@sandiego.gov
Zone: RS-1-7	Applicant:	Claude Anthony Marengo 858-417-1111

Scope of Work:

SAP No. 24002530 (Process 3) Extension of Time of an approved Coastal Development Permit 130085 and Site Development Permit 530877 which allowed a 1,832 SF addition to an existing single family residence on a 0.50 acre site at 1590 Coast Walk in the RS-1-7 Zone within the La Jolla Community Plan, Coastal Overlay (appealable), Coastal Height Limit, First Public Roadway.

**Presenter:** Claude Anthony Marengo

**APPLICANT PRESENTATION:** Asking for an Extension of Time, time limits have not expired. The Applicant states, there are no changes to the 2008 Project, or CDP and SDP, they are exactly the same.

**SUBCOMMITTEE MOTION:** to Combine Preliminary and Final Reviews.  
(Thorsen/Collins 6-0-0)

**In Favor:** Benton, Collins, Costello, Liera, Merten, Thorsen

**Oppose:** 0

**Abstain:** 0

**MOTION PASSES**

**SUBCOMMITTEE MOTION:** Findings can be made for an Extension of Time of the previously approved Coastal Development Permit and Site Development Permit of a 1,832 SF addition to an existing single-family residence on a 0.50-acre site at 1590 Coast Walk.

(Thorsen/Collins 5-0-1)

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

**Oppose:** 0

**Abstain:** Benton (as Chair)

**MOTION PASSES**

recorder setting 36:01:03:02

#### **4. COURTSEY REVIEW 5/8/12 + PRELIMINARY REVIEW 5/15/12**

Project Name: **ROBBINS RESIDENCE**

475 Gravilla Street

Permits:

Variance & Neighborhood  
Development Permit

Project #: PO#218477

DPM:

Morris Dye 619-446-5201

mdye@sandiego.gov

Zone: RM-1-1

Applicant:

James Robbins 858-431-6439

Scope of Work:

Dan Lin linnarch@gmail.com

(Process 3) Variance for over height walls within the required setbacks, eliminate required on site parking and walls above 3' within the required visibility areas and Neighborhood Development Permit for a 5' wall in the public right of way at 475 Gravilla Street in the RM-1-1 Zone within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Residential Tandem Parking, Transit Area.

**Presenter:** Dan Linn, AIA

**APPLICANT PRESENTATION 5/8/12:** Applicant provided a six page handout including : 1. Architectural site plan with elevations and driveway profile, 2. explanation of Variance Findings, 3. trig analysis of driveway and automobile incompatibility, 4. home owner letter.

House is 600 sq ft on a 2,000 sq ft corner lot. Driveway has a 22% slope, can't use because of cars wheel base. Wants to close driveway and eliminate the curb cut. Eliminate the garage. Eliminate on site parking. Needs permit for wall, will reduce fence height on wall to Code (open picket fence). Will make safety view tri-angle at the street corner.

#### **DISCUSSION 5/8/12:**

The issues of property, slopes, conditions of variance, parking, curb cut discussed.

Chair recommends DPR Members visit site.

recorder setting 36:01:17:27

#### **APPLICANT PRESENTATION 5/15/12:**

Applicant provided about two-dozen photos of nearby properties with abandoned driveways, no driveways, etc. The lot is referred to as a "constrained lot". Wants to close driveway and eliminate the curb cut.

Eliminate on site parking. Needs permit for wall, will reduce fence height on wall to Code. Will make safety view tri-angle at the street corner. Applicant contends closing the driveway provides a space to make up for the loss of the driveway parking space, yielding no net loss. Any variance would go with the current house.

Any future development would require a CDP and must meet regulations. Variance would not transfer to new development.

**DISCUSSION 5/15/12:**

*Applicant response in italics.*

**Benton:** Certainly sympathize with situation. Don't want to setup a situation that someone else could take advantage of.

**Thorsen:** Can't make findings for variances. There are no special circumstances, problems are of owners doing.

**Liera:** Have a struggle not using parking provided. Doesn't like to legalize activities that need a special permit. Recalls working on the Mission Beach PDO, there were many properties like this one. Recalls where strict application of law deprives owner of use of property.

**Costello:** Can you provide quantification of the constrained lots with similar garage, driveway problems?

**Collins:** Troubled by granting a variance for un-permitted wall and fence. The wall and fill were done by the owner.

**Robbins:** The minimum length of a conforming driveway is 24 ft, he has only 16 ft.

**APPLICANT REQUESTS CONTINUANCE.**

**Please provide for the FINAL REVIEW:**

a. Please provide documentation about variance not being transferable to future development. What is the case with a simple Process 1 re-model, would the variance still apply? Can a variance be given to the house as is, only?

b. Survey the neighborhood, provide data on how many lots are similarly constrained, lack driveways, garages.  
recorder setting 37:01:18:28

**5. FINAL REVIEW 5/15/12** (Previously reviewed 3/13/12 & 3/20/12)

Project Name: **GIRGIS RESIDENCE**

811 Havenhurst Point

Permits:

CDP + SDP

Project #:

PO# 262975

DPM:

Glenn Gargas 619-446-5142

ggargas@sandiego.gov

Zone:

RS-1-4

Applicant:

Don Vanderpool 619-557-0575

Scope of Work:

(Process 3) Coastal Development Permit and Site Development Permit for Environmentally Sensitive Lands to demolish existing residence and construct a 7,384 SF single-family residence on a 0.40 acre site at 811 Havenhurst Place in the RS-1-4 Zone within the La Jolla Community Plan, Coastal Overlay

(nonappealable), Coastal Height Limit.

See March 2012 Committee Report.

**Presenters:**

John Dodge, AIA

Don Vanderpool

Miles Cooper, AIA

Greg Hebert, AIA

Mark House, AIA

Matt Peterson, Attorney

**APPLICANT PRESENTATION:**

**Peterson:** Issues are 1) hillside walls to open space below, 2) sideyards adjacent neighbors. Has had meeting with Evelyn Heidelberg, Attorney, Tony Crisafi, AIA: both representing Mrs. Akers. Project has been submitted to the HOA which still has a few more weeks for review.

**House:** Hillside wall reduced in height (4 ft - 4.5 ft), follows hillside topography, rounded off at the corners of the property, clad in fossil mollusk laden stone. Wall is broken up and no longer a long linear wall. Actually two walls, about 4 ft and 5 ft with landscaping in between.



**DISCUSSION:**

*Applicant response in italics.*

**Benton:** There was an issue with the retaining wall in the courtyard. What was the resolution? *This could be a Code issue. If this is too high for a retaining wall, we will put a planter here.*

**Thorsen:** The issue is how this looks from the Park Land, this is larger than anything around there. The Bulk & Scale to the Park Land below is a Com Plan requirement.

**Liera:** The sideyards are so tight, can you soften with more landscaping or make wider?

**Hebert:** *5 to 6 ft shrubs will soften walls.*

**Benton & Liera:** The West sideyard is tight and could use some relief.

**Peterson:** *we can look at bringing back the sideyard, wider.*

**Collins:** When will you get an answer from the HOA about the CC&Rs? *A couple more weeks.*

**Thorsen:** We don't consider CC&Rs, but this house is >7,000 sq ft, larger than any other in the area. With this largest house there should be some transition to the older development. Applicable Land Use Plan says there should be. The front is OK, it is the highly visible back that isn't transitioned.

**Cooper:** *the pump house at the corner of the hillside property line will be removed.*

**Neils Hyytinen, Attorney:** representing Ryans, to the East. Their Architect, Mark Morris, asked that they move the corner back 10 ft, that is, 300 sq ft be removed from the East side (out of 7,400 sq ft). Ryans are disappointed this was not done. Also asked to provide a 3-D simulation to see the effect of Bulk & Scale on their property. This project could force the Ryans to push their new house farther out on the hillside when they remodel.

**Benton:** This is a good neighbor project, especially from the street. It is lower than existing houses. A transparent design. It is larger than any other house, concerned about the scale and size, but it is a pattern of development. Concerned about the treatment on the public space, open space, this is still not entirely satisfactory.

**Costello:** Reviewed the math analysis, this is to be the largest house in the area on an average sized lot giving an FAR twice the size of the others in the area. It is nice that you have done what we have asked others to do, that is place the second level down slope instead of a second story. Your new hillside wall design may be a good solution, can you create a drawing of a view from below? It would be nice to have a little more sideyard setback for this large house.

**Collins:** Concerned about the size of the house vs size of the lot. This is a smaller lot with a large house and FAR. Can't vote to approve the project as is.

recorder setting 37:00:36:19

**Thorsen:** Feels the same way. There is so much sq ft that goes to Com Character, there is so much B&S. There is so much sq ft it affects Com Character.

**Benton:** The issue of Com Character, bulk, height, mass, scale, and proportion. No one of these affects the view or privacy but the overall sense of the Com is it doesn't fit. When something is twice as big as everything else it affects Character.

**Cooper:** *From below, the hillside walls: upper wall is screened with landscaping, the lower wall is articulated up and down by the changing topography, and cuts in and out of the hillside.*

**Liera:** Large Bulk & Scale are not necessarily bad. Bigger does mean that more effort is required to make it fit into a neighborhood.

**APPLICANT REQUESTS CONTINUANCE.**

**Please provide for the FINAL REVIEW:**

- a. Please provide a simulation (photosimulation?) of the view from below of the new wall design. Include garden wall and existing vegetation.
- b. Please provide result of the HOA's CC&R review.
- c. Please have meeting with neighbors (Ryans or Attorney) about setbacks, etc.
- d. Check into more side yard relief on the West, see above (Aker).
- e. Please answer issue of Com Plan large-scale transitions. Consider down scale?

recorder setting 37:00:50:17

## **La Jolla Traffic and Transportation Board: Minutes of Meeting, May 24th, 2012**

**Attendance:** Todd Lesser LJSA, John Kassir LJSA, Rob Hildt LJTC, Orrin Gabsch LJCPA, Michelle Fulks BRCC, Keith Kelman LJVMA, Earl Van Inwegen LJTC, Tom Brady LJVMA, Patrick Ryan BRCC, Dan Courtney LJCPA

### **Voting Agenda Items**

1. Stop Sign – Draper at Westbourne - No one from the school showed up at the meeting. Motion Michelle Fulks – Second Rob Hildt. –Put vote off until the June meeting in order to find out the specific warrants to justify stop sign. Vote 8-1. Dan Courtney not present for vote.
2. Increase speed limit 25 MPH to 35 MPH – Nautilus street – No individuals from the affected area attended the meeting. Motion Michele Fulks – Second Patrick Ryan. The committee would like more public input and therefore this item is being moved to the June meeting. Vote 10-0

**D R A F T**  
**La Jolla Community Planning Association**  
**Joint Committees and Boards**  
**2012 – 2013 Appointees**

**Development Permit Review**

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**LJCPA Appointees**

Dan Grunow

Mike Costello

***Paul Benton, Chair***

Lynne Hayes

Phil Merten

**LJTC Appointees**

Angeles Leira

Diane Kane

Bob Collins

Beth Gaenzle

Cindy Thorsen

**La Jolla Shores Permit Review Committee**

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**LJCPA Appointees**

John Schenk

Phil Merten

Laura DuCharme

**LJSA Appointees** – meeting May 9<sup>th</sup> to confirm

***Helen Boyden, Chair***

Janie Emerson

Dolores Donovan

Tim Lucas

Myrna Naegle

**La Jolla Planned District Ordinance Committee**

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**LJCPA Appointees**

Orrin Gabsch

Glen Rasmussen

David Little

**Appointees By Others**

Michael Dershowitz - LJTC

Jim Fitzgerald – LJTC

Jennifer Van Galder - LJTC

Bill Berwin – LJ BID

Sheila Fortune – LJ BID

Deborah Marengo – LJ BID

Joe Parker, BRCC

***Ione Stiegler, BRCC, Chair***

**Traffic & Transportation Board**

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**LJCPA Appointees**

Dan Courtney

Orrin Gabsch

**Appointees By Others**

BRCC – Michelle Fulks

BRCC – Patrick Ryan

LJSA - Joe Dicks

LJSA - Lesser, Todd

LJTC – Robert Hildt

LJTC – Earl Van Inwegen

LJ BID - Kelman, Keith

LJ BID – Tom Brade

**D R A F T**  
**La Jolla Community Planning Association**  
**Joint Committees and Boards**  
**2012 – 2013 Appointees**

**Coastal Access & Parking Board**

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Weiss  
Ward  
ALLEN

**Community Planner's Committee**

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Representative – Joe LaCava  
Alternate – Tony Crisafi

DRAFT

Date

Kelly Broughton  
Director, Development Services  
City of San Diego

Subject: Community Review of Projects

Mr. Broughton:

We are contacting you because it is our experience that the City is not currently referring all projects within the La Jolla Planned District Ordinance (LJPDO) to the community for review. Some of these projects have been significant in scope and have involved changes in use that could/will have major impacts on the neighborhood and/or may be precedent-setting.

Community review is an integral and critical part of the project review process. Community review ensures that: 1) Those citizens, whose quality of life will be most directly affected by proposed developments, will be fully informed and have their concerns and comments heard and considered on a timely basis before a final decision is made; and 2) All applicants will be treated equitably and be judged by the same standards.

The project at 1205 Prospect/7979 Ivanhoe is an example of the type of project to which we are referring. This project received no community review prior to City approval and to construction being initiated.

Some of the major issues/questions raised by the community concerning this project include:

- No additional off-street parking being provided despite two of the existing retail spaces in the building being converted to new uses (a restaurant and a bank) that are classified by the Municipal Code as “intensifications of use” that require additional parking.
- No indication that current access times for the building’s underground parking structure will be extended to accommodate the restaurant’s evening hours of operation.
- The adequacy and usability of the building’s reconfigured loading and refuse storage areas, including their potential impacts on the neighboring residences located immediately behind these areas on Roslyn Lane (a narrow street).
- The adequacy of required van-accessible parking and a clear-path-of-travel for wheelchairs into the reconfigured building.
- Conformance of the new façade’s materials and colors with the LJPDO.

Going forward, we would like to avoid these types of situations. As a result, we recommend that the City refer all projects and signage permits within the LJPDO to the community for review.

Thank you for your consideration and cooperation.

Respectfully yours,

Tony Crisafi  
President, La Jolla Community Planning Association

cc: Councilperson Sherri Lightner  
Gary Geiler, Development Services  
Chris Larson, Development Services