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La Jolla Community Planning Association

Regular Meetings: 1st Thursday of the Month

Thursday, 5 February 2009, 6:00 pm

La Jolla Recreation Center, 615 Prospect Street

Approved Minutes

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

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

Absent: none

1. Welcome and Call To Order by Joe LaCava, President at 6:06pm

2. Adopt the Agenda

Approved motion: To adopt the agenda (Gabsch/Collins 14-0-0)

In favor: Ashley, Berol, Brady, Collins, Costello, Courtney, Crisafi, Fitzgerald, Gabsch, Little, Morton, Perricone, Rasmussen, Weiss

3. Meeting Minutes Review and Approval: 8 January 2009

Approved motion: To approve the minutes of January 8, 2009 (Brady/Berol 14-0-0)

In favor: Ashley, Berol, Brady, Collins, Costello, Courtney, Crisafi, Fitzgerald, Gabsch, Little, Morton, Perricone, Rasmussen, Weiss

4. President's Report – Possible Action Items

- A. Community Planners Committee (<http://www.sandiego.gov/planning/community/cpc/>)
- B. Indemnification Ordinance – Ordinance likely to be approved will only cover trustees, not individuals appointed to subcommittees.
- C. Joint Committee Bylaws – Call for all joint committees and boards bylaws to be updated.
- D. Special Member Meeting – Meeting not held because of bylaw noticing requirements.
- E. Annual Member Meeting – To be held immediately before the regular March meeting to consider ratification of bylaw amendments recommended for approval by the Bylaw Committee.
- F. 45-Year Reviews – Continue to rely on La Jolla Historical Society.
- G. "Balboa Park 2015" - Send your ideas to bp2015celebration@sandiego.gov by April 1, 2009.
- H. LJ Shores PDO – City Policy Change: Threshold for "Minor in Scope" is now <10% increase in square footage; otherwise must seek Site Development Permit. Appealable to the Shores Advisory Board. CPA and other committees continue to work on other language.

5. Officer's Reports

A. Treasurer: Jim Fitzgerald

Beginning balance: \$889.39 Income: \$167.00 Expenses: \$613.27 Ending balance: \$443.12

Expenses included the pre-payment of the rental for the La Jolla Rec. Center for the year in order to avoid an expected rent increase in July.

B. Secretary: Darcy Ashley

- i. Request that the public state their name for the record

ii. You are entitled to attend meetings without signing in, but only by providing proof of attendance can you maintain your membership or become a trustee. If you want your attendance recorded without signing-in at the back, then before the end of the meeting give the Secretary a piece of paper with your full name, signature and a statement that you want your attendance recorded. If a membership expires this month, you will not be eligible to vote unless you sign in at the meeting tonight. Eligible non-members wishing to join and vote in March must have recorded attendance for 1 meeting and must submit an application tonight.

6. Agency Reports – Information Only

- A. UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://commplan.ucsd.edu/> - present, reported on items this month. Calendar online.
- B. City Of San Diego – City Planning & Community Investment Department
La Jolla Rep: Lesley Henegar, 619.235.5208, lheneagar@sandiego.gov- not present, no report
- C. Council District 2 – Councilperson Kevin Faulconer
Rep: Thyme Curtis, 619.236.6622, tcurtis@sandiego.gov- present.
New chief of staff Aimee Faucett
San Diego Speaks Hotline for tips on budget cutting measures 619.236.6934
Announced hearings by the Budget committee that will be held in the communities- there are none scheduled in Council District 1.
- D. Council District 1 – Councilperson Sherri Lightner
Rep: Alex Varon, 619.236.6972, avaron@sandiego.gov
Water Workshops are being sponsored by the Mayors office on Feb 9, 10 & 12
New chief of staff John Rivera

7. CANDIDATE FORUM

Candidates for regular annual election to be held March 5, 2009 will be given 2 minutes to make a statement. This will be the last opportunity to announce candidacy. Candidates must have attended at 3 CPA meetings in the 12 months prior to the March election. Candidate statements are posted at <http://www.LaJollaCPA.org>

The following candidates were present and had the opportunity to speak:

Nancy Manno, Tom Brady, Alice Perricone, Dan Courtney, Ryan Hill, John LaRaia, Phil Merten, Michael Morton, Greg Salmon, Michele Addington
Candidate statements are available on the website.

8. NON-AGENDA PUBLIC COMMENT

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

- A. Judy Paige- Asked that a letter she received from Councilmember Donna Frye be read on the City Council vote on “Bird Rock Station.”
- B. Mary Coakley- There will be a “community build” of the playground at Kellogg Park project tentatively scheduled for the weekend of April 18, 2009.

9. CONSENT AGENDA

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

Items pulled from the Consent Agenda are trailed to the next CPA meeting.

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

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

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

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

A. PILSBURY RESIDENCE

CDP ACTION (December 2008): Findings can be made, 5-0-4.

7339 Fay Avenue – Coastal Development Permit for a 982 sf addition to an existing single family house on a 3920 square foot lot. RM-1-1 zoning.

B. FAY AVENUE STREET VACATION - Information Only, not yet heard at T&T.

CDP ACTION: Findings for a CDP cannot be made for Street Vacation due to lack of community benefit, 6-0-0.

931 W. Muirlands Drive [sic] - Vacate land reserved for future street at Fay Avenue and West Muirlands Drive on portions of Lots 11-18 map 1750 located in the Zone RS-1-7.

C. MAESCHER RESIDENCE

CDP ACTION: Findings can be made for Variance (see attached for details), 6-0-0.

2020 Via Ladeta - (Process 3) Variance to reduce the front and side yard setback for a 92 sq ft addition and remodel to an existing single family residence on a 0.49 acre site in the RS-1-2 Zone.

D. 945 Coast South Boulevard Map Waiver

CDP ACTION: Findings can be made for CDP and Map Waiver with condition that curb cut and driveway is redesigned to meet Land Development Code and Community Plan, a 15' wide curb cut to create additional on-street parking in the Beach Impact Parking Zone, 6-0-0.

945 Coast South Boulevard - (Process 3) Coastal Development Permit & Map Waiver application to waive requirements of the Tentative Map to create 2 residential condominiums on a 0.09 acre site in the RM-5-12 Zone

E. CARDENO DRIVE

T&T ACTION: Approve striping, provide bike lane where it fits, 8-0.

From La Jolla Alta to La Jolla Scenic, proposal to add white stripe on both sides for traffic calming.

Approved motion: To accept the recommendation of the CDP & T&T committee to approve the (A) Pilsbury Residence, (C) Maescher Residence, (D) 934 Coast Blvd Tentative map waiver and the (E) Cardeno Drive and forward those recommendations to the City of San Diego (Ashley/Fitzgerald 16—0-1)

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

Abstained: Lucas

10. REPORTS FROM OTHER ADVISORY COMMITTEES

Information only unless otherwise noted

A. COMPACT (Community Planners Advisory Committee on Transportation)

CPA Delegate: Vacant, 4th Wed, 6:30pm, 202 C Street 12th floor- vacant, no report

B. LA JOLLA COMMUNITY PARKING DISTRICT ADVISORY BOARD

CPA Delegate: Orrin Gabsch, 3rd Wed, 4pm, La Jolla Recreation Center- not active, no report.

11. Lofts at Bird Rock

CDP ACTION: Findings can be made with condition to add speed limit sign on alley, 5-4-0.

Pulled from January Consent Calendar

5505 La Jolla Boulevard – Coastal Development Permit, Site Development Permit, and Tentative Map. Demo existing building; construct 11 residential condos, 7 commercial condos, underground parking, on a 0.37 acre site.

Presented by Dan Linn, project architect and Jeff Elden, owner. A power point presentation was given on the project. The project is a 16,529 sq ft mixed use development in LJPDO Zone 4. The FAR is slightly below 1.3. There are residential units on Midway. There are two car elevators accessible from the alley- users will use radio or key cards to gain access to the elevators. The topography of the lot provides particular challenges to access of underground parking options, resulting in the current proposal for car elevators. The condominiums have lanai lifestyle "Backyards in the air" with lanais on the rooftop. The lanais have a combination of open deck areas, areas covered with lattice roofs, windows, fireplaces, barbecues and other amenities. The project consists of 1- 3 bedroom unit, 8- 2 bedroom units and 2- 1 bedroom units. The average size of the lanais is 300 sq feet. The alley will be expanded from the 15' current width to 17 1/2" wide. The building will be on the lot line on the alley and 16' from the curb on La Jolla Blvd and Midway. The buildings meet the requirement of the 30 height limit. The ceiling heights are approximately 9 1/2' in the commercial and residential units due to the need to allow height for the lanai's on the rooftop.

Trustee comments:

Ashley- Concerns about the viability of the car elevators in this circumstance

Little- demonstration that there is residential in the front 50% of the project which is not allowed in the code. Also, handed out a copy of the municipal code on the definition of a "Story."

Weiss- Inquired about ground water issues.

Gabsch- Concerned about the lack of onsite retail parking options and also that lanais would be enclosed by heavy plastic sheeting.

Collins- Concerned about requirement that there is public access to the handicapped parking in the underground garage & how this would be accomplished.

Crisafi- asked them to identify the boundary on their drawing that would establish where retail and residential was permitted, spoke about using transparent walls on roofdecks, need to minimize penthouse volumes, no use of gas generators as backup for the elevators, need for better access to car elevators, visual compatibility with surrounding area, thought there could be a more effective way of dealing with the elevation difference of the site that would lessen the footprint, scale and number of stairs.

Peto- information that there is a car elevator in use in the "Living Room building" that takes its access off Coast Blvd.

Metcalf- Thought that the project would not add to Bird Rock parking problems.

Lucas- Concerned about access to residences.

Public comment: Don Schmidt, Frank Leinenhaupfel, Sally Miller, Herb Paige, Michele Addington, Beth Ganzel, Michelle Fulks, Joe Parker

Call the question: 17-0-0

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

Approved motion: To deny the project and forward the denial vote to the City of San Diego with the following issues:

- 1. Need for solutions for parking problems with tandem parking, car elevator access and retail parking**
- 2. It is effectively a three story building**
- 3. Problems with bulk & scale/footprint**
- 4. Lack of accessible handicapped parking**
- 5. Location of residential unit area in the front 50% of the project which is not consistent with the LJPDO in Zone 4.**

(Weiss/Courtney 14-3-0)

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

Opposed: Metcalf, Morton, Peto

12. Proposed La Jolla PDO Amendment

PDO ACTION: Language approved, 6-2-0.

Public comment:

Mary Coakley, Don Schmidt,

Phil Merten- concerned about the impact on small lots

Trustee comments:

Collins, Morton

Approved motion: To accept the amendment language to the La Jolla Planned District Ordinance approved by the PDO committee and to forward this to the City of San Diego:

159.0201 Project Review Regulations

Insert a new paragraph as follows:

(i) In no case shall a deviation pursuant to a Planned Development Permit pursuant to Chapter 12, Article 7, Division 6 or a variance pursuant to Chapter 12, Article 6, Division 8, or any other division of the code, be granted to exceed the maximum number of stories allowed under 159.0307(d)(2)

(Fitzgerald/Brady 13-1-0)

In favor: Ashley, Berol, Brady, Collins, Costello, Courtney, Crisafi, Fitzgerald, Gabsch, Little, Lucas, Rasmussen, Weiss

Opposed: Morton

13. ADJOURNMENT at 9:05pm to the next regular meeting and Annual member meeting March 5, 2009
6pm. Elections 3-7pm

Submitted by Darcy Ashley 2-7-09