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President: Joe LaCava
Vice President: Tony Crisafi
Treasurer: Jim Fitzgerald
Secretary: Nancy Manno

La Jolla Community Planning Association

Regular Meetings: 1st Thursday of the Month

Thursday, 7 October 2010

La Jolla Recreation Center, 615 Prospect Street

FINAL MINUTES – REGULAR MEETING

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

1. Welcome and Call To Order: **Joe LaCava**, President @ 6:03 PM

President LaCava welcomed a group of special guests: students from a UCSD Land Planning class.

Voting Record # 1

2. Adopt the Agenda

Approved Motion: Motion to adopt the Agenda, (Gabsch/Merten 11/0/1).

In favor: Addington, Brady, Conboy, Costello, Crisafi, Fitzgerald, Gabsch, Little, Manno, Merten, Whittemore.

Abstain: LaCava.

Voting Record # 2: Out of sequence: discussed just prior to the close of the meeting.

3. Meeting Minutes Review and Approval: 02 September 2010

Trustee Little requested the minutes be corrected to more accurately reflect his position on Agenda Item #11, and distributed a handout of his suggested correction. After an extended discussion of what transpired during the last meeting, the positions of the various speakers on Agenda Item 11, and what should be included in meeting minutes; the following action was taken:

Approved Motion: Motion to approve the minutes with the following correction: Agenda Item #11, Paragraph 4: Delete reference to Trustee Little's oral comments. Insert: Written comments prepared by Trustee Little. (Burstein/12/1/5).

In favor: Addington, Brady, Burstein, Conboy, Costello, Courtney, Fitzgerald, Lucas, Manno, Merten, Weiss, Whittemore.

Opposed: Crisafi.

Abstain: Gabsch, LaCava, Little, Rasmussen, Salmon.

4. Elected Official Reports – Information Only

A. Council District 2 – Councilmember Kevin Faulconer

Rep: **Thyme Curtis**, 619.236.6622, tcurtis@sandiego.gov

Ms. Curtis, present, reported: Update on the Council action re potential Homeless Facility. Soledad Mountain Road scheduled to be repaved. Individual Councilmember discretionary funds will no longer be available for community projects. Transient Occupancy Tax funds, allocated to the community, will now require an agreement with the Arts and Cultural Commission prior to disbursement.

B. Council District 1 – Councilmember Sherri Lightner

Rep: **Erin Demorest**, 619.236.7762, edemorest@sandiego.gov

Ms. Demorest, present, reported: A workshop for Community Merchants and community members to learn about the BID, (Business Improvement District Council), has been scheduled. Councilmember Lightner has established a new Website and a new E-Newsletter.

5. Non-Agenda Public Comment

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

A. UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://commplan.ucsd.edu/>

Ms. Delouri was not present.

Trustee Little: Described the history of Proposition D, the 30-foot height limit.

Trustee Addington reported: Valued community member John Beaver is successfully recovering from surgery.

Trustee Costello spoke re the MESOM project that will be heard at Coastal Commission.

Trustee Addington reported: San Diego Gas & Electric is moving forward with the removal of wooden utility poles, and that is making a significant and pleasant difference in the community.

President LaCava noted: 1. On the Coastal Commission agenda, a lawsuit settlement re the Kretowicz residence, (per **Ms. Demorest**: It is her understanding this item has been removed from the Agenda), **Trustee Weiss** commented. 2. La Jolla Art & Wine Festival, benefiting local schools will be held October 10 & 11. 3. Annual Gallery & Wine Walk is scheduled for November 11. 4. Fund raising for Holiday Lights: Community should anticipate requests for donations.

6. President's Report – Action Items Where Indicated

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

The Community Planners Committee rejected, on a narrow 14/12 vote, a proposal for a “Big Box Store” draft ordinance. **President LaCava** voted against the proposed ordinance, believing it to be an inappropriate use of the Municipal Code.

B. Whitney Mixed Use – Planning Commission, Sept 9

President LaCava reported: There were robust discussions with Community Members and Planning Commissioners. The LJCPA appeal was denied. Other entities plan to appeal the decision.

C. Children's Pool Rope – Appeal filed on Hearing Officer decision – Ratify

President LaCava reported he did appeal, on behalf of the LJCPA, the Hearing Officer decision, and noted the Hearing Officer spoke at length re why he should have voted to deny the establishment of the rope and then proceeded to vote to approve the establishment of the rope. **President LaCava** asked the Trustees to ratify his decision, on behalf of the LJCPA, to appeal this latest decision.

Voting Record #3

Approved Motion: Motion to ratify the appeal of the Hearing Officer decision to establish a permanent rope on the Children's Pool beach, (Gabsch/Merten 14/2/2).

In favor: Addington, Brady, Burstein, Conboy, Costello, Courtney, Crisafi, Gabsch, Little, Lucas, Manno, Merten, Rasmussen, Whittemore.

Opposed: Fitzgerald, Weiss.

Abstain: LaCava, Salmon.

D. Business District – Town Hall Meeting, Tues, Oct 21, 4-6pm, Rec. Center

Additionally **President LaCava** noted: a San Diego City Re-districting Commission has been formed to establish new Council Districts. There are currently eight Districts, a ninth District is to be established, requiring a re-drawing of all District boundaries. **President LaCava** urged the La Jolla community to become actively engaged in the re-districting process, to protect the interests of the La Jolla Community and to insure the La Jolla Community remains intact.

7. Officer's Reports

A. Secretary – Nancy Manno

Presented by **President LaCava**, 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 – Jim Fitzgerald

Beginning Balance: \$176.82 + Income \$99.02 – (Expenses \$156.81) = Ending Balance: \$119.03.

Expenses: include printing, telephone, and annual Post Office Box rental expense. **Trustee Fitzgerald** commented on the generosity of the Membership 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. **Trustee Fitzgerald**, at the request of **President LaCava**, prepared an analysis of monthly income and expenditures during the past twelve months and determined, on average the LJCPA has \$25.00 in expenditures exceeding income each month.

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 full discussion.

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

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

DPR – Development Permit Review Committee, Chair Tony Crisafi, 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

PDO – No action items at September meeting.

PRC – Did not meet in September.

A. 6604 Muirlands Residence

DPR RECOMMENDATION: To deny the project, 6-0-0. (See attached minutes for reasons)

6604 Muirlands - A Coastal Development Permit, Vesting Tentative Parcel Map and Variance to demolish one existing single family residence, subdivide one parcel to create two lots and construct a new single family residence on each new lot with reduced front yard setback. The project site on a 20,456 sf. site located in the RS-1-4 Zone.

B. Nyugen Residence

DPR RECOMMENDATION: Findings can be made to approve the application to add a basement to the previously approved project. 5-0-0.

8007 Ocean Street - The project proposes a 390 square foot addition (2nd floor and 3rd floor roof top penthouse) to an existing 506 square foot single story condominium. The project is a Process 3 Hearing Officer decision for a Variance to reduce the required setbacks for the proposed addition. Project returns for consideration as the scope was modified to add a 365 sf basement.

Prior Action: CPA recommended approval of original proposal, 10-3-0, Sept 2009.

C. Prospect Street Valet Parking: Pulled, President LaCava

T&T RECOMMENDATION: Until there is a unified Valet Parking Plan for Prospect & Girard Street submitted to T&T, we will not approve any new valet parking. 6-0-1.

Request for 3 valet parking spaces at easterly end of Prospect Street.

D. No 25-foot Axle Length Trucks on Hillside and Hidden Valley Roads

T&T RECOMMENDATION: Work with City of San Diego to place proper signage on Hillside & Hidden Valley Road covering 25ft long axle trucks. 7-0-0.

Trustee Courtney commented on Consent Agenda Item "D."

E. 1250 Prospect Signage Confusion

T&T RECOMMENDATION: To reinstall the missing pole and sign between the 8 daytime valet spaces and the 4 nighttime valet spaces, stating 8am-5pm 2-hour parking and 5pm to 2am Valet Parking. 6-0-0.

Clarification requested by City Parking Enforcement.

F. Mary Star of the Sea Church

T&T RECOMMENDATION: Add 1 diagonal spot on Girard and add 1 parallel loading zone on Girard closest to Kline 9:30AM to 3:30pm, Monday to Sunday. 7-1-0.

Prior Action: T&T recommendation pulled from September Consent Agenda, sent to T&T for reconsideration.

Trustees Gabsch, Addington, President LaCava, Community members **Mark Buchon** and **Rev. James E. Rafferty** commented on Consent Agenda Item "F."

Voting Record #6: Heard out of sequence because of Time Certain Agenda Items.

Approved Motion: Motion:

To accept the recommendation of the Development Permit Review Committee: **(B) Findings can be made to approve the application to add a basement to the previously approved project: 8007 Ocean Street - The project proposes a 390 square foot addition (2nd floor and 3rd floor roof top penthouse) to an existing 506 square foot single story condominium. The project is a Process 3 Hearing Officer decision for a Variance to reduce the required setbacks for the proposed addition. Project returns for consideration as the scope was modified to add a 365 sf basement, and forward the recommendation to the City of San Diego.**

To accept the recommendation of the Traffic & Transportation Committee:

(D): Work with City of San Diego to place proper signage on Hillside & Hidden Valley Road covering 25ft long axle trucks: No 25-foot Axle Length Trucks on Hillside and Hidden Valley Roads, and forward the recommendation to the City of San Diego.

(E): To reinstall the missing pole and sign between the 8 daytime valet spaces and the 4 nighttime valet spaces, stating 8am-5pm 2-hour parking and 5pm to 2am Valet Parking, (clarification requested by City Parking Enforcement), and forward the recommendation to the City of San Diego.

(F): Mary Star of the Sea Church: Add 1 diagonal spot on Girard and add 1 parallel loading zone on Girard closest to Kline 9:30AM to 3:30pm, Monday to Sunday, and forward the recommendation to the City of San Diego.

(Brady/Fitzgerald 16/1/1)

In favor: Brady, Burstein, Conboy, Costello, Courtney, Crisafi, Fitzgerald, Gabsch, Little, Lucas, Manno, Merten, Rasmussen, Salmon, Weiss, Whittemore.

Opposed: Addington.

Abstain: LaCava.

Voting Record #7: Heard out of sequence because of Time Certain Agenda items.

Approved Motion: Motion:

To accept the recommendation of the Development Permit Review Committee: **(A) To deny the project: 1. Findings cannot be made for a Variance. The decision to subdivide the property, request a Variance, to accommodate two homes is a situation of the property owner's own making, and not a hardship unique to the property. 2. The Project's Bulk and Scale would not promote good design with respect to visual harmony in the transition from new to existing structures. 3. Findings cannot be made for a Coastal Development Permit and Tentative Parcel Map and Variance to request a 10 ft rather than a 20 ft setback as this would adversely effect the criteria for safety of the traffic conditions of the hairpin curve: 6604 Muirlands - A Coastal Development Permit, Vesting Tentative Parcel Map and Variance to demolish one existing single family residence, subdivide one parcel to create two lots and construct a new single family residence on each new lot with reduced front yard setback. The project site on a 20,456 sf. site located in the RS-1-4 Zone, and forward the recommendation to the City of San Diego.**

(Fitzgerald/Weiss 17/0/1)

In favor: Addington, Brady, Burstein, Conboy, Costello, Courtney, Crisafi, Fitzgerald, Gabsch, Little, Lucas, Manno, Merten, Rasmussen, Salmon, Weiss, Whittemore.

Abstain: LaCava

9. 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, Rec. Center: *No report.*

City of San Diego requested this presentation, Agenda Item #10, be re-scheduled.

10. Water Purification Demonstration Project – Information Only

As part of the City of San Diego's efforts to pursue locally controlled, sustainable water supply options, the Public Utilities Department has launched a Water Purification Demonstration Project. This project examines advanced water purification technology on recycled wastewater. Tonight's presentation is a component of the project's public outreach and opinion gathering efforts.

Presenter – City of San Diego

11. San Diego Gas & Electric Smart Meters – Information Only *Time Certain @ 6:30 PM*

A presentation on the new Smart Meters that are now being installed in our community as well as answer questions or concerns. Further information available at <http://www.sdge.com/smartmeter/faq.shtml>

Presenter - Risa Baron, Manager of SDG&E Smart Meter Community Outreach

Ms. Risa Baron presented information re: What the community should anticipate during the installation of the new "Smart Meters," and the expected community benefits. SDG&E is in the process of upgrading, through technology, the entire SDG&E infrastructure. **Ms. Baron** invited the Community to contact her for additional information. **Trustees Costello** and **Rasmussen** commented/questioned.

12. Sewer and Water Group 820 – Information Only *Time Certain @ 6:45 PM*

Group Job 820 is primarily in the Village residential area and roughly bounded by Torrey Pines Rd, Coast Blvd, Ivanhoe Street and Prospect Pl. Also Coast Blvd from Children's Pool north to Prospect Street. Project will affect portions of the following streets: Prospect Pl, Cave St, Ivanhoe Av, Park Row, Silverado St, Exchange Pl, and Coast Blvd. Construction est. to begin in April 2012 and will take approx 10 months.

Presenter - Ana Maria Rojas, City of San Diego

Mr. Michael Ninh presented: **Mr. Ninh** described the Project in detail/ assured the Community; the City will work with the Community to maintain communication/minimize disruptions. **Trustee Addington, President LaCava** commented/questioned.

13. La Jolla Shores Drive Water Main Replacement Project – Info Only *Time Certain @ 7:00 PM*

Replacing 3,700 feet of 16-inch pipe on La Jolla Shores Drive from Avenida de la Playa to just north of Ruelle Monte Carlo. Est. start by Sept 2011, completion by June 2012.

Presenter - Gerry Barca and/or Parita Avlani, City of San Diego

Mr. Gerry Barca presented: **Mr. Barca** described the Project, focusing on the traffic plans, the water availability to residences and the Project timeline. **Trustees Courtney, Weiss**, commented/questioned. LJCPA Member **John Berol** noted that City installed temporary water lines frequently leak and frequently break. **Mr. Berol** suggested the City proactively act to prevent the waste of water. **Mr. Barca** agreed to notify the responsible City entity. LJCPA Member **Daisy Fitzgerald** noted City installed metal connections have been placed in the center of driveways and are frequently broken by truck movement. **Mr. Barca** acknowledged this is an improper installation and will notify the responsible City operations department.

14. La Jolla Cove Lifeguard Station – ADA Access Ramp

Proposed modification to Cove lifeguard station concept by addition of an accessible ramp from the street level to the mid-level deck to comply with ADA requirements. Note this is conceptual only, the city has not yet applied for discretionary permits.

Presenter – Jihad Sleiman, Project Engineer, City of San Diego and Rick España architect.

Previous RECOMMENDATION: CPA conceptually approved lifeguard station, April 2003.

Previous RECOMMENDATION: Parks & Beaches Committee supported Option 2, Sept 2010.

Mr. Jihad Sleiman and **Mr. Rick España** presented: **Mr. Sleiman** described the history of the Project, the Community process, beginning in 2003. **Mr. España** continued with a presentation of the five design options for the required ADA Access Ramp, and the selection of the preferred design, Design Option #2. Community Member **Joseph Manno** suggested an alternate design solution/ was invited by **Mr. Sleiman** and **Mr. España** to participate in future Community meetings. Community Members **Mark Buchon, Sally Fuller** commented. **Trustees Addington, Conboy, Gabsch, Lucas, Merten, Salmon, Weiss** commented.

Trustee Salmon spoke against the Motion, expressing concern that there had been inadequate community involvement by those community groups most affected by the Project.

Trustee Gabsch spoke against the Motion, expressing concern in regard to approving a "Conceptual Project."

Voting Record #4

Approved Motion: Motion to conceptually approve the La Jolla Cove Lifeguard Station Mid-Level Landing Access, Preferred Option #2, as presented to the LJCPA 07 October 2010, (Merten/Addington 12/4/2).

In favor: Addington, Brady, Burstein, Conboy, Costello, Courtney, Crisafi, Little, Manno, Merten, Rasmussen, Whittemore.

Opposed: Fitzgerald, Gabsch, Lucas, Salmon.

Abstain: LaCava, Weiss.

Voting Record #5

15. 1255 Pearl Substantial Conformance Review

Substantial Conformance Review (SCR) to Coastal Development/Conditional Use Permit No. 99-1169 to add eighty (80) square feet to a 3663 square foot constructed residence with guest quarters. The site is located in the RS-1-7 zone.

Presenter – Laura Ducharme Conboy, architect

Previous RECOMMENDATION: None, application brought straight to CPA.

Previous RECOMMENDATION: CPA approved original CDP for residence o/a 2000.

Presented: **Laura Ducharme Conboy: Ms. Conboy** described the Project as non-controversial. **Trustees Costello, Crisafi, Lucas** commented in the affirmative.

Approved Motion: Motion to approve the Project: 1255 Pearl Street, La Jolla: In Substantial Conformance with the previously approved Coastal Development Permit and Conditional Use Permit, (Costello/Addington 16/0/1).

In favor: Addington, Brady, Burstein, Costello, Courtney, Crisafi, Fitzgerald, Gabsch, Little, Lucas, Manno, Merten, Rasmussen, Salmon, Weiss, Whittemore.

Recused: Conboy.

Abstain: LaCava.

16. Adjourn @ 8:10 PM: to Next Regular Meeting on November 04, 2010, 6:00 pm