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President: Tony Crisafi
Vice President: Joe LaCava
Treasurer: Orrin Gabsch
Assistant Treasurer: Jim Fitzgerald
Secretary: Dan Allen

La Jolla Community Planning Association

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

Thursday, 7 March 2013

FINAL MINUTES – REGULAR MEETING

Trustees Present: Cynthia Bond, Tom Brady, Devin Burstein, Bob Collins, Laura Ducharme-Conboy, Michael Costello, Dan Courtney, Tony Crisafi, Jim Fitzgerald, Joe LaCava, David Little, Tim Lucas, Nancy Manno, Phil Merten, Cindy Thorsen, Frances O'Neill Zimmerman.

Absent: Dan Allen, Orrin Gabsch.

1. Welcome and Call To Order: Tony Crisafi, President, at 6:38 PM

2. Adopt the Agenda

Approved Motion: Motion to adopt the Agenda, (Fitzgerald/Zimmerman, 15-0-1).

In favor: Bond, Brady, Burstein, Collins, Conboy, Costello, Courtney, Fitzgerald, LaCava, Little, Lucas, Manno, Merten, Thorsen, Zimmerman.

Abstain: Crisafi.

3. Meeting Minutes Review and Approval – 7 February

Approved Motion: Motion to approve the Minutes of 7 February, (Collins/Fitzgerald, 13-1-2).

In favor: Bond, Brady, Burstein, Collins, Conboy, Costello, Courtney, Fitzgerald, Lucas, Manno, Merten, Thorsen, Zimmerman.

Opposed: Little.

Abstain: Crisafi, LaCava.

4. Elected Officials Report - Information Only

A. Council District 1 - Councilmember Sherri Lightner

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

Ms. Demorest reported pedestrian crossings in Bird Rock will be repaired starting 18 March, with some night work, noisy part between 9-11 PM. SANDAG is working on the North Coast Transit proposal with I-5 widening, and bike trail. Oversized vehicle ordinance will be heard end of March. Work in progress on Torrey Pines Rd. will provide improved drainage.

B. 39th District, California State Senate - State Senator Marty Block

Rep: Allison Don, 619.645.3133, allison.don@sen.ca.gov

Ms. Don introduced herself; left flyers.

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, <http://physicalplanning.ucsd.edu>

Ms. Delouri said the Chancellor's Office has determined that the Venter Institute will have additional access off Expedition Way. They worked with Sherri Lightner's Office and the Mayor. Venter will be occupied in Oct. 2013.

General Public Comment

Mary Soriano announced the La Jolla Town Council elections; invites us to become LJTC Members, enabling us to vote for Board, on or before Tuesday, March 12.

Shona McArthur expressed concern about oversized AT&T boxes. Photographs were shown of boxes on Via del Norte; need to control size and location.

6. Non-Agenda Items for Trustee Discussion

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

Trustee Little presented a handout and made a presentation about height regulations and the difference with existing and proposed grade. **President Crisafi** expressed concern about the interpretation. **Trustee Conboy** noted the restrictions on height set by Proposition D are not flexible.

Trustee Burstein announced this was his last Meeting as a Trustee and thanked everyone for their volunteer efforts in madding La Jolla special.

Trustee Manno asked that required right hand turn on Torrey Pines Rd be on the April Agenda.

7. Officers' Reports

Reports were made at the Annual Meeting held earlier. There were no additional reports.

8. President's Report – Action Items where indicated

A. Annual Trustee Election – Voting closed at 7:00pm; results as soon as ballots are counted.

B. Letters

a. A letter sent to UCSD re: Venter Institute.

b. A letter was sent to the City Human Relations Committee on the subject of the Hillel project as discussed at last month's meeting.

C. Deviation request re: 1020 Prospect

Will not be heard until further notice; the applicant advises the project is on hold.

D. President Crisafi announced next month will be officer elections; he stated he intends to be a candidate for re-election as President.

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 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

A. Xiong Residence

DPR ACTION: Findings can be made for a Coastal Development Permit for an 866 SF addition to an existing single family residence on a 0.24 acre site at 1553 Copa De Oro Drive. 8-1-0

1553 Copa De Oro Dr. - Coastal Development Permit for a 866 SF addition to an existing single family residence on a 0.24 acre site

B. Huckins Residence

DPR ACTION: Findings can be made for a Coastal Development Permit to construct a 3,818 sq ft, two-story, above basement, single family residence on a 7,000 sq ft vacant lot located at 1545 Virginia Way. 7-0-1

1545 Virginia Way - Sustainable Expedite Program (process 2) Coastal Development Permit to construct a 3,818 sq ft, two-story, above basement, single family residence on a 7,000 sq ft vacant lot.

C. Trogen Enterprises Demolition

PRC Action: The findings can be made for a Coastal Development Permit (CDP) to demolish the current structure down to the slab, leaving the Torrey Pine trees intact, as presented. 6-0-1

7949 Lowry Terrace--Demolition of a 3,912 sf existing single family residence and two car garage on a 14,217 sf lot. Future redevelopment not decided as yet.

Tim Golba, architect, asked that his client's project, Huckins Residence, be continued, to the Consent Agenda on a later date. This will allow time for further negotiations with the neighbors.

Approved Motion: Motion

To accept the recommendation of the Development Permit Review Committee: (A) Xiong Residence: Findings can be made for a Coastal Development Permit for an 866 sf addition to an existing single family residence on a 0.24 acre site at 1553 Copa De Oro Drive, and forward the recommendation to the City,

To accept the recommendation of the LJ Shores Permit Review Committee: (C) Trogen Enterprises Demolition: The findings can be made for a Coastal Development Permit (CDP) to demolish the current structure down to the slab, leaving the Torrey Pine trees intact, as presented, and forward the recommendations to the City,

(LaCava/Brady, 15-0-1).

In favor: Bond, Brady, Burstein, Collins, Conboy, Costello, Courtney, Fitzgerald, LaCava, Little, Lucas, Manno, Merten, Thorsen, Zimmerman.

Abstain: Crisafi.

10. Reports from Other Advisory Committees - Information only

A. Coastal Access and Parking Board - Meets 1st Tues, 5pm, La Jolla Recreation Center.

B. Community Planners Committee - Meets 4th Tues, 7pm, 9192 Topaz Way, San Diego.

11. Bernate Ticino Residence – Action Item

Confirm February 7, 2013 appeal of CEQA Exemption (February 4, 2013 appeal deadline). Appeal was filed on February 4, 2013, a non-agendized vote was taken at Trustees' meeting February 7, 2013. Trustees are asked to discuss and vote on the appeal filed.

Preident Crisafi: The City Planner advised that we should notice the Appeal question, and take a second vote. Item #12 below should be published to explain the Item #11. **Bob Whitney:** asked why the CPA appeal was similar to the LJ Historical Society appeal. **Trustee Costello:** replied because of the complicated CEQA issues he recommended to the President that we have the help of an Attorney specializing in CEQA. Comments by: **Mrs Whittney, Julie Hamilton, Rob Whittemore, Michael Morton.**

Approved Motion: Motion to confirm the appeal the of the Bernate Ticino Residence project's CEQA exemption, (Manno/ Merten, 11-0-3).

In favor: Bond, Brady, Collins, Conboy, Costello, Courtney, Fitzgerald, Lucas, Manno, Merten, Thorsen, Zimmerman.
Abstain: Burstein, Crisafi, LaCava.

12. Bernate Ticino Residence – Action Item

1328 Virginia Way - Sustainable Expedite Program (Process 2) CDP to construction a 4,918 sq ft, two story, above basement, single family residence with detached garage and guest quarters, on a 6,995 sq ft vacant lot. Appeal of CEQA Exemption – Feb. 4th deadline

DPR Action #A (Jan. 2013): To require the Applicant to apply for a Coastal Development Permit to demolish the previous structure at 1328 Virginia Way, and to return to La Jolla Development Permit Review as part of the review process and present CEQA and other environmental documentation. 8-0-1

*DPR Action #B (Jan. 2013): Findings can not be made for a Coastal Development Permit for construction at 1328 Virginia Way. Specifically, the proposed project is not in conformity with the specified implementation program (ie the Municipal Code requirement for Coastal Development Permit for the demolition of the previous building). 8-0-1
CPA Action (Jan 2013): Pulled from Consent Agenda by Trustee LaCava.
CPA Action (Feb 2013): Presentation postponed by applicant.*

Presentation again postponed by applicant (2/27/13).

13. Gaxiola Residence – Action Item

2414 Calle del Oro – SDP and CDP to demolish existing 1-story 3,178 sf residence and construct a new 2-story 11,696 sf residence (of which 4,744 is phantom floor) with 4 bedrooms, 7 bathrooms and 2 car garage, attached guest quarters (parking in driveway), swimming pool and retaining walls on a 29,120 sf lot. Square footage includes extensive non-habitable space.

*PRC Action (Oct. 2012): The findings can be made for a SDP & CDP based on plans dated July 22, 2012 and presented today with square footage corrected to 11,696 including 4,744 sf phantom floor. 3-2-1.
CPA Action (Feb 2013): Pulled from Consent Agenda by Myrna Nagle.*

Applicant: Gricel Cedillo; presentation and handout by architect, **Michael Morton**.

Approved Motion: To approve the project and to recommend SDP and CDP to demolish existing 1-story 3,178 sf residence and construct a new 2-story 11,696 sf residence at 2414 Calle del Oro as presented; landscaping as shown on sheet A9.1 dated 7 March 2013, (Fitzgerald/LaCava, 9-6-1).

In favor: Brady, Collins, Conboy, Fitzgerald, LaCava, Manno, Merten, Thorsen.

Opposed: Bond, Burstein, Costello, Courtney, Little, Lucas, Zimmerman.

Abstain: Crisafi.

Trustee Election Results

Election Chair **Tim Lucas** presented the vote count to **President Crisafi**, who then announced the results:

Elected to three year terms: Patrick Ahern, Helen Boyden, Gail Forbes, Bob Steck, Ray Weiss and Frances O’Neill Zimmerman. Elected to a two-year term to fill a vacancy: Janie Emerson, and elected to a one-year term to fill a vacancy: Myrna Nagle. The number of ballots cast was 71.

President Crisafi announced that results can be challenged until Thursday, March 14, 5:00 pm. If no challenge, the ballots will be destroyed.

President Crisafi thanked Election Chair **Trustee Tim Lucas** for, once again, running a flawless election, and thanked all of the Community Members who graciously contributed their time assisting **Trustee Lucas**.

Trustees expressed their gratitude.

14. Pham Residence – Action Item

7411 Olivetas Street - Variance to reduce the required street sideyard setback for a 855 sq ft addition to an existing single family residence on a 0.05 acre site.

*DPR ACTION (JAN 2013): Findings can be made for a Variance to reduce the required street sideyard setback from 10ft to 4 ft for a 855 sq ft addition to an existing single family residence at 7411 Olivetas St. 4-2-1
CPA Action (Feb 2013): Pulled from Consent Agenda by Trustee Zimmerman*

Presentation by architect **Mark Mitchell**. **Carole Barin** commented.

Approved Motion: Findings can be made for a Variance to reduce the required street sideyard setback from 10ft to 4 ft for a 855 sq ft addition to an existing single family residence at 7411 Olivetas St., (Thorsen/Conboy, 8-6-2).

In favor: Brady, Burstein, Conboy, Costello, Fitzgerald, LaCava, Manno, Thorsen.

Opposed: Bond, Collins, Courtney, Little, Merten, Zimmerman.

Abstain: Crisafi, Lucas.

15. Install 2 hour parking signs on Glenwick Place and Glenwick Lane – Action Item

T & T Action (Jan 2013): Motion to approve 6-0-0

CPA Action (Feb 2013): Pulled from Consent Agenda by Vanessa Garcia

Presentation by **Dempsey Copeland**. Vanessa Garcia was not in attendance to speak to the item. Handout provided; comments **Jun Onaka**.

Approved Motion: To approve 2 hour parking signs on Glenwick Place and Glenwick Lane, (LaCava/Burstein, 12-0-3).

In favor: Bond, Brady, Burstein, Collins, Conboy, Costello, Courtney, Fitzgerald, LaCava, Lucas, Manno, Merten, Thorsen.

Abstain: Crisafi, Little, Zimmerman.

16. Move two 15 minutes zones from Herschel to Prospect Street – Action Item

Jolla Village Merchant Association would like to have two 15 minute zones installed at their new location.

T & T Action (Jan 2013): Motion to approve the move. If possible, convert existing spaces on Herschel to diagonal parking. Two closest spaces to Prospect stay 15 minute green zone. 6-0-0.

CPA Action (Feb 2013): Pulled from Consent Agenda by Dan Courtney.

Approved Motion: To approve moving two 15 minutes zones from Herschel to Prospect Street, (LaCava/Thorsen, 12-3-1).

In favor: Bond, Brady, Collins, Conboy, Costello, Fitzgerald, LaCava, Little, Lucas, Manno, Merten, Thorsen.

Opposed: Burstein, Courtney, Zimmerman.

Abstain: Crisafi.

17. UCSD Hillel Center for Jewish Life Draft EIR response – Action Item

Consideration of response drafted by the Ad Hoc Committee on UCSD Hillel Center Draft EIR and submit to City of San Diego by March 11th. Comments on the Draft EIR are due by March 11th submittal deadline Project proposals are described in the following link: [City of San Diego Bulletin of Public Notices, CEQA Notices and Documents](#).

Proposed Motion read aloud by **Trustee Costello**. Comments by **Julie Hamilton, Maria Rothchild, Bob Whitney, Trustees Zimmerman, Little, Lucas, Merten, Fitzgerald** commented.

Approved Motion: regarding the Hillel Draft Environmental Impact Report (DEIR):

That the Hillel Draft Environmental Impact Report (DEIR) is deficient and contains major errors and omissions regarding: 1) the proposed Hillel project's immediate and cumulative impacts on the surrounding neighborhood; and 2) the project's substantial, precedent-setting non-compliance with the La Jolla Shores PDO, the Municipal Code, and the La Jolla Community Plan. The LJCPA adopts the findings and conclusions of the Ad Hoc Com. Minutes and three attached letters. These deficiencies are documented in the attachments to this motion and include, but are not limited to the DEIR:

- **Ignoring that a student center is not an allowed use in a residential neighborhood.**
- **Ignoring the La Jolla and City-wide precedent that would be set by allowing a student center in a residential neighborhood—e.g., UCSD's website currently recognizes 60 spiritual student organizations on campus.**
- **Failing to consider possible alternative sites close to UCSD where the zoning would permit a student center.**
- **Failing to consider the impact of the soon-to-be-open Venter Institute in assessing the project's traffic impact—in fact, the new Venter Institute is not even mentioned in the DEIR.**
- **Failing to point-out the lack of required on-site parking spaces for Hillel's stated use for the project (i.e., a place of religious assembly) as well as failing to substantively address the associated loss of on-street parking in a Parking Impact Overlay Zone.**

- **Failing to provide findings to support the requested vacation of a public right-of-way.**
- **Failure to adequately consider the visual/community-character impacts of the proposed student center project on the surrounding residential homes and neighborhood, including:**
 - a) setbacks,
 - b) bulk and scale,
 - c) intensity of use,
 - d) noise.

Attachments:

- **Minutes of the LJCPA Ad Hoc Committee, which reviewed the Hillel DEIR.**
- **Phil Merten letter to the Ad Hoc Committee, dated 2/27/13, regarding the Hillel DEIR**
- **Ross M. Starr, Ph.D. letter to City of San Diego Development Services Department, dated 1/30/13, regarding the Hillel Center for Jewish Life (submitted to the Ad Hoc Committee).**
- **Julie Hamilton letter to the Ad Hoc Committee, dated 2/27/13, regarding the Hillel DEIR,**

(Little/Merten, 10-3-1).

In favor: Bond, Brady, Collins, Costello, Courtney, Fitzgerald, Little, Lucas, Merten, Thorsen.

Opposed: Burstein, LaCava, Zimmerman.

Abstain: Crisafi.

18. Adjourn, at 9:39 PM.

Next Regular Monthly Meeting, April 4th, 2013, 6:00 pm.