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President: Tony Crisafi  
Vice President: Joe LaCava  
Second Vice President: Patrick Ahern  
Treasurer: Jim Fitzgerald  
Secretary: Helen Boyden

## La Jolla Community Planning Association

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

Thursday, 7 November 2013

### FINAL MINUTES -- Regular Meeting

Trustees Present: Patrick Ahern, Helen Boyden, Tom Brady, Bob Collins, Tony Crisafi, Janie Emerson, Jim Fitzgerald, Gail Forbes, Joe LaCava, David Little, Phil Merten, Myrna Naegle, Bob Steck, Ray Weiss, Frances O'Neill Zimmerman  
Absent: Cynthia Bond, Dan Courtney, Nancy Manno

**1. Welcome and Call To Order: Tony Crisafi, President, at 6:02PM**

**2. Adopt the Agenda**

**Approved Motion: To approve the agenda as posted: (Emerson, Fitzgerald: 10-0-1)**

In favor: Ahern, Boyden, Brady, Collins, Emerson, Fitzgerald, LaCava, Merten, Steck, Weiss  
Abstain: Crisafi (Chair)

**3. Meeting Minutes Review and Approval**

**Approved Motion: To approve the Minutes of 3 October 2013 as presented in the Public Document (Collins, Brady: 11-0-2)**

In favor: Ahern, Boyden, Brady, Collins, Emerson, Fitzgerald, LaCava, Little, Merten, Naegle, Steck  
Abstain: Crisafi (Chair), Weiss (absent)

**4. Elected Officials Reports - Information Only**

**A. Council District 1 – Council President Pro Tem Sherri Lightner**

**Rep: Erin Demorest, 619.236.7762, [edemorest@sandiego.gov](mailto:edemorest@sandiego.gov)** was absent but submitted a written report.

The City Council has approved separating the Planning Department (to be led by renowned planning expert Bill Fulton) from Development Services. The Planning Department will also handle environmental reviews and economic development. Other changes in management structure are being phased in. The City Council committee structure is being revised, to take place in January 2014.

**B. 39<sup>th</sup> Senate District – State Senator Marty Block**

**Rep: Allison Don, 619-645-3133, [Allison.don@sen.ca.gov](mailto:Allison.don@sen.ca.gov)**

During the legislative recess Senator Block has been meeting with local groups. Bicycles will no longer be allowed on the steep grade up to the Torrey Pines State Reserve.

**C. 78<sup>th</sup> Assembly District Majority Leader Toni Atkins**

Rep: **Toni Duran, 619-645-3090, [Toni.Duran@asm.ca.gov](mailto:Toni.Duran@asm.ca.gov)** was not present.

**5. Non-Agenda Public Comment - Issues not on the agenda and within LCPA jurisdiction, two (2) minutes or less**

**UCSD - Planner: Anu Delouri, [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu), <http://physicalplanning.ucsd.edu>**, was not present due to the recent birth of a son. She is being replaced on a temporary basis by: **Todd Pitman, Principal Planner UCSD, [tdpitman@ucsd.edu](mailto:tdpitman@ucsd.edu), 858.822.3791** who was not present.

**Member Don Schmidt**, complimented the trustees on their action on the Sierra Mar residence but cautioned that even though trustees are not experts on the Secretary of Interior standards for historical designation and don't want to second guess City staff, they can serve as another pair of eyes. He said, furthermore, that **DPR member Angeles Liera** has suggested that in 2014 the La Jolla Historical Society might conduct a workshop for LJCPA trustees. He pointed out that the archaeology (sacred sites) is a part of the historical review.

**Member Pat Granger** said she understood that **John Fisher, DPM** for the Hillel project, would be circulating a third Draft Environmental Impact Report and expressed the opinion that the community was being harassed.

**Zach Plopper, Coastal and Marine Director of WILD COAST** ([www.wildcoast.net](http://www.wildcoast.net) or 619-423-2258), stated that his organization was partnering with the California Department of Fish and Game to inform the local community about San Diego's Marine Protected Areas. He provided brochures: "Fishing Guide for San Diego's Marine Protected Areas (MPAs)" that feature maps, descriptions and rules for the MPAs. ([www.dfg.ca.gov/mlpa](http://www.dfg.ca.gov/mlpa) to look for the brochure for Southern California)

**Member Sally Miller** noted the loss of public sidewalk space to sidewalk cafes. She said the three foot corridor [sic] that remains is inadequate for pedestrian traffic.

## 6. Non-Agenda Items for Trustee Discussion - Issues not on the agenda and within LJCPA jurisdiction, two (2) minutes or less.

**Trustee Little** referenced previous trustee discussion of short-term-rental abuse and noted that the ad hoc committee appointed in September had not met, citing lack of a chairman as a possible reason. **President Crisafi** appointed **Trustee Ahern** to notice and convene a meeting of the committee which consists of **Trustees Fitzgerald, Brady, Little, Ahern, Steck** and **Members Outwater** and **Costello**. The Committee can then elect its chair.

**Trustee Weiss** noted that overgrown shrubbery is blocking sidewalks in many areas.

**Trustee Merten** referenced Item 8C (LJS PRC special meeting of November 20) and announced that a special meeting of the PRC would be held on Wednesday, December 18 at 4 PM at the Rec Center.

## 7. Officers' Reports

### A. Secretary

**Trustee Boyden** stated that if you want your attendance recorded today, you should sign in at the back of the room. There are two sign-in lists: one for LJCPA members and a yellow one for guests.

LJCPA is a membership organization open to La Jolla residents, property owners and local business owners at least 18 years of age. Eligible visitors wishing to join the LJCPA need to submit an application, copies of which are available at the sign-in table or on-line at the LJCPA website: [www.lajollacpa.org/](http://www.lajollacpa.org/). We encourage you to join so that you can vote in the Trustee elections and at the Annual Meeting in March.

You are entitled to attend without signing in, but only by providing proof of attendance can you maintain membership or become eligible for election as a trustee. You can become a Member after attending one meeting and must maintain your membership by attending one meeting per year. To qualify as a candidate in an election to become a Trustee, a Member must have documented attendance at three LJCPA meetings in the preceding 12-month period.

If you want to have your attendance recorded without signing in at the back, then hand to the Secretary 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.

Please note that members who failed to attend a meeting between March of 2012 and February 2013 (and similar for all time periods) have let their membership lapse and will need to submit another application to be reinstated

### B. Treasurer

**Trustee Fitzgerald** reported that the beginning balance on October 1 was \$25.50. Receipts in October from donations only were \$197.00. Expenses including, telephone expenses and PO Box rental were \$124.45 for a, for an ending balance on October 31, 2013 of \$98 .05.

**Trustee Fitzgerald** commented on the special generosity of the Membership and Trustees and reminded Trustees, Members and guests that LJCPA is a non-profit organization and must rely solely on the generosity of the community and the Trustees. He stressed the need for continued donations to support the expenses of the organizations. All donations are in cash to preserve anonymity. He stated that in January 2014 the LJCPA will need to pay the semi-annual rent bill of \$300.00 for the after-hours-use of the Rec Center.

## 8. President's Report

### A. Whitney Mixed Use project EIR

[http://google.sannet.gov/search?partialfields=&sort=date%3AD%3A%3Ad1&proxyreload=1&num=100&requiredfields=STARTED:TRUE.ENDED:FALSE.PATH:CEQA&layout\\_type=datetitlelink&getfields=DOCUMENT\\_URL.TITLE.DOC\\_DATE&output=xml\\_no\\_dtd&ie=UTF8&client=scs\\_ocd&filter=0&site=documents&config=ceqa.js&proxystylesheet=scs\\_ocd&g=](http://google.sannet.gov/search?partialfields=&sort=date%3AD%3A%3Ad1&proxyreload=1&num=100&requiredfields=STARTED:TRUE.ENDED:FALSE.PATH:CEQA&layout_type=datetitlelink&getfields=DOCUMENT_URL.TITLE.DOC_DATE&output=xml_no_dtd&ie=UTF8&client=scs_ocd&filter=0&site=documents&config=ceqa.js&proxystylesheet=scs_ocd&g=)

-Public review extended 14 days to December 13, 2013

**B. Follow-up on Girard Ave School Crossing- trustee comments at September LJCPA meeting.** Delays in construction were due to funding issues and the normal review process. To alleviate traffic problems the Gillispie School has shifted some school traffic to Fay Avenue. The change to one lane is due to Federal ADA regulations for grade school crossing guards.

**C. November 20, 2013 will be the special meeting date** for the La Jolla Shores Permit Review Committee meeting as the regular date of November 26, 2013 is during Thanksgiving week and there would not be a quorum. Three items will be docketed on the agenda.

### D. Action to appoint second Vice-President

#### Approved Motion: To appoint Trustee Ahern Second Vice-President (LaCava, Fitzgerald: 14-0-1)

In favor: Boyden, Brady, Collins, Crisafi, Emerson, Fitzgerald, Forbes, LaCava, Little, Merten, Naegle, Steck, Weiss, Zimmerman  
Abstain: Ahern (candidate)

### E. Action to appoint a new member to the Traffic and Transportation Joint Committee

The Chair called for volunteers and only Trustee Little expressed interest.

#### Approved Motion: To appoint Trustee Little to the Traffic and Transportation Joint Committee (Fitzgerald, Collins: 15-0-0)

In favor: Ahern, Boyden, Brady, Collins, Crisafi, Emerson, Fitzgerald, Forbes, LaCava, Little, Merten, Naegle, Steck, Weiss, Zimmerman

## 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 LJCPA 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

PRC did not have any projects for an October meeting so the meeting was cancelled.

**President Crisafi** recused due to involvement with (B) Giusti Residence and left the room. **Vice President LaCava** chaired.

### A. Morse Residence CDP/SDP

**DPR Motion: Findings can be made to recommend a Coastal Development Permit and Site Development Permit to construct an addition at the first and second stories, and reconstruct existing wood deck 6-0-1**

5550 Calumet Ave - (Process 3) CDP & SDP to remodel existing SFR, add 930 sq. ft., w/2nd-story addition, & reconstruct existing wood deck on a 0.12 acre site in the RS-1-7 zone of the La Jolla Community Plan area; Coastal (appealable), Coastal Height & Sensitive Coastal Overlay; First Public Roadway; Geo 12, 47 & 53; ESL-Sensitive Coastal Bluffs; Parking Impact-Coastal & Beach, Residential Tandem & Transit Area Overlay.

### B. Giusti Residence

**DPR Motion: Findings can be made to recommend a Coastal Development Permit and Site Development Permit to construct a new single-family residence 5-0-3**

7062 Vista del Mar- A Coastal Development Permit to demolish an existing duplex and construct a new, approximately 2,593-square-foot, two-story, single-family residence (with 962 square foot basement),

pool, spa and cabana on a 0.09-acre in the RS-I-7 Zone, the Coastal Overlay Zone (Coastal Commission Appeal Jurisdiction), the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone, the Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone, within the La Jolla Community Plan area.

**C. “La Plaza”**

**PDO Motion: Proposed signage, paving material, and furniture conform to the PDO 5-1-1**

7863 Girard Ave- Scope of work to include: Street furniture, paving materials, and signage locations with calculations presentation for the renovation at La Plaza.

**D. West Muirlands Traffic Calming Median Chokers (Pulled by Trustee Zimmerman)**

**T&T Motion: Traffic Calming Median Chokers Approved 6-1**

Traffic calming median chokers on West Muirlands

Item 9.D. was pulled from the Consent Agenda by **Trustee Zimmerman** and is expected to be heard at the LJCPA’s December meeting.

**Approved Motion: To accept the recommendations of the DPR Committee that (A) Morse Residence CDP/SDP: Findings can be made to recommend a Coastal Development Permit and Site Development Permit to construct an addition at the first and second stories, and reconstruct existing wood deck 6-0-1 and (B) Giusti Residence: Findings can be made to recommend a Coastal Development Permit and Site Development Permit to construct a new single-family residence 5-0-3; to accept the recommendation of the PDO Committee that: (C) “La Plaza”: the proposed signage, paving material, and furniture conform to the PDO 5-1-1 and forward the recommendations to the City. (Collins, Merten: 12-1-1)**

In favor: Ahern, Boyden, Brady, Collins, Fitzgerald, Forbes, Little, Merten, Naegle, Steck, Weiss, Zimmerman

Opposed: Emerson

Abstain: LaCava (Chair)

Recused: Crisafi

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

**A. Coastal Access and Parking Board** - Meets 1st Tues, 5pm, La Jolla Recreation Center. No report.

**B. Community Planners Committee** – Meets 4<sup>th</sup> Tues, 7p, 9192 Topaz Way – CPC voted unanimously to recommend the City Council deny the revised proposed Marijuana Dispensary ordinance due to lack of confidence in enforcement mechanisms. The revision proposes additional possible locations and an increase from 600’ to 1000’ distance from sensitive uses.

**11. Biddulph Residence– Full hearing at request of applicant – Action Item**

7106 Vista Del Mar – CDP and SDP (Process 3) to demolish a 3,321-square-foot, two-story residence, process a lot line adjustment, and construct a 3036-sq ft, two-story over a 2222-sq ft basement, single-family residence on a 0.12-acre site.

*Applicant has met with primary opposition and has agreed to increase setbacks and reduce height. Request from applicant to submit for reconsideration and revote.*

*DPR Action (July 2013): Findings can be made for a Coastal Development Permit and Site Development Permit to demolish a 3,321-square-foot, two-story residence, process a lot line adjustment, and construct a 2875-sq ft., two-story over a 2129-sq ft. basement, single-family residence located at 7106 Vista Del Mar as modified at the LJDPR meeting 16 July 2013. 3-2-1*

*LJCPA Action (Aug. 2013): The findings cannot be made because the project is not in conformance with the La Jolla Community Plan because the proposed building’s bulk neither maintains nor enhances the existing neighborhood character with regard to surrounding structures as viewed from the public right of way. 12-0-2.*

**President Crisafi** recused and left the room during the discussion about reconsideration of the project. He returned for the presentation of the project and left the room again at 7:09. **Vice President LaCava** chaired the item.

**Applicant Land Use Attorney Matt Peterson** asked that the project be reconsidered due to height reductions, side yard setback increases and side yard landscape height restricted to 6’. The changes have been submitted to the City and previous opponent **Jeremy Horowitz** has withdrawn his opposition due to these changes and the assurance by the applicant that the

changes would be maintained throughout the permitting process. **Mr. Horowitz's** letter had been e-mailed to all the trustees along with information about the project changes.

Meeting attendees in support of the project stood at **Mr. Peterson's** direction. **Trustee Little** commented.

**Approved Motion: To reconsider previous motion to deny this project as substantial changes have been made (Fitzgerald, Merten: 12-1-1)**

In favor: Ahern, Boyden, Brady, Emerson, Fitzgerald, Forbes, Little, Merten, Naegle, Steck, Weiss, Zimmerman  
Opposed: Collins  
Abstain: LaCava (Chair)  
Recused: Crisafi

**Richard Schneider, Kevin Steele** and **Member Mike Costello** spoke in favor of the project. **Trustee Collins** inquired as to who in the audience actually lived in the vicinity of the residence; only two persons in the audience identified themselves as living nearby.

**Trustees Zimmerman, Little, Forbes, Merten, Ahern, Collins** and **LaCava** asked for clarification on a number of issues: height of project (23'11"); 6' vegetation limit will be a permit condition; articulation of north elevation displayed; the basement is not visible from the street; the view corridor along Fern Glen is already blocked by intervening structures.

**Approved Motion: To recommend approval of the revised project dated October 30, 2013 and submitted to the City (Fitzgerald, Merten: 11-0-3)**

In favor: Ahern, Boyden, Brady, Emerson, Fitzgerald, Forbes, Merten, Naegle, Steck, Weiss, Zimmerman  
Abstain: Collins, LaCava, Little  
Recused: Crisafi

**Trustee Collins** thought the project was not consistent with the Community Plan. **Trustee Little** thought the allowed height of the building was incorrectly listed on the plans.

**Mr. Biddulph** spoke in appreciation of the Trustee's approval of the project. Others thanked the applicant and the architects for working with the community.

**12. Adjourn** at 7:12 PM to next Regular Monthly Meeting, December 5, 2013, 6:00 pm.