



La Jolla Community Planning Association

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

Contact Us

Mail: PO Box 889, La Jolla, CA 92038

Web: <http://www.LaJollaCPA.org>

Voicemail: 858.456.7900

Email: info@LaJollaCPA.org

President: Joe LaCava

Vice President: Bob Steck

2nd Vice President: Patrick Ahern

Secretary: Helen Boyden

Treasurer: Nancy Manno

FINAL MINUTES

Regular Meeting | Thursday, 5 February 2015, 6:00 pm

Trustees present: Patrick Ahern, Cynthia Bond, Helen Boyden, Bob Collins, Mike Costello, Janie Emerson, Cindy Greatrex, Joe LaCava, Nancy Manno, Phil Merten, Alex Outwater, Jim Ragsdale, Bob Steck, Ray Weiss

Trustees absent: Robert Mapes, Fran Zimmerman

1.0 Welcome and Call to Order by Joe LaCava, President, at 6:05 pm

He asked those present to turn off or silence mobile phones and announced that the meeting was being recorded in audio by the LJCPA and in video by a party who did not wish to be identified.

2.0 Adopt the Agenda

Approved Motion: To adopt the agenda as posted. (Steck, Merten: 13-0-1)

In favor: Ahern, Bond, Boyden, Collins, Costello, Emerson, Greatrex, Manno, Merten, Outwater, Ragsdale, Steck, Weiss

Abstain: LaCava (Chair)

3.0 Meeting Minutes Review and Approval: 5 January 2015

Approved Motion: To correct the minutes of 5 January 2015 as follows:

In Item 2.0 (Adopt the Agenda) line 3, change “the motion was not seconded” to read “the motion was withdrawn.”

In Item 13.0 (La Jolla Budget Priorities) change item 7 under New Infrastructure Priorities to read: “Funding for a community process with city staff to review the criteria of Categorical Exemption of Coastal Development Permits.

(Costello, Emerson: 12-0-2)

In favor: Ahern, Bond, Collins, Costello, Emerson, Greatrex, Manno, Merten, Outwater, Ragsdale, Steck, Weiss

Abstain: Boyden (absent), LaCava (Chair)

4.0 Elected Officials – Information Only

4.1 Council District 1 – Council President Sherri Lightner

Rep: **Justin Garver**, 619-236-6611, JGarver@sandiego.gov presented CP Lightner’s goals for fiscal 2016: increase in budgeting for public safety, infrastructure and restoration of public services; closing the job-skills gap in education; promoting San Diego as a innovation hub; expanding use of grey water as part of a process to develop an affordable and sustainable water supply. He said funding for repair of the Midway bluffs and viewpoint will now be released with construction expected to begin in Fall 2015.

4.2 Mayor’s Office – Mayor Kevin Faulconer

Rep: **Francis Barraza**, 619-533-6397, FBarraza@sandiego.gov was not present.

4.3 39th Senate District – State Senator Marty Block

Rep: **Hilary Nemchik** Hilary.Nemchik@sen.ca.gov, 619-645-3133 noted that as a result of his bill SB 850, Mesa and Mira Costa Community Colleges will each be able to offer a four-year degree in one field. This session he has introduced SB 15 to improve access to a higher education in California, helping students afford college and finish their degrees in four years. It includes increasing funding for UC and CSU.

4.4 78th Assembly District – Speaker of the Assembly Toni Atkins

Rep: **Toni Duran**, 619-645-3090, Toni.Duran@asm.ca.gov was not present

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.

5.0 Non-Agenda Comment

Opportunity for public to speak on matters not on the agenda & within LJCPA jurisdiction, 2 minutes or less.

5.1 UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://commplan.ucsd.edu/> noted that two East Campus projects would be open for comments on Draft Environmental Impact Reports: Center for Novel Therapeutics, soon; and Outpatient Pavilion in March; each for 45 days. Details available at the above website.

5.2 Others

Brian Wilson stated that the sewer and water line replacement in the Village and in the vicinity of Exchange Place, Cave Street and Prospect to Torrey Pines Road will be commencing within the next two weeks and will bring traffic disruption. **Vic Salazar** indicated they would be presenting the construction schedule to the Merchants Association as well.

Member Don Schmidt noted that the process for evaluating the 10% Exemption for Coastal Development Permits for properties between the coastal bluffs and the first public roadway has many deficiencies. He volunteered to participate in remedying these deficiencies.

6.0 Trustee Comment

Opportunity for trustees to comment on matters not on the agenda and within LJCPA jurisdiction, 2 minutes or less.

Trustee Weiss felt that sidewalk reconstruction on Torrey Pines Road was being hindered by the City not being able to afford to do all that was required for ADA compliance and so the current situation would remain. **CD 1 Rep Justin Garver** stated that these sidewalks are slated for renovation in a later phase of the TPR corridor and will be done to ADA standards.

Trustee Collins noted that the reconstruction on Fay for a movie theater was over the 30' height limit. Response that it was 9.5' too high. It meets the standard for Prop D, but not the PDO and zoning. The City is aware and taking action.

Trustee Merten asked that projects changed under the authority of a Project Manager after being heard by the LJCPA and subcommittees need to return for community review. At present this is not being routinely done. He asked for remediation and that instruction be given to project managers.

7.0 Officers' Reports

7.1 Secretary

Trustee Boyden reminded attendees that today is the last day to file a Membership Application and be eligible to vote in the March Election. Additionally it is the last opportunity to satisfy the 3 meetings in past 12 months to qualify as a candidate. If your membership is scheduled to expire 2/28/2015, you must renew it today in order to vote in the March election. Membership and attendance information may be checked at: <http://www.lajollacpa.org/members.html>

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/. 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 may document your attendance by signing in at the back, providing 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, or providing independently verifiable proof of attendance.

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.

Please note that members who failed to attend a meeting between March of 2013 and February 2014 (and similar for all time periods) have let their membership lapse and will need to submit another application to be reinstated.

7.2 Treasurer

President LaCava presented the treasurer's report for **Treasurer Manno**. He noted that even though the City was now providing \$500.00 annually, the LJCPA still depends upon the generosity of its members to cover the expenses of the organization, including meeting space rent, printing and telephone costs. He thanked the members for their generosity. He said that the first installment of the City funds was expected within 30 days.

Beginning Balance as of 01/01/2015	\$ 156.54	\$ 156.54
Income		
- Collections: January 04 Meeting	\$ 97.00	
- CD	5.00	
Total Income	\$ 102.00	\$ 102.00
Expenses:		
Agenda printing:	\$ 70.74	
Telephone expenses:	43.76	
Total Expenses:	\$ 114.50	(\$ 114.50)
Ending Balance as of 01/31/2015		<u>\$ 144.04</u>

NOTE: LJCPA has an outstanding Reimbursement Request, payable to Joseph LaCava, in the amount of \$305.00, for La Jolla Recreation Center rent for the period 01/04/2015 through and including 06/04/2015.

8.0 Candidate Forum

Candidates were invited to present their qualifications and interest in running. The adjournment of tonight's meeting is the cut-off time for announcing a candidacy to place one's name on the ballot. LJCPA Bylaws allow for write-ins on the day of the election.

The following candidates spoke: **Sary Frymann, Glen Rasmussen, Tom Brady, CA Marengo, Brian Will, Rob Whittemore, Michael Morton, Janie Emerson, Ed Comartin** and **Jim Fitzgerald**.

Additionally, **Election Committee Chair Cindy Greatrex** read a statement from candidate **Dolores Donovan** and said that **Cynthia Bond, David Little** and **Steve Haskins** had also announced their candidacies.

President LaCava asked all candidates to forward a statement to be posted on the LJCPA website.

9.0 President's Report – Information only unless otherwise noted.

9.1 Bylaw Amendment & Bylaws Ad Hoc Committee – President LaCava and **Ad Hoc Bylaws Chair Greatrex** met with City staff to make some clarifying tweaks to the Bylaws amendment recommended by the Trustees in December 2014. The City is also making changes to all CPG bylaws to reflect changes in Policy 600-24. The Ad Hoc Bylaws Committee will meet to review and if all comes together, the proposed bylaws changes will be voted on by the membership at the March Annual Membership meeting.

9.2 Whale Watch Way – The appeal hearing was continued from December 18 to Feb 12. However, the applicants were expected to request a continuance then until April 16 so that they can make additional changes. It is likely

that the Planning Commission will approve the continuance. However, President LaCava will attend the February 12 hearing in an abundance of caution.

9.3 Sacido Residence – was approved by the Hearing Officer. The HO decision was privately appealed to the Planning Commission. It was also appealed by the LJCPA as required by the bylaws. As yet, no date has been set for the appeal.

9.4 Annual Elections: March 5, 2015 – The fourteen candidates named above who came forward before the end of tonight's meeting are running for six three-year seats and one two-year seat and will be listed on the ballot.

10.0 Reports from Ad Hoc and non-LJCPA Committees

- Information only unless noted.

10.1 Election Committee

10.1.1 Polls Open 3:00-7:00pm. Check Membership before arriving. Bring photo identification. No provisional ballots will be admitted.

10.1.2 Voting does not qualify as having attended the March LJCPA meeting. You must attend the meeting.

10.1.3 No election material including candidate statements will be allowed in polls.

10.1.4 City staff (Karen Bucey) will monitor polls.

10.2 Community Planners Committee <http://www.sandiego.gov/planning/community/cpc/index.shtml> Discussed and approved the 9th Update to the Land Development Code which is moving through the process for approval by the City Council.

10.3 Coastal Access & Parking Board <http://www.lajollacpa.org/cap.html> - no report

11.0 Consent Agenda – Action Item

The Consent Agenda allows the LJCPA to ratify recommendations of the community joint committees and boards in a single vote with no presentation or debate. It is not a decision regarding the item but a decision whether to forward the recommendation of the committees/boards as the recommendation of the LJCPA. The public may comment on consent items.

→ **Anyone may request a consent item be pulled for full discussion by the LJCPA.**

→ **Items “pulled” from Consent Agenda are automatically trailed to the next LJCPA meeting.**

→ **See Committee minutes and/or agenda for description of projects, deliberations, and vote.**

PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2nd Mon, 4:00 pm

DPR – Development Permit Review Committee, Chair Paul Benton, 2nd & 3rd Tues, 4:00 pm

PRC – LJ Shores Permit Review Committee, Interim Chair Phil Merten, 4th Tues, 4:00 pm

T&T – Traffic & Transportation Board, Chair Todd Lesser, 4th Thurs, 4:00 pm

No PDO Meeting in January

11.1 Amitai Residence, North of Ellentown Road and West of Horizon Way

DPR Motion: Findings **CAN** be made for a Coastal Development Permit and Site Development Permit (Process 3) for Environmentally Sensitive Lands to construct a 3,034 square foot single story residence with attached garage on an existing vacant lot located north of Ellentown Road and west of Horizon Way. 7-0-1.

11.2 Senyei Residence, 1547 El Camino del Teatro

DPR Motion: Findings **CAN** be made for a Coastal Development Permit and Site Development Permit to demolish an existing residence, a detached guest house, and construct a residence and guest quarters totaling 12,521 sq ft located at 1547 El Camino del Teatro. 7-0-1.

11.3 Essencia Lot line adjustment, CDP and SDP, 7451 and 7455 Hillside Drive

PRC Motion: Findings **CAN** be made for lot line adjustment and an SDP and CDP amending the LJS Planned District Permit SCR 5362. 5-0-1.

Approved Motion: To accept the recommendation of the DPR Committee for 11.1 Amitai Residence, North of Ellentown Road and West of Horizon Way that the findings CAN be made for a Coastal Development Permit and Site Development Permit (Process 3) for Environmentally Sensitive Lands to construct a 3,034 square foot single story residence with attached garage on an existing vacant lot located north of Ellentown Road and west of Horizon Way; and to accept the recommendation of the PRC for 11.3 Essencia Lot line adjustment, CDP and SDP, 7451 and 7455 Hillside Drive that the Findings CAN be made for lot line adjustment and an SDP and CDP amending the LJS Planned District Permit SCR 5362 and forward the recommendations to the City. (Collins, Ragsdale: 13-0-1)

In favor: Ahern, Bond, Boyden, Collins, Costello, Emerson, Greatrex, Manno, Merten, Outwater, Ragsdale, Steck, Weiss

Abstain: LaCava (Chair)

Trustee Merten recused and left the room for the following motion and returned after the vote.

Approved Motion: To accept the motion of the DPR Committee for 11.2 Senyei Residence, 1547 El Camino del Teatro that the findings CAN be made for a Coastal Development Permit and Site Development Permit to demolish an existing residence, a detached guest house, and construct a residence and guest quarters totaling 12,521 sq ft located at 1547 El Camino del Teatro and forward the recommendation to the City. (Outwater, Manno: 12-0-1)

In favor: Ahern, Bond, Boyden, Collins, Costello, Emerson, Greatrex, Manno, Outwater, Ragsdale, Steck, Weiss

Abstain: LaCava (Chair)

Recused: Merten

The following, when marked "Action Item," are a *de novo* consideration of the Item.
Prior actions by committees/boards are listed for information only.

12.0 Fentisova Residence, 8374 Paseo del Ocaso – Action Item

The project proposes to remodel and add a 3,486 square foot 2nd story, basement, and roof deck to an existing 1,624 square foot, one-story single family residence. The project incorporates a roof mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption. The project site is located at 8374 Paseo Del Ocaso on a 0.12-acre lot, in the SF Zone of the La Jolla Shores Planned District within the La Jolla Community Planning area, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone, Residential Tandem Parking Overlay zone.

PRC Action (Jan '14) – Findings CANNOT be made for an SDP/CDP because bulk and scale is too great under LJSPDO and the front setback is not in conformity with those in the same vicinity. 4-1-1.

PRC Action (Dec '14) – Project continued to next PRC meeting to allow Applicant to provide additional information.

City Action (Nov '14) – Extended Public Comment on MND from Dec 5th to Jan 9th

PRC Action (Nov '14) – Considered the draft MND (See attached minutes from 11/19/2014 meeting.)

Presented by Mike Shumard and Hilary Lowe. The project has been reduced in size since being heard by the PRC in January. From the initial plans, the second floor has been reduced 310 sf and the first by 510 sf for a new total of 4275 sf with a FAR of 0.81. The front setback is now 19'. The second story now meets the 45-degree-angle standard. They presented charts showing the front setbacks and square footages of all houses on both sides of the block, noting that six houses had larger FAs and two were of similar size.

In response to a query from Member **Bob Whitney**, they stated that the height was 22'7". **Member and PRC Member Laura DuCharme Conboy** said the applicant had made substantial changes and that the reductions toward the back were noticeable and she could now approve of the project.

President LaCava read letters from members **Matt Edwards** and **Peggy Davis** with queries about the project.

Trustee Merten said that the setbacks were now in general conformity and the bulk and scale improved and that he could now support the project. **Trustees Steck, Emerson** (She had not seen the whole presentation at the PRC.) and **Ragsdale** said

that these were nice changes as did Trustee Ahern who commended the applicant and the PRC for working together to improve the project. **Trustee Manno** inquired about the side setbacks which at 4' comply with the code and are in conformance.

Approved Motion: That the findings can be made for a Site Development Permit and a Coastal Development Permit for the Fentisova Residence at 8374 Paseo del Ocaso for a 4275 sf, 0.81 FAR residence based on plans submitted to the LJCPA dated February 5, 2015. (Merten, Steck: 12-0-2)

In favor: Ahern, Bond, Boyden, Collins, Costello, Greatrex, Manno, Merten, Outwater, Ragsdale, Steck, Weiss
Abstain: Emerson (Absent for PRC presentation), LaCava (Chair)

13.0 La Jolla Cove Pavilion – Action Item

Consider a proposed facility at La Jolla Cove including restrooms, showers, accessory uses, and gathering area. Presented by La Jolla Parks and Beaches. This presentation will include an update on the progress and present initial conceptual plans for consideration in order to move forward with final plans and funding.

Documents were posted on-line: <http://www.lajollacpa.org/projects.html>

Presented by **Volunteer Chair Judy Halter** and **Architect Taal Safdie**. They had many workshops in December to get community input and presented this version to Parks and Beaches on January 26. They have revised the orientation of the facility to be more parallel with the coast line, opening up a larger green space as had been requested.

Member Bill Robbins noted that local donations have paid for the development of this concept plan. It was pointed out that if the community paid for the bridging documents needed to get to a final plan instead of going through the City, it would be cheaper and quicker. **Member Michael Morton** liked the design. To query by **Member Gail Forbes** as to whether the color would match the current color of the Belvedere, **Ms Safdie** stated they were looking for a natural tone.

To **Trustee Collins** who was uncomfortable voting for this plan without some cost estimates, it was said that this was only a concept and costs could not be developed until plans were finalized.

Trustee Merten felt the project was too wide and that compromised the view corridor from the park and from the sidewalk. Could the number of toilet stalls be reduced to reduce the project's width? The architect was amenable to exploring that idea but it was noted that the number needed to serve the larger number of users of the park.

Approved Motion: To approve the conceptual plans for La Jolla Cove Pavilion as presented by Safdie-Rabines Architects to La Jolla Parks and Beaches and to consider reducing its size in order to enhance the view corridor.

(Ahern, Merten; 12-1-1)

In favor: Ahern, Bond, Boyden, Collins, Costello, Greatrex, Manno, Merten, Outwater, Ragsdale, Steck, Weiss
Opposed: Emerson
Abstain: LaCava (Chair)

14.0 LJCPA Operations – Action Item

Mike Costello, Trustee, offers possible changes in LJCPA operation of its meeting and preparation of the agenda.

- a) Voting on Action Items, roll call vote.
- b) Conducting of lengthy, time consuming Items; not to split to different month's meetings.
- c) Allow for opposition rebuttal during presentations.

The following spoke to the item: **Trustee Costello** suggested several bylaws amendments to deal with these items. Others speaking included **President LaCava**, and **Trustees Weiss, Boyden, Outwater, Greatrex, Ahern, Emerson, Manno**, and **Ragsdale**. Opinions expressed included that this was a solution without a problem; that they were not suited for incorporation into bylaws and might well be dealt with by careful following of current procedures. Also stated was that the Ad Hoc Bylaws Committee should be the one to first address possible amendments to the bylaws.

No motion was made.

15.0 ADJOURNMENT After a last call for candidates, none other than those listed in item 8.0 came forward, and the meeting was adjourned at 8:25 pm to the next LJCPA Meeting, Thursday, March 5, 2015, immediately following the Annual Member meeting to be called for 6:00pm on that date.