



La Jolla Community Planning Association

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

Contact Us

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President: Joe LaCava

Vice President: Cindy Greatrex

2nd Vice President: Bob Steck

Secretary: Helen Boyden

Treasurer: Jim Fitzgerald

FINAL MINUTES

Regular Meeting | Thursday, 4 June 2015, 6:00 pm

Trustees present: Patrick Ahern, Helen Boyden, Tom Brady, Mike Costello, Janie Emerson, Jim Fitzgerald, Cindy Greatrex, Joe LaCava, Jim Ragsdale, Glen Rasmussen, Bob Steck, Ray Weiss, Fran Zimmerman

Trustees absent: Bob Collins, Dolores Donovan, David Little, Alex Outwater, Brian Will

1.0 Welcome and Call to Order by Joe LaCava, President, who asked those present to silence their mobile devices and that the meeting was being recorded: in audio by the LJCPA and in video by a person who does not wish to identify himself.

2.0 Adopt the Agenda

Approved Motion: To adopt the agenda as posted with the exception that Item 13.0 has been deferred to the LJCPA meeting of July 2, 2015. (Steck, Greatrex: 10-0-1)

In favor: Ahern, Boyden, Brady, Costello, Fitzgerald, Greatrex, Ragsdale, Rasmussen, Steck, Weiss

Abstain: LaCava (Chair)

3.0 Meeting Minutes Review and Approval: 7 May 2015

Approved Motion: To approve the minutes of 7 May 2015 as corrected. (Greatrex, Fitzgerald: 9-0-2)

In favor: Ahern, Boyden, Brady, Costello, Fitzgerald, Greatrex, Ragsdale, Rasmussen, Steck

Abstain: LaCava (Chair), Weiss (absent)

4.0 Elected Officials – Information Only

4.1 Council District 1 – Council President Sherri Lightner

Rep: **Justin Garver**, 619-236-6611, JGarver@sandiego.gov reported that the La Jolla Shores sewer and water replacement project has stopped, but road repair work will continue through the next week. The adoption of the Mayor's revised budget is on the Monday, June 8 City Council agenda. He distributed city- issued fact sheets about 1) the revised water use reduction protocol which took effect on June 1; and 2) how City departments are responding. Information can be found at <wastenowater.org>

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: **Sarah Fields**, 619-645-3133, Sarah.Fields@sen.ca.gov introduced herself as Senator Block's new representative, She stated that all bills introduced in the current session had to clear their house of origin by June 6 or expire. She cited the Senator's bills SB 15 and SB 369. Passage of the State budget is due by June 15.

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.

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

5.1 Bylaw Amendment – Status of City Approval. The LJCPA bylaws adopted by the membership on March 6 to conform with the revised policy 600-24 will need approval by the City Council as the City update raised the standard for bylaws amendments approval to 2/3 of the voting body. Most CPGs bylaws amendments are approved by the trustees, but the LJCPA's require a majority of the membership voting at a meeting where 20% is

in attendance. CPGs are required to meet the new higher standard irrespective of how their bylaws were previously approved. In order for the LJCPA to retain its language and not comply with the new higher standard, the City Council will need to weigh in.

5.2 Whale Watch Way The Planning Commission denied the appeal and that is the final action of the City. The City ruled that this project was subject to a recent revision to the SDMC, and this revision did not grandfather in projects already in the pipeline.

5.3 HLJH Residence, 820 Rushville – Appeal Hearing, Planning Commission, June 11 (See Item 11.0 below)

5.4 Whitney Mixed Use – Appeal Hearing, City Council, date not yet set.

5.5 Mt. Soledad Park Question – Responding to Trustee Zimmerman’s query: There is no plan to expand the area of the memorial; the speaker quoted misspoke.

5.6 Torrey Pines Retaining Wall – In response to LJCPA concerns, the City is going to look at other engineering options and see what revision can be made.

5.7 Short-Term Vacation Rental – Smart Growth & Land Use Committee Hearing was held May 29th. DSD is charged with proposing legislation to amend the SDMC. There were differing viewpoints expressed by Council members.

5.8 Ad Hoc Committee on Residential Single-Family (RS) Zoning – Ratify Appointments
Appointment: Diane Kane, Angeles Leira, Jim Ragsdale, Sharon Wampler. Others may be added.

Scope:

- * To conduct work sessions open to the public
- * To invite the public and the industry to participate to ensure robust discussion
- * To build community consensus on any proposed zoning or community plan changes
- * To compare homes built under categorical exemption (51% rule) versus those under CDPs
- * To consider reconciling generic zoning regulations with the La Jolla Community Plan
- * To consider amending categorical exemption for coastal development permits

The Chair stated that he was adding Glen Rasmussen to the committee and was still seeking to appoint an architect. None present volunteered.

Approved Motion: To ratify Diane Kane, Angeles Leira, Jim Ragsdale, Sharon Wampler, and Glen Rasmussen as members of the Ad Hoc Committee on Residential Single-Family (RS) Zoning. (Emerson, Steck: 12-0-1)

In favor: Ahern, Boyden, Brady, Costello, Emerson, Fitzgerald, Greatrex, Ragsdale, Rasmussen, Steck, Weiss, Zimmerman
Abstain: LaCava (Chair)

5.9 Community Joint Boards and Committees – Ratify appointments by Parent Organizations

Approved Motion: To ratify the Parent Organization appointees to the Community Joint Boards and Committees (see attached list) (Ahern, Weiss: 12-0-1)

In favor: Ahern, Boyden, Brady, Costello, Emerson, Fitzgerald, Greatrex, Ragsdale, Rasmussen, Steck, Weiss, Zimmerman
Abstain: LaCava (Chair)

6.0 Non-Agenda Comment

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

6.1 City of San Diego – Community Planner: Karen Bucey, KBucey@sandiego.gov was not present.

6.2 UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://commplan.ucsd.edu/> stated that the newest section of the Coastal Meander Trail on the SIO campus was dedicated on June 2. This trail with sweeping views of the ocean and coastline is open to the public and there is some parking available.

6.3 Others

Ray Ellis, a member of the Del Mar Mesa CPG, thanked the LJCPA for its letter of opposition to the One Paseo Project for which a compromise has now been reached. He announced he is a candidate for the open CD1 seat now held by **Sherri Lightner** who is termed out in 2016.

In response to **Bob Whitney's** query about why the LJCPA did not appeal the Planning Commission's decision on the Whale Watch project environmental document, **President LaCava** cited the reason given in 5.2 above.

Phil Merten stated that in view of the new appeal regulations which set the deadline for Environmental appeals to the date of the decision by the Hearing Officer (or Planning Commission for Process Four applications.) the LJCPA needed to be proactive.

7.0 Trustee Comment

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

President LaCava announced that he too was announcing his candidacy for the Council District One seat and would be stepping down as President of the LJCPA but would remain as a trustee. **First Vice President Greatrex** assumed the role of Chair of the meeting.

Trustee Emerson thanked the trustees for their opposition to the One Paseo project.

Trustee Ahern, representing **Parks and Beaches**, said that in the interest of controlling light pollution only the west side of the Mt. Soledad Memorial will be lit with down lighting and the lights will be turned off and the flag taken down at 10 PM.

In response to **Trustee Rasmussen's** comment that a swimming pool was being included in the remodel of 400 Prospect, it was stated that the project was not reviewed by the LJCPA.

Trustee Costello stated that the Coastal Commission agenda for June 10, 2015 in Newport Beach includes the proposal to re-authorize use of an existing 4 ft. high, 152 linear ft. guideline rope with 3 ft. opening for beach and ocean access, support posts, foundations and informational signs, on a year-round basis, in perpetuity, to provide a buffer between humans and harbor seals at Children's Pool Beach and suggested that a letter could still be sent opposing such a hearing outside San Diego and asking for a continuation to a meeting to be held locally. He also said he had just received the notice.

Trustee Fitzgerald stated that this was not about the closure of the beach during the pupping season, but just the rope itself.

Trustee LaCava stated that this matter was not under the LJCPA's jurisdiction.

Trustees Ahern, Boyden, Weiss, Greatrex and Zimmerman also commented.

Approved Motion: To add to the agenda an item to consider writing a letter to the Coastal Commission about the above matter. 2/3 in favor required. (Emerson, Costello: 10-2-1)

In favor: Ahern, Boyden, Brady, Costello, Emerson, LaCava, Ragsdale, Rasmussen, Steck, Zimmerman

Opposed: Fitzgerald, Weiss

Abstain: Greatrex, (Chair)

Approved Motion: For the LJCPA to write a letter to the Coastal Commission asking that the matter of re-authorizing the existing seal rope in perpetuity be continued so that planning groups can hear it and advise, and that the hearing be held in San Diego County. (Costello, Brady: 7-6-0)

In favor: Ahern, Boyden, Brady, Costello, Greatrex (Chair, breaking a tie), Rasmussen, Steck

Opposed: Emerson, Fitzgerald, LaCava, Ragsdale, Weiss, Zimmerman

Abstain: Greatrex (Chair)

Trustee Zimmerman read a statement requesting that reports from the T&T committee be made to the LJCPA, querying about the need to be an LJCPA member to represent the LJCPA on subcommittees, asking how long an initial membership in the LJCPA lasted, and inquiring about the leadership of the T&T Committee and the process of her being appointed to an LJCPA subcommittee.

Ed Comartin also queried on the method of reporting and membership requirements.

Trustee LaCava referred to the LJCPA bylaws about LJCPA membership and stated that with the departure of Mr. Lesser, the Vice Chair of T&T chaired the meeting and that an election for a new Chair would be held at a subsequent meeting. He also stated that the City could make decisions about stops signs and parking without consulting the LJCPA or even giving notice. T&T reports to the LJCPA via its minutes and it has not met in some recent months. The LJCPA and T&T bylaws define the relationship between the two groups. **CD1 Rep Justin Garver** confirmed that the LJCPA has the right to review T&T recommendations and report its decisions to the City.

8.0 Officers' Reports

8.1 Treasurer

Beginning Balance as of 04/01/2015	\$ 318.90	\$ 318.90
Income:		
Collections: May Meeting	\$ 146.00	
CD	0.00	
	<hr/>	
Total Income	\$ 146.00	\$ 146.00
Expenses:		
Agenda printing	\$ 66.55	
AT&T Telephone	67.38	
	<hr/>	
Total Expenses:	\$ 133.93	(\$ 133.93)
Ending Balance as of 04/30/2015		\$ 330.97

8.2 Secretary

Trustee Boyden stated that if you want your attendance recorded today, you should sign in at the back of the room. There are three sign-in lists: white ones for LJCPA members and government representatives 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 2014 and February 2015 (and similar for all time periods) have let their membership lapse and will need to submit another application to be reinstated.

9.0 Reports from Ad Hoc and non-LJCPA Committees - Information only unless noted.

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

recommended that naming rights to trolley stations not be sold but that names should reflect the community or neighborhood.

9.2 Coastal Access & Parking Board <http://www.lajollacpa.org/cap.html> No report.

10.0 Consent Agenda – Action Item

The public is encouraged to attend and participate in Community Joint Committee & Board meetings before the item/project is considered by the LJCPA.

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 – La Jolla 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

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 accept the recommendation of the committee/board as the recommendation of the LJCPA. The public may comment on consent items.

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

→ 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.

T&T – No meeting in May

10.1 Jooste Wines, 5621 La Jolla Boulevard

PDO Recommendation: Project meets PDO requirements. 6-0-0.

10.2 401-403-405 Nautilus TM, 401, 403, and 405 Nautilus Street

DPR Recommendation: Findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Tentative Parcel Map Waiver and Coastal Development Permit, an Amendment to Coastal Development Permit No. 263494 to convert an existing duplex and an under construction residence located at 401, 403, and 405 Nautilus Street to condominium ownership. 4-1-3.

10.3 Hudson Residence, 6435 Camino De La Costa

DPR Recommendation: Finding CAN be made that the proposed project conforms to the La Jolla Community Plan and that approval is recommended of the Coastal Development permit to demolish an existing residence and construct a new 5,606 sq ft residence and pool located at 6435 Camino De La Costas. 4-1-1.

10.4 Cottages at 8010, 8010 La Jolla Shores Drive

PRC Recommendation: Findings can be made for a CDP and SDP to demolish 3 dwelling units with detached garages and construct 6 total residential units with garages (two 1,633 sq. ft. units, two 1,569 sq. ft units, and two 1,417 sq. ft. units) on a 12,107 sq. ft. lot located in the MF-1 zone of the La Jolla Shores Planned District, at 8010 La Jolla Shores Drive. 6-0-0.

10.5 Colony Hill Emergency Slope Repair, 7525 Caminito Avola

PRC Recommendation: Findings can be made for a CDP and SDP for emergency repair of 0.03 acres of failed slope on a vacant HOA lot. 5-1-0.

10.6 8389 El Paseo Grande CDP/SDP (Pulled by Peggy Davis)

PRC Recommendation: Findings can be made for a CDP and SDP to demolish an existing residence, and construct a new 5,499 sq. ft. two-story single family residence with attached garage on an 8,613 sq. ft. property in the Single Family Residence Zone of the La Jolla Shores Planned District, Coastal (non- appealable) Overlay Zone , Coastal Height Limit, *with the proviso that the street trees must conform to the public view corridor requirement.* 6-0-1.

10.7 T-Mobile Rose Canyon, 7660 Gilman Court

PRC Recommendation: Findings can be made for issuance of a Neighborhood Use Permit (NUP) and Site Development Permit (SDP) to install a faux shrub to screen existing wireless telecommunication antennas mounted on a 15 foot pole. 6-0-1.

Item 10.6 8389 El Paseo Grande CDP/SDP was pulled by Peggy Davis and will be scheduled for a de novo hearing at the next or subsequent meeting of the LJCPA.

Approved Motion: To accept the recommendation of the PDO Committee for 10.1 Jooste Wines, 5621 La Jolla Boulevard that the project meets PDO requirements; and to accept the recommendations of the DPR Committee for 10.2 401-403-405 Nautilus TM, 401, 403, and 405 Nautilus Street that the findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Tentative Parcel Map Waiver and Coastal Development Permit, an Amendment to Coastal Development Permit No. 263494 to convert an existing duplex and an under construction residence located at 401, 403, and 405 Nautilus Street to condominium ownership; for 10.3 Hudson Residence, 6435 Camino De La Costa that the finding CAN be made that the proposed project conforms to the La Jolla Community Plan and that approval is recommended of the Coastal Development permit to demolish an existing residence and construct a new 5,606 sq ft residence and pool located at 6435 Camino De La Costa; and to accept the recommendations of the LJSRPC for 10.4 Cottages at 8010, 8010 La Jolla Shores Drive that the findings can be made for a CDP and SDP to demolish 3 dwelling units with detached garages and construct 6 total residential units with garages (two 1,633 sq. ft. units, two 1,569 sq. ft units, and two 1,417 sq. ft. units) on a 12,107 sq. ft. lot located in the MF-1 zone of the La Jolla Shores Planned District, at 8010 La Jolla Shores Drive; for 10.5 Colony Hill Emergency Slope Repair, 7525 Caminito Avola that the findings can be made for a CDP and SDP for emergency repair of 0.03 acres of failed slope on a vacant HOA lot; and for 10.7 T-Mobile Rose Canyon, 7660 Gilman Court that the findings can be made for issuance of a Neighborhood Use Permit (NUP) and Site Development Permit (SDP) to install a faux shrub to screen existing wireless telecommunication antennas mounted on a 15 foot pole and forward the recommendations to the City. (LaCava, Steck: 12-0-1)

In favor: Ahern, Boyden, Brady, Costello, Emerson, Fitzgerald, LaCava, Ragsdale, Rasmussen, Steck, Weiss
Zimmerman
Abstain: Greatrex, (Chair)

11.0 HLJH Residence, 820 Rushville – Action Item

Consider a re-vote of the previous “Consent Agenda” action in light of Development Permit Review Committee’s amendment of the minutes of their December 2014 action. Furthermore, to consider what action LJCPA should take at the June 11th Planning Commission appeal hearing.

A Coastal Development Permit and Site Development Permit to demolish an existing single family residence and detached accessory structure and construct a 3,007 sq ft, 2-story single family residence with an 458 sq ft attached garage.

DPR (May '15): Corrected the minutes of Dec 2014 hearing with motion now reading:

“Findings CAN NOT be made for a Coastal Development Permit and Site Development Permit to demolish an existing single family residence and detached accessory structure and construct a 3,007 sq ft, 2-story single family residence with an 458 sq ft attached garage at 820 Rushville St.”

See http://www.lajollacpa.org/minutes/dpr14_12report.pdf

See also http://www.lajollacpa.org/minutes/ljcpa15_0105min.pdf (Item 10.3)

DPR (May '15): Amended minutes of Dec '14. 5-0-1.

LJCPA (Jan '15): Motion to accept DPR recommendation on consent. 11-0-1.

DPR (Dec '14): Findings cannot be made. 5-4.

Trustee LaCava stated that there had been a complaint about the appeal and the DPR minutes on which the appeal was based and so the LJCPA appeal had been withdrawn. The project was also appealed by a private party. In response to a query by **Kim Whitney**, he stated that an appeal can be withdrawn, but the item still has to be calendared by the **Planning Commission**. The DPR amended its December 2014 minutes in May 2015. This action provided additional information so that the LJCPA can decide to rehear the project.

Matt Peterson, representing the applicant, presented some arguments in favor of the project as well as some modifications he wished the LJCPA to consider. **Ed Comartin** and **Trustees LaCava** and **Costello** spoke, saying that any changes to the project should go back to the DPR Committee, but the applicant was unwilling to do this.

Trustee Costello stated that the project was not in concert with the La Jolla Community Plan.

Approved Motion: To reconsider the LJCPA motion of January 2015 on consent in light of the additional information that the DPR has amended its minutes of December 2014 with respect to this item. 2/3 required (LaCava, Fitzgerald: 11-1-1)

In favor: Ahern, Boyden, Brady, Costello, Emerson, Fitzgerald, LaCava, Ragsdale, Steck, Weiss, Zimmerman

Opposed: Rasmussen

Abstain: Greatrex, (Chair)

Approved Motion: To accept the DPR recommendation, made in May 2015, that the "Findings CANNOT be made for a Coastal Development Permit and Site Development Permit to demolish an existing single family residence and detached accessory structure and construct a 3,007 sq ft, 2-story single family residence with an 458 sq ft attached garage at 820 Rushville St. and forward the recommendation to the City. (Fitzgerald, Steck: 12-0-1)

In favor: Ahern, Boyden, Brady, Costello, Emerson, Fitzgerald, LaCava, Ragsdale, Rasmussen, Steck, Weiss

Zimmerman

Abstain: Greatrex, (Chair)

12.0 1111 Prospect Street PDP, 1111 Prospect Street – Action Item

Planned Development Permit to deviate from the development regulations of the La Jolla Planned District to permit 50% office use on the ground floor where a maximum of 25% office use is allowed at an existing 33,485 sf Retail/Office Building located at 1111 Prospect Street. The 0.475 acre site is in Zone 1 of the La Jolla Planned District, Coastal (Non-appealable) Overlay Zone.

(Source: Notice of Application)

DPR (May '15): Findings CAN be made that the proposed project to grant a Deviation from Table 159-03A of the SDMC is recommended and conforms to the La Jolla Community Plan provided the maximum gross floor area of office space at the ground floor is limited to 35%, including the prorated portion of the common area. 3-2-1.

Marcella Escobar-Eck, representing the applicant **Peter Wagener** said that the LJ PDO states that projects should have a minimum of 50% retail and a maximum of 25% office space, but does not specify disposition of the remaining 25%. The applicant is requesting a deviation to permit 50% office space on the ground floor. This is a remodel from the Parisi Hotel, formerly on this site, and the area away from the street is very dark with few windows and is not suitable for any retail use except storage. The proposed plan would devote a 10-foot wide area along the curved plaza frontage to visitor services commercial. Plans for the remodel are constrained by the archways all along the frontage. The owner/applicant has already secured a commitment from a tenant who wishes to utilize the requested office space and would withdraw if it were not permitted by a deviation. The applicant stated that Prospect is not an ideal retail spot and that most retail in the PDO is along Girard. Retail use by consumers is going to shopping centers and the internet and La Jolla Village seems to becoming a site for offices. There is a 500 hotel bed limit in La Jolla. Planned Development Permits go with the land and so a deviation would be allowed forever, but future tenants would not have to use the office deviation.

Trustees Zimmerman, Fitzgerald, Rasmussen, Ahern, Boyden, Emerson, Costello, LaCava, Weiss commented. **Bob Whitney** commented. Some of their issues are cited in the paragraph above.

Discussion included citation of the PDO recommendation to the DPR to deny the deviation request. The value of the plaza to the community was cited. Apprehension about the attractiveness of what might be sited in the visitor service commercial area was a theme. Shortage of retail might be due to prohibitively high rents. . Other suggestions for rearranging the space were made, but applicant said he would lose his tenant and the space would be empty.

Failed Motion: To accept the recommendation of the DPR Committee that the findings CAN be made that the proposed project to grant a Deviation from Table 159-03A of the SDMC is recommended and conforms to the La Jolla Community Plan provided the maximum gross floor area of office space at the ground floor is limited to 35%, including the prorated portion of the common area. (Costello, Ragsdale: 6-6-1)

In favor: Ahern, Boyden, Costello, Ragsdale, Rasmussen, Steck

Opposed: Brady, Emerson, Fitzgerald, LaCava, Weiss, Zimmerman

Abstain: Greatrex, (Chair)

Failed Motion: That the findings CANNOT be made for a Planned Development Permit that includes a Deviation from Table 159-03A of the SDMC stating that the project does not conform to the La Jolla Community Plan. (Emerson,

Fitzgerald: 6-6-1)

In favor: Brady, Emerson, Fitzgerald, Ragsdale, Rasmussen, Zimmerman
Opposed: Ahern, Boyden, Costello, LaCava, Steck, Weiss
Abstain: Greatrex (Chair)

Failed Motion: That the findings can be made for a PDP with a deviation from the LJ PDO to permit 50% office use providing a 20-foot deep area is maintained for retail development along the Plaza frontage. (LaCava, Emerson: 5-6-2)

In favor: Boyden, Emerson, LaCava, Ragsdale, Rasmussen
Opposed: Ahern, Brady, Costello, Fitzgerald, Steck, Zimmerman
Abstain: Greatrex (Chair), Weiss

Therefore, the LJCPA does not have a recommendation for this project and the City will be so informed.

13.0 Climate Action Plan – Action Item was deferred to the July 2, 2015 LJCPA regular meeting

Continuation of discussion regarding the City of San Diego's Climate Action Plan. Presented by the Climate Action Campaign.

See <http://www.sandiego.gov/planning/genplan/cap/index.shtml>

14.0 Shahbaz Residence EOT, 6412 Avenida Manana – Action Item

Coastal Development Permit (CDP) and Site Development Permit (SDP) to demolish an existing 3,869-square foot residence and construct a new, 7,884-square-foot, 2-story, residence (including garage) on a 0.57-acre site. The site is located at 6412 Avenida Manana (APN No. 351-681-05-00; Lot 17 of Muirlands Map No. 3894), south of Nautilus Street and west of Avenida Wilfredo. The site is in the RS-1-5 Zone and the Coastal (non-appealable area), the Coastal Height Limit, the Residential Tandem Parking, and Transit Area Overlay Zones.

DPR (May '15): DPR Recommendation: Findings CANNOT be made that the proposed Extension of Time may be approved due to changed circumstances per 126.0111.g.2, as follows: Adjacent new similar construction in the neighborhood is inconsistent with the character, rhythm, scale, style, and size of the existing neighborhood making this project also inconsistent with the Local Coastal Program. The changes in scale are now in sufficient quantity that the character of the neighborhood is affected. The section of the La Jolla Community Plan relating to this change is Policy 2.b, on page 84: "The City should apply the development recommendations that are contained in this plan to all properties in La Jolla in order to avoid extreme and intrusive changes to the residential scale of La Jolla's neighborhoods and to promote good design and harmony within the visual relationships and transitions between new and older structures." 3-2-1.

Presented by Matt Peterson who said that the LJCPA had approved the project previously and the plans had not changed since the permit was issued. Extensions are allowed up to 72 months. This is a request for a 36 month extension. The reasons for the project not being built were financial.

Piet Van Oj, Leon Pawinski, and Ed Comartin spoke, citing the interim construction of a large home adjacent to this property as the reason for citing a change in circumstance and showed that this large home being built would lead to a change in the character of the neighborhood fulfilling one of the criteria for denial and also that the drawings did not accurately portray the view of the home from below.

Trustee Costello cited the same reason to deny as the above commenters.

Trustee LaCava queried whether just one house could change the circumstances.

Trustees Fitzgerald, Weiss and Brady also spoke.

Failed Motion: To ratify the DPR Committee's recommendations that the findings cannot be made for an extension of time for the CDP and SDP for the Shahbaz Residence at 6412 Avenida Manana. (Emerson, Zimmerman: 5-7-1)

In favor: Ahern, Brady, Costello, Emerson, Ragsdale.
Opposed: Boyden, Fitzgerald, LaCava, Rasmussen, Steck, Weiss, Zimmerman
Abstain: Greatrex (Chair)

Approved Motion: The findings CAN be made for an extension of time for the CDP and SDP for the Shahbaz residence at 6412 Avenida Manana. (Steck, Fitzgerald: 9-3-1)

In favor: Boyden, Brady, Fitzgerald, LaCava, Ragsdale, Rasmussen, Steck, Weiss, Zimmerman

Opposed: Ahern, Costello, Emerson
Abstain: Greatrex (Chair)

15.0 Adjourn to next LJCPA Meeting, Thursday, July 2nd, 6:00 pm

Trustees present were asked to confirm their ability to attend this holiday weekend meeting. None said they could not.