



# La Jolla Community Planning Association

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

## Contact Us

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Email: [info@LaJollaCPA.org](mailto:info@LaJollaCPA.org)

President: Joe LaCava

Vice President: Cindy Greatrex

2<sup>nd</sup> Vice President: Bob Steck

Secretary: Helen Boyden

Treasurer: Jim Fitzgerald

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## FINAL MINUTES

### Regular Meeting | Thursday, 2 July 2015, 6:00 pm

Trustees Present: Patrick Ahern, Helen Boyden, Bob Collins, Mike Costello, Dolores Donovan, Janie Emerson, Jim Fitzgerald, Cindy Greatrex, Joe LaCava, Alex Outwater, Bob Steck, Ray Weiss, Brian Will, Fran Zimmerman

Trustees Absent: Tom Brady, David Little, Jim Ragsdale, Glen Rasmussen

**1.0 Welcome and Call To Order: Cindy Greatrex, Vice 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 another party].

#### 2.0 Adopt the Agenda

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

In favor: Boyden, Collins, Costello, Donovan, Emerson, Fitzgerald, LaCava, Outwater, Steck, Weiss

Abstain: Greatrex (Chair)

#### 3.0 Meeting Minutes Review and Approval: 4 June 2015

**Approved Motion: To accept the minutes as distributed (LaCava, Steck 11-0-1)**

In favor: Ahern, Boyden, Collins, Costello, Donovan, Emerson, Fitzgerald, LaCava, Outwater, Steck, Weiss

Abstain: Greatrex (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](mailto:JGarver@sandiego.gov) was not present.

**4.2** Mayor's Office – Mayor Kevin Faulconer

Rep: **Francis Barraza**, 619-533-6397, [FBarraza@sandiego.gov](mailto:FBarraza@sandiego.gov) was not present.

**4.3** 39<sup>th</sup> Senate District – State Senator Marty Block

Rep: **Sarah Fields**, 619-645-3133, [Sarah.Fields@sen.ca.gov](mailto:Sarah.Fields@sen.ca.gov) was not present.

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

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

The chair introduced Julio de Guzman, Deputy City Attorney, of the criminal division who introduced himself and said he would attend meetings of the different community groups (BID, LJTC, etc.). He explained the function of Stay Away Orders that can be issued by a court.

#### 5.0 Officer Elections: Action Item

**Approved Motion: To elect Cindy Greatrex as President (LaCava, Emerson: 12-0-1)**

In favor: Ahern, Boyden, Collins, Costello, Donovan, Emerson, Fitzgerald, LaCava, Outwater, Steck, Weiss, Will

Abstain: Greatrex (Chair)

**Approved Motion: To elect Bob Steck as Vice President (LaCava, Ahern: 11-0-2)**

In favor: Ahern, Boyden, Collins, Costello, Donovan, Emerson, Fitzgerald, LaCava, Outwater, Weiss, Will

Abstain: Greatrex (Chair), Steck (candidate)

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*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.*

**Approved Motion: To elect Joe LaCava Second Vice President (Greatrex, Emerson: 11-0-2)**

In favor: Ahern, Boyden, Collins, Costello, Donovan, Emerson, Fitzgerald, Outwater, Steck, Weiss, Will  
Abstain: Greatrex (Chair), LaCava, (candidate)

**6.0 President's Report** – Information only unless otherwise noted.

- 6.1** Bylaw Amendment – Status of City Approval –RE: bylaws changes made to conform to revised Policy 600-24 and approved by the membership at the March 5, 2015 meeting—no update. In response to a query by **Bob Whitney**, it was stated by **Community Planner Karen Bucey** that potential updates to the LJCPA Bylaws had been reviewed by City staff and would need approval by the City Council.
- 6.2** Short-Term Vacation Rentals (STVR): Draft language from Smart Growth & Land Use Committee of San Diego City Council. A draft ordinance based on input from the public and City Council members had been expected from DSD by June 30, but it has been delayed a week or so. It will follow the usual review process.
- 6.3** Notice of Proposed Sale of .074 acre parcel of City-owned land situate Draper Avenue between Kline and Silver. This is adjacent to the Silver Street town homes recently reviewed by the LJCPA. The sale by auction has now been recommended by the Real Estate Assets Department and authorized by the City Council.
- 6.4** Ad Hoc Committee on Residential Single-Family (RS) Zoning Meeting July 1st, 6pm, La Jolla Library. [http://www.lajollacpa.org/agenda/AdHocRSzoning15\\_0701agenda.pdf](http://www.lajollacpa.org/agenda/AdHocRSzoning15_0701agenda.pdf) met on July 1. See 10.3 below.

**7.0 Non-Agenda Comment**

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

**7.1 City of San Diego – Community Planner: Karen Bucey**, [KBucey@sandiego.gov](mailto:KBucey@sandiego.gov) reintroduced herself.

**7.2 UCSD - Planner: Anu Delouri**, [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu), <http://complan.ucsd.edu/> stated that the public review period for the Draft MND for the Graduate and Professional Student Housing on the East Campus in the Mesa Housing area will extend to July 28<sup>th</sup>. It is needed to help UCSD reach its goal of campus housing for 50% of its students; there is now a waiting list. In response to a query from **Trustee Emerson**, it was stated that UCSD and other areas to the east of La Jolla were under the purview of the University Planning Group and interested parties can receive DSD notices from that area upon request; also the agendas of the University Planning Group can be requested from the City or that group.

**7.3 Others**

**CA Marengo**, on behalf of the LJVMA thanked UCSD for hosting the Special Olympics attendees. He noted that La Jolla BID was losing retail and as an advocate for the merchants he is asking the LJCPA as well as other groups to recommend discontinuation of the LJ PDO. He stated that the BID is not receiving the funds it is due from new merchants because the County Assessor's Office is telling them the businesses in the LJ PDO are not in San Diego and do not owe the BID fees. The City is not consistent in its application of the pertinent regulations.

**Barbara Bry** announced her candidacy for CD 1 seat now held by **Council President Sherri Lightner**.

**Linda Van Zandt** asked that the LJCPA investigate any irregularities in the project at 754-758 Bonair, which plans were reviewed and recommended by the LJCPA in September 2013. She also expressed the opinion that it was inappropriate for elected trustees to act as lobbyists for projects before the board.

**8.0 Trustee Comment**

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

**Trustee Fitzgerald** inquired about the parking proposed for the new music center proposed for Fay Avenue. Several noted that the applicants had secured parking agreements with several lots in town; newspaper articles showed that many were located a long distance from the venue. **Ed Comartin** and **Trustee Zimmerman** commented.

**Trustee Emerson** noted that the Galaxy Taco restaurant being developed at the site of the old La Jolla Shores Market violates the color palate required by the LJS PDO and differs from the subdued palate presented to the La Jolla Shores Association. She and **Tony Crisafi** have been in contact with the owners/developers. **President Greatrex** said she would investigate.

**Trustee Ahern** commented on the appearance of the Bonair project and to clarify the action that CA Marengo wanted the LJCPA to take.

**Trustee Donovan** said she would prefer to amend rather than eliminate the LJ PDO.

**Trustee LaCava** noted that as to Mr. Marengo's comments, the LJCPA had a PDO Committee; that the question of the building color in the Shores was a matter for the Building Inspector; that **Bylaw Committee Chair Greatrex** and he had met with the City regarding the December 2014 proposed bylaw amendments. Further, that the decision had been made to bifurcate the Bylaws amendments required by the 600-24 update from the more extensive ones developed by the Bylaws Committee and only submit the former to the Membership as was previously disclosed; additionally any Bylaws approved today do not affect anything that happened in the past. Last, in response to an opinion expressed by a member of the public, No Comment was offered as advised by the City Attorney's Office.

**Trustee Costello** distributed a sheet showing how to use the Open DSD website to research City Building permits. He said he would be willing, perhaps with Trustee Ahern and others, to assist in investigating the Bonair property cited by Ms. Van Zandt to compare what was approved with what was built.

## 9.0 Officers' Reports

### 9.1 Treasurer

<b>Beginning Balance</b> as of 6/1/15	\$ 330.97
<b>Income</b>	
• Collections	\$ <u>188.41</u>
<b>Total Income</b>	\$ 188.41
<b>Expenses</b>	
• Rec Center Rent (July-Sept)	\$ 141.00
• Agenda Printing	61.41
▪ AT&T telephone	<u>67.24</u>
<b>Total Expenses</b>	\$ <u>269.65</u>
<b>Net Income/(Loss)</b>	\$ (81.24)
<b>Ending Balance</b> of 6/30/15	\$ 249.73

### 9.2 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/](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 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.

For complete membership information you should refer to the current LJCPA bylaws which can be found on the website. Refer to Article III, Section 1.

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

**10.1 Community Planners Committee** <http://www.sandiego.gov/planning/community/cpc/index.shtml>  
Trustee LaCava reported the CPC gave conceptual approval to a proposal by CPPT Marti Emerald for a 2016 ballot bond issue to support Fire Stations and the CPC would await further details before making a recommendation.

**10.2 Coastal Access & Parking Board** <http://www.lajollacpa.org/cap.html> - No Report

**10.3 Ad Hoc Committee on Residential Single-Family (RS) Zoning - Chair Sharon Wampler** referred to the committee agenda and reviewed the process of working with the City. The committee has an ambitious 9-month timeline to come up with a recommendation. Approximately 32-35 people attended the meeting in addition to the six committee members. Commenters focused on scale and neighborhood character. Inconsistencies with the LJCP and also with the SDMC are evidently. The committee plans to work along with City staff. The minutes will be posted soon.

#### 11.0 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, Chair Tony Crisafi, 4th Tues, 4:00 pm

T&T – Traffic & Transportation Board, Interim Chair Dave Abrams, 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.

##### 11.1 Draper’s & Damon, 7857 Girard Avenue

PDO Recommendation: Project meets PDO requirements. 9-0-0.

##### 11.2 Leibowitz Residence, 8283 La Jolla Shores Drive –pulled by Lynn Kavanaugh

PRC Recommendation: Findings can be made for a CDP & SDP, Process 3, to demolish an existing residence and detached pool house, and construct a 9,245 sq ft single family residence with 157 sq ft detached pool house on a 1.12-acre lot. 3-2-1.

##### 11.3 Feuerstein Residence, 8351 Del Oro Court – pulled by Trustee Zimmerman

PRC Recommendation: Findings can be made for a CDP & SDP, Process 3, to demolish the the existing single family residence and construct a new 9,614 square foot two-story residence on a .68-acre lot. 5-0-1

##### 11.4 Taylor Residence 2327 Vallecitos

PRC Recommendation: Findings can be made for a CDP and SDP to demolish an existing one- story single dwelling unit and construct a 1,938 square-foot single dwelling unit, trellis, covered patios, walls, fences, gates, hardscape and landscape on a 0.47 site. 6-0-0.

**11.5 Brockett Residence, 7804 Ivanhoe Avenue**

DPR Recommendation of 4/21/2015: Findings can be made Coastal Development Permit to demolish an existing office building and construct a single family residence at 7804 Ivanhoe Ave (in the LJP2-2 zone). 6-0-1

**11.6 2015 San Diego Triathlon Challenge**

(October 18<sup>th</sup>, street closure, lane closure and NoParking related to athletic competition event at Scripps Park). T&T Recommended Approval. 8-0-0.

**11.7 Speed Limit Decrease--pulled by Donna Aprea**

Proposal to reduce speed limit from 30mph to 25mph on La Jolla Shores Drive from El Paseo Grande to N. Torrey Pines Rd. T&T Recommendation: Opposed decrease: 5-3-0. Approved leaving speed at 30mph: 7-0-0

**11.8 Additional Traffic Control at Traffic Circle**

The City is contemplating a speed hump or placement of pylons to control diverting traffic at the Via Capri/Senn Way traffic circle. Input for City Staff. T& T Recommendation: One speed hump on north side of traffic circle and no pylons. 7-0-0.

*Items 11.2, 11.3 and 11.7 were pulled for a full hearing in August 2015 by Lynn Kavanaugh; Trustee Zimmerman and Donna Aprea, respectively*

**Approved Motion: To accept the recommendation of the PDO committee that 11.1 Draper's & Damon, 7857 Girard Avenue meets the PDO requirements; and to accept the recommendation of the PRC that for 11.4 Taylor Residence 2327 Vallecitos: the findings can be made for a CDP and SDP to demolish an existing one-story single dwelling unit and construct a 1,938 square-foot single dwelling unit, trellis, covered patios, walls, fences, gates, hardscape and landscape on a 0.47 site; and to accept the recommendation of the DPR Committee that for 11.5 Brockett Residence, 7804 Ivanhoe Avenue : the findings can be made for a Coastal Development Permit to demolish an existing office building and construct a single family residence at 7804 Ivanhoe Ave (in the LJP2-2 zone); and accept the recommendations of the T&T Board that 11.6 2015 San Diego Triathlon Challenge (October 18th, street closure, lane closure and No Parking related to athletic competition event at Scripps Park) can be approved and that for 11.8 Additional Traffic Control at Traffic Circle, installing one speed hump on north side of traffic circle at Via Capri/Senn Way circle with no pylons be approved (LaCava, Outwater: 11-1-2)**

In favor: Ahern, Boyden, Collins, Costello, Donovan, Fitzgerald, LaCava, Outwater, Steck, Will, Zimmerman

Opposed: Emerson

Abstain: Greatrex (Chair), Weiss (doesn't like the way pulling is done)

**12.0 8389 El Paseo Grande CDP/SDP**

Project Description: 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.

*LJCPA Action: Pulled from Consent Agenda*

*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.*

**Architect Paul Benton** presented, displaying a map with view corridors and comparing its relationship to the view corridor with that of the house across the street cited by Peggy Davis in her e-mails which had been distributed to the trustees. He cited the rationale that the street trees should serve to frame the view. The trees to be installed are Hong Kong orchids which may be seen planted in the Union Bank parking lot. They are authorized by City code for trees that must fit under power lines and are at the low end of that scale. He showed that looking down the view corridor one can see taller trees and that only the LJS parking lot is obscured, not the ocean. In response to

questions, he noted that the side yards are 4', 4', 14' and 10' and that 24" boxed plants will be used and that the City was requiring street trees.

**Peggy Davis** felt that the "trees" should only be 3' to 4' tall to preserve the view as the City had required for the property across the street. **Mila Vujovich-Barre** also spoke about modifying the plantings proposed)

**Trustees Collins and Emerson** (PRC member who had voted in favor of the motion to approve the project) commented.) **Dan Courtney** commented.

**Trustee LaCava** noted that the SDMC code is being interpreted to mean that the plantings should be below 3' or above 8'.

**Approved Motion: 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 at installation with the bottom of the canopy at 8'. (Emerson, Weiss: 12-0-2)**

In favor: Ahern, Boyden, Collins, Costello, Emerson, Fitzgerald, LaCava, Outwater, Steck, Weiss, Will, Zimmerman  
Abstain: Greatrex, (Chair), Donovan (insufficient information presented by applicant)

### **13.0 Climate Action Plan – Action Item**

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

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

Presented by **Tommy Hough** of Climate Action Campaign .who outlined the components of the plan: to have 100% clean energy by 2035, to get more cars off the road and to establish Community Choice Aggregation. He outlined the steps taken by other cities in California. He cited the high concentration of green house gases and noted the increase in local wildfires and rising sea levels. Mayor Faulconer has signed on to the plan which has legally binding goals.

**Trustees Weiss, Costello, LaCava, and Boyden** commented on the scope of the plan and background of the plan developers. **Trustee Fitzgerald** said there was no cost/benefit evaluation.

**Approved Motion: To approve the Climate Action Plan in principle. (Boyden, Atwater 10-2-1)**

In favor: Ahern, Boyden, Donovan, Emerson, LaCava, Outwater, Steck, Weiss, Will, Zimmerman

Opposed: Costello, Fitzgerald

Abstain: Greatrex, (Chair)

**14.0 Adjourned at 8:39 pm to next LJCPA Meeting, Thursday, August 6th, 6:00 pm**