



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: Cindy Greatrex

Vice President: Bob Steck

2nd Vice President: Joe LaCava

Secretary: Helen Boyden

Treasurer: Jim Fitzgerald

DRAFT MINUTES

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

Trustees Present: Patrick Ahern, Helen Boyden, Tom Brady, Bob Collins, Mike Costello, Jim Fitzgerald, Cindy Greatrex, Joe LaCava, David Little, Jim Ragsdale, Bob Steck, Ray Weiss, Brian Will, Fran Zimmerman

Trustees absent: Dolores Donovan, Janie Emerson, Alex Outwater, Glen Rasmussen.

1.0 Welcome and Call To Order by Cindy Greatrex, President at 6:01 pm

2.0 Adopt the Agenda

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

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

Abstain: Greatrex (Chair)

3.0 Meeting Minutes Review and Approval: 1 October 2015

Approved Motion: To approve the October 1, 2015 minutes as corrected. (Steck, Weiss: 10-0-2)

In favor: Ahern, Boyden, Brady, Collins, Costello, Fitzgerald, Little, Ragsdale, Steck, Weiss

Abstain: Greatrex (Chair), LaCava (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 Upcoming dates include: November 17: Water rate proposal to the City Council; November 30: City Climate Action plan to the Environment Committee; December 3: Short Term Vacation Rentals to the Planning Commission. Mayor Faulconer appointed Brian Fennessy as City's next Fire-Rescue Chief, replacing retiring Javier Mainar. Info on El Nino preparedness may be found at www.sandiego.gov/el-nino.

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 warned of need for care during rain expected from El Nino. Senator Block's office welcomes ideas re: legislation.

4.4 78th Assembly District – Speaker of the Assembly Toni Atkins was not present

Rep: **Toni Duran**, 619-645-3090, Toni.Duran@asm.ca.gov

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

The President cited the October 5 City Council denial of the LJCPA appeal of the EIR for the Whitney project. She also noted that the City Council had named October 6, 2015 Robert A. Collins day. Mr. Collins, currently and for many years, an LJCPA trustee, moved to La Jolla in 1957 and active in community affairs since 1964.

5.1 Bylaw Amendment: Slotted for November 2015 City Council Action. May possibly be pushed to December. Upon approval, additional changes to the LJCPA Bylaws will be reviewed by the Ad Hoc Committee.

5.2 Update: Sewer & Water Group 820: **Sheila Gamueda**, **Vic Salazar** and **Maria Munoz** sought LJCPA input on the preferred location for the SCADA antenna for this project. A straw poll indicated trustee

preference for Option B, utilizing the light pole location at the southeast corner of Exchange Place and Virginia Way, which will include replacing the pole to install underground wiring and installing an equipment panel 15 feet away. The presenters noted that Real Estate Assets secures leases/payments for outside equipment that is installed on City poles. **Trustees Weiss, Collins, Costello, Steck, Fitzgerald, Ahern, Boyden and LaCava** commented.

- 5.3** Cost of Service Study Presentation: **Seth Gates**, Deputy Director of Finance and IT, Public Utilities Department noted that all homeowners had received mailings describing the new rates proposed to go into effect in January 2016. Each mailing had a form to submit by mail to oppose the new structure. If 50% plus one of those mailed the forms oppose the rate structure, it will not go into effect. Otherwise the City Council can approve or not at the November 17th meeting cited above. Mr. Gates indicated that the Public Utilities Department is required to charge rates that will pay for the cost of the water, infrastructure maintenance and repair and debt service. Rates have not kept pace with the costs. 85% of the City water is purchased from outside agencies (MWD and CWA). When the Carlsbad desalinization plant goes on line it will supply a third of the City water, but it will be more expensive. The City is going for State approval of its Pure Water project which will treat waste water and mix with reservoir water for city wide distribution. This water will be cheaper than investing in future desalinization. Defaulting on debt would trigger City bankruptcy. Commenting were: **Phil Merten, Bob Whitney, Ed Comartin, Dave Gordon** and **Trustees: Weiss, Fitzgerald, Will, LaCava, Collins**.
- 5.4** Rose Canyon Trunk Sewer Line Repair Project: **Paula Roberts, Humanability (619-794-6406), Gregg Watanabe** presented. The project will repair 4.5 miles of sewer pipeline that has a plastic liner that deteriorated prematurely. It is in the design phase and completion is expected around Fall 2018. They are working with the Friends of Rose Canyon and will restore vegetation and keep bike trails open. Wet weather may delay construction to preserve canyon. The City has recovered about \$3 million out of the \$14 million cost from the contractor. **Bob Whitney, Ed Comartin** and **Trustee LaCava** commented.

5.5 LJCPA March 2016 Election Committee Appointment and Ratification **ACTION ITEM**

Approved Motion: To ratify trustees Emerson and Ahern as members of the LJCPA Election Committee for the March 2016 Trustee Election (Fitzgerald, Steck: 12-0-2)

In favor: Boyden, Brady, Collins, Costello, Fitzgerald, LaCava, Little, Ragsdale, Steck, Weiss, Will, Zimmerman
Abstain: Ahern (candidate) Greatrex (Chair)

It was noted that Trustee Ahern would be up for reelection and would not be able to serve on the committee if he chooses to run.

Rescinded Motion: To rescind the previous motion ratifying Trustees Emerson and Ahern.(Zimmerman, LaCava: 11-0-2)

In favor: Boyden, Brady, Collins, Costello, Fitzgerald, LaCava, Little, Ragsdale, Steck, Will, Zimmerman
Abstain: Ahern (candidate) Greatrex (Chair)

Approved Motion: To ratify trustees Emerson and Fitzgerald as members of the LJCPA Election Committee for the March 2016 Trustee Election. (LaCava, Ahern: 11-0-2)

In favor: Ahern, Boyden, Brady, Collins, Costello, LaCava, Little, Ragsdale, Steck, Will, Zimmerman
Abstain: Fitzgerald, (candidate), Greatrex (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/> highlighted the groundbreaking for a 4500 GFA addition and other renovations to the Computer Science and Engineering Building with possible June 2016 completion. She noted that the Graduate and Professional Student and Mixed Use Housing on the east campus replacing the current housing is underway with

expected completion in 2017. There is a goal for all UC campuses to be carbon neutral by 2025. She proposed a meet and greet at UCSD for either November 10 or 17.

6.3 Others

Phyllis Minick reported for Parks and Beaches that they were beginning the 7th year of the effort to improve the Children's Pool Walk, designed by Jim Neri. They hope to start by July 2016 to finish before the seal pupping season, but need community approval to override the summer moratorium. There are several suggestions as to bench plaque reuse and also omitting overlook which would require CDP. They searching for info on the donors of the existing bench plaques: Arthur B. Murray, Love Carol; Pike (?) Walthall, 2001; SHIAWASE NO OMOIDE WA ITSU MADE MO – JULEE 1960-1988; Jane Dunn Tischoff NON ILLEGITIMIS CARBORUNDUM; and Trudy Erickson – Love husband Gene.

Alex Landau, Solar Tech founder, noted that the net metering cap will be reached in the first half of 2016. The federal 30% solar tax credit will expire at the end of 2016. He urged signing an online petition.

Bob Whitney commented that a lawsuit had been filed opposing the City Council approval of the EIR for his project.

Phil Merten asked that City Cycle reviews be available to PRC member prior to committee review and suggested that the requirement be added to the PRC bylaws.

7.0

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

Trustee Zimmerman reiterated her request to have subcommittee reports include the existing square footage of properties being redeveloped. **President Greatrex** said such would be included beginning with the December LJCPA agenda.

Trustee LaCava reported that the City had denied historical status for the 1933 building at 7359 Eads that had been requested by the La Jolla Historical Society and demolition was already underway— permit status was unknown.

8.0 Officers' Reports

8.1 Treasurer

Beginning Balance as of 10/1/15	\$ 91.09
Income	
• Collections	\$ 296.00
• CD Sales	<u>5.00</u>
Total Income	\$ 301.00
Expenses	
• AT&T telephone	<u>\$ 70.89</u>
Total Expenses	<u>\$ 70.89</u>
Net Income/(Loss)	\$ 230.11
Ending Balance of 10/31/15	\$ 321.20

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.

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.

9 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> voted to support the City's Climate Action Plan. Trustee LaCava (Chair of the CPC) reported that his committee's charge was to react to City proposals and there had not been many lately.
- 9.2 **Coastal Access & Parking Board** <http://www.lajollacpa.org/cap.html> No Report.
- 9.3 **Ad Hoc Committee on Residential Single-Family (RS) Zoning** No report

10.0 Consent Agenda- Action Items

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 Phil Merten, 4th Tues, 4:00 pm
T&T – Traffic & Transportation Board, Chair David Abrams, 3rd Wed 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 Recommendations to LJCPA. DPR- No Recommendations to LJCPA. PDO- Meeting Cancelled

10.1 MOFID RESIDENCE 8656 Glenwick Lane - SCR

PRC Recommendation: Findings for 2nd story addition to a single story home **cannot** meet the substantial conformance review (SCR) under Muni Code 126.0704 a(8) nor under CDP 154134 SDP 162186, Item No. 25,

regarding proposed increases in height to the structure. Motion passes 7-0-0.

10.2 MAROUF RESIDENCE 2465 Hidden Valley Road - CDP

PRC Recommendation: Findings **can** be made for a CDP and to construct a 2,193 SF companion unit and garage addition to an existing residence located at 2465 Hidden Valley Rd on a 12,650 SF lot. No SDP sought. The motion passes 6-0-1

Approved Motion: To accept the recommendations of the PRC that for 10.1 MOFID RESIDENCE 8656 Glenwick Lane – SCR that the Findings for 2nd story addition to a single story home CANNOT be made for a substantial conformance review (SCR) under Muni Code 126.0704 a(8) nor under CDP 154134 SDP 162186, Item No. 25, regarding proposed increases in height to the structure; and for 10.2 MAROUF RESIDENCE 2465 Hidden Valley Road – CDP that the 2465 Hidden Valley Road – CDP- that the findings CAN be made for a CDP and to construct a 2,193 SF companion unit and garage addition to an existing residence located at 2465 Hidden Valley Rd on a 12,650 SF lot. No SDP sought and forward the recommendations to the City. (LaCava, Brady: 12-0-1)

In favor: Ahern, Boyden, Brady, Collins, Costello, Fitzgerald, LaCava, Little, Ragsdale, Steck, Will, Zimmerman
Abstain: Greatrex (Chair)

11.0 MARISMA TRAVEL CENTER NUP 1654 Marisma Way- Action Item

DPR Recommendation: Findings CAN be made for a Neighborhood Use Permit for the Home Occupation at 1654 Marisma Way only, limited to one client visit per week. 4-1-1.

Presented by **Karina Uris**. There had been confusion as the original notice referred to two addresses, but this had been changed to just the above address. There was a dispute with a neighbor who was believed to have filed a Code Compliance Complaint. That neighbor has since moved. Several trustees were concerned with effect on neighborhood character. **Trustees Costello, Ahern, Brady and Little** commented.

Approved Motion: To accept the DPR recommendation that the findings CAN be made for a Neighborhood Use Permit for the Home Occupation at 1654 Marisma Way only, limited to one client visit per week. (LaCava, Fitzgerald: 8-4-1)

In favor: Ahern, Boyden, Collins, Fitzgerald, LaCava, Ragsdale, Steck, Will
Opposed: Brady, Costello, Little, Zimmerman
Abstain: Greatrex (Chair)

12.0 Adjourned at 8:02 pm to next LJCPA Meeting, Thursday, December 3, 6:00 pm