



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: Cindy Greatrex

Vice President: Bob Steck

2nd Vice President: Joe LaCava

Secretary: Helen Boyden

Treasurer: Jim Fitzgerald

Ending Balance of 2/29/16

\$ 466.30

DRAFT MINUTES

Regular Meeting | Thursday 3 March 2016

Trustees present: Patrick Ahern, Helen Boyden, Tom Brady, Bob Collins, Mike Costello, Dolores Donovan, Janie Emerson, Cindy Greatrex, Joe LaCava, David Little, Alex Outwater, Jim Ragsdale, Bob Steck, Ray Weiss, Brian Will, Fran Zimmerman

Trustee absent: Jim Fitzgerald

1.0 Welcome and Call To Order at 6:15 pm by Cindy Greatrex, President who announced that the polls would close at 7:00 pm.

2.0 Adopt the Agenda

Approved Motion: To adopt the agenda as posted (Costello, Collins: 14-0-1)

In favor: Ahern, Boyden, Brady, Collins, Costello, Donovan, LaCava, Little, Outwater, Ragsdale, Steck, Weiss, Will, Zimmerman

Abstaining: Greatrex (Chair)

3.0 Meeting Minutes Review and Approval: 4 February 2016

Approved Motion: To adopt the minutes of February 4, 2016 as distributed (Steck, Outwater: 14-0-1)

In favor: Ahern, Boyden, Brady, Collins, Costello, Donovan, LaCava, Little, Outwater, Ragsdale, Steck, Weiss, Will, Zimmerman

4.0 Abstaining: Greatrex (Chair) **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 City has adopted an ordinance allowing the creation of an Urban Agriculture Incentive Zone. If later passed by the County this will allow contracted owners of undeveloped parcels to establish a site and receive property tax credit. The City Council agreed with the Lifeguard Union to extend presumptive illness coverage to lifeguards. The office is still looking to fill vacancies on the Parking Advisory Board, the La Jolla Shores Planned District Advisory Board, the Board of Library Commissioners and the Park and Recreation Board. Attention was called to the City resource website: www.sandiego.gov/el-nino. In response to a query by **Trustee Weiss, Mr. Garver** stated that the analysis of the January storm drain washout on Avenida de la Playa was ongoing under contract and being monitored by the City. Repair will likely require more excavation.

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 stated that February 19 had been the legislative deadline to introduce new bills this session. Senator Block's bills under consideration include SB 821, clarifying the definition of criminal threats, and is supported by DA Bonnie Dumanis and SB 823

would expunge the criminal records of victims of human trafficking. She offered his office's help to persons having trouble dealing with state agencies.

- 4.4** 78th Assembly District – Speaker of the Assembly Toni Atkins
Rep: TBD

- 5.0** ACTION ITEM: La Jolla Town Council Coastal Committee Sea Lion Proposal
Steve Haskins, LJTC, President, spoke of the need to find a simple, government approved solution to the problems at La Jolla Cove caused by the sea lions (smell, dangerous interactions with humans, lost business, fecal contamination and the insufficiency of the current expensive chemical treatment) that would protect both people and animals. He reviewed several methods, including board crowding, that had been tried and found insufficient in other localities. The LJTC proposal aims to make 354' of coast east of the Cove seal free (about 6,000 to 7,000 sf). They would focus on 12' at the east end and 60' at the west end that the seals use to climb on the rocks. They are suggesting installing stacked roller barriers, to be installed on removable poles in existing and new holes in the rocks (method approved by NOAA). Questions discussed included whether the deterrents would only be needed in the summer (possibly), dogs are not compatible with seals, where would the seals go, possibility of deliberate vandalism by those opposing any effort to disperse the seals, seals can't get up rocks higher than 6', flushing with salt water is not approved by the government any more than fresh for flushing. Those commenting included: **Rob Whittemore, Sally Miller, Laura Conboy, Julia Blake, CA Marengo, Glen Rasmussen, Phil Merten** and **Trustees Will, Zimmerman, Steck, Brady, Weiss, Little, Costello, Ragsdale, Outwater, LaCava** and **Ahern**.

Approved Motion: To approve the concept of controlling the sea lions near the La Jolla Cove by installing roller barriers (Little, Donovan: 14-0-1).

In favor: Ahern, Boyden, Brady, Collins, Costello, Donovan, LaCava, Little, Outwater, Ragsdale, Steck, Weiss, Will, Zimmerman

Abstaining: Greatrex (Chair)

6.0 Non-Agenda Comment

- 6.1** Opportunity for Public to speak on matters not on the agenda, 2 minutes or less. None additional.
- 6.2** **City of San Diego – Community Planner: Marlon Pangilinan** mpangilinan@sandiego.gov introduced himself.
- 6.3** **UCSD - Planner: Anu Delouri**, adelouri@ucsd.edu, <http://commplan.ucsd.edu/> reported the Altman Clinical and Translational Research Institute on the East Campus will open soon. Planning to repurpose Southwest Fisheries Building D is underway. The emergency access road to Black's Beach by the UCSD Chancellor's residence, which suffered severe damage in the recent storms, has been repaired and is expected to reopen by March 4. **Trustee Donovan** asked for more community involvement in the design for the repurposed Building 5, citing past "surprises." Trustees **Zimmerman, Little** and **LaCava** also commented.

7.0 Trustee Comment

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

Trustee Ragsdale reported that the Residential Zoning Committee had re-formed as an independent entity and would hold its first meeting at the La Jolla Riford Library on Wednesday, March 9 from 5:30 to 7:30 pm. The goal is to involve the community possibly through a charrette process. Six near-term meetings are anticipated.

Trustee Outwater noted the dangerous crosswalks near Windansea--Westbourne and La Jolla Boulevard and other locations. A recent accident left a pedestrian severely injured. Crosswalks with blinking lights are not offering sufficient protection.

Trustee LaCava is stepping down after 8 years as a LJCPA trustee and officer. He stated that several tasks he has done will need to be assumed by other trustees: Managing the website; sending e-blasts. He has also maintained the membership files which is now being done by **President Cindy Greatrex**. He has valued his service and does not plan to disappear.

Trustee Boyden stated that she is termed out as Secretary and another trustee will need to take up that role.

8.0 Reports from Ad Hoc and non-LJCPA Committees Two minutes. Information only.

8.1 Community Planners Committee <http://www.sandiego.gov/planning/community/cpc/index.shtml>
took no action this month

8.2 Coastal Access & Parking Board <http://www.lajollacpa.org/cap.html> Tom Brady reported no action.

8.3 Election Committee: Upon the close of the polls at 7:00 PM the ballots will be collected and counted by the Elections Committee. Upon final verification the Election Committee shall report the results to the LJCPA President who shall certify and immediately announce results.

At 6:55, **President Greatrex** announced that there was 5 minutes left till the polls closed.

9.0 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 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.**

**Planned District Ordinance did not meet in February 2016
Traffic and Transportation had No Action Items in February 2016**

9.1 AC WATER GROUP 1008 PPA- Muirlands PW

Public Project Assessment - (PW) WBS No. B-14117.02.06 - For 8,936 feet of pipe replacement and 2,300 feet of new pipe within the public right of way at multiple locations on various streets in the Muirlands area. Project Scope includes several service easement vacations to be completed once the facilities are relocated. The streets affected are: Avenida Manana, Avenida Wilfredo, Manana Place, Muirlands Vista Way, Muirlands Drive, Solymar Drive, Newkirk Drive, Inspiration Drive, Terryhill Drive, and Havenhurst Drive, and other streets, alleys and easements in the area.

DPR RECOMMENDATION: Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan for 8,936 feet of pipe replacement and 2,300 feet of new pipe within the public right of way at multiple locations on various streets in the Muirlands area. 7-0-2

9.2 BUCKINGHAM DEMOLITION 1525 Buckingham Way CD

(Process 2) Coastal Development Permit to demolish existing 3235 square-foot single dwelling unit, existing 701 square-foot detached garage, existing pool house, existing swimming pool and existing shed(s). The 0.92-acre site is located in the Coastal Overlay Zone (Non-Appealable) at 1525 Buckingham in the RS-1-1 zone(s) of the La Jolla Community Plan area.

DPR RECOMMENDATION: Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan to demolish existing 3235 square-foot single dwelling unit, existing 701 square-foot detached garage, existing pool house, existing swimming pool and existing shed, at 1525 Buckingham Way. 5-2-1

9.3 LA JOLLA SCENIC RESIDENCE 6083 La Jolla Scenic Drive South CDP, SDP

(Process 3) Coastal Development Permit and Site Development Permit for environmentally-sensitive lands for the construction of a new residence with a garage for 4 parking spaces totaling 10,380 square feet. The 1.37-acre (59,853 sf) site is located at 6083 La Jolla Scenic Drive South in the RS-1-1 zone, Coastal Overlay Zone (Non-appealable), Geologic Hazard Area 53, within the La Jolla Community Plan area.

DPR RECOMMENDATION: Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit for environmentally-sensitive lands for the construction of a new residence with a garage located at 6083 La Jolla Scenic Drive South. 6-0-2

9.4 247 KOLMAR TENTATIVE MAP WAIVER 247-249 Kolmar Street MW and CDP

(Process 3) Map Waiver and Coastal Development Permit for the conversion of an existing 3,698 sf residential duplex into condominium ownership on a 0.115 acre property at 247-249 Kolmar Street. The project site is in the RM-1-1 zone, Coastal (non-appealable) overlay zone.

DPR RECOMMENDATION: Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan for the conversion of an existing duplex comprising 3,698 sf into condominium ownership on a 0.115 acre property at 247-249 Kolmar Street. 7-0-2

9.5 5656 LA JOLLA BOULEVARD MIXED-USE 5656 La Jolla Boulevard CDP, SDP **Pulled by Trustee Little**

(Process 2) Coastal Development Permit and Site Development Permit for the demolition of two existing commercial buildings and the construction of a 2-story, 11,433 sq. ft. mixed use building with four residential units and two ground floor retail spaces at 5652-5656 La Jolla Blvd. The 0.194-acre site is in Zone 4 of the La Jolla Planned District, Coastal (Non-appealable) overlay zone.

DPR RECOMMENDATION: Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit for the demolition of two existing commercial buildings and the construction of a 2-story, 11,433 sq. ft. mixed use building with four residential units and two ground floor retail spaces at 5652-5656 La Jolla Boulevard. 6-0-1

9.6 8438 PASEO DEL OCASO 8430 Paseo Del Ocaso CDP, SDP *Re-Review*

(Process 3) Coastal Development Permit/Site Development Permit to demolish an existing single dwelling unit and construct a new 3,816 square foot two story single dwelling unit with attached garage and partial basement. The 5,556 sf site is located within the Coastal Overlay Zone (Appealable Area) in the LJSPD-SF zone of the La Jolla Shores Planned District within the La Jolla Community Plan area and Council District 1.

PREVIOUS PRC RECOMMENDATION: Findings **CAN** be made for an SDP and CDP for demolition of the existing single family residence at 8438 Paseo del Ocaso and construction of a new 3,816 SF two-story single dwelling unit with attached garage and partial basement on a 5,556 sf Lot is located within the Coastal Overlay Zone (Appealable Area) in the LJSPD-SF zone of the La Jolla Shores Planned District with the La Jolla Community Plan area and Council District 1. 4-0-0

FEBRUARY 2016 PRC RECOMMENDATION RE-REVIEW: Findings **CAN** be made for an SDP and CDP for demolition of the existing single family residence at 8438 Paseo del Ocaso and construction of a new 3,816 SF two-story single dwelling unit with attached garage and partial basement. The 5,556 sf Lot is located within the Coastal Overlay Zone (Appealable Area) in the LJSPD-SF zone of the La Jolla Shores Planned District with the La Jolla Community Plan area and Council District 1. 5-0-0

9.7 ROBBINS RESIDENCE 2340 Calle del Oro CDP, SDP

LA JOLLA (Process 3) To obtain a Coastal Development Permit and Site Development Permit to demolish existing 1-story single-family residence currently 1552 SF and attached garage and construct a new 2-story single-family residence with attached garage. Scope includes a new 1-story pool cabana as well as site and landscape improvements. Lot size: 19,597 sf. Proposed Square Footages: 4,797 SF living, 1,017 SF garage, 295 SF pool cabana.

PRC RECOMMENDATION: Findings **CAN** be made for an SDP and CDP to demolish an existing one-story single-family residence and attached garage and construct a new 4,797 SF two-story single-family residence with

attached 1,017 SF garage, a new 295 SF one-story pool cabana and site and landscape improvements on a 19,597 SF lot size within the Coastal Overlay Zone (Appealable Area) in the LJSPD-SF zone of the La Jolla Shores Planned District with the La Jolla Community Plan area and Council District 1. 5-0-0

9.8 SWINDLE RESIDENCE 2488 Hidden Valley Rd -Reconsideration

Architect Tim Martin seeks the Committee's views on whether applicant should construct a sidewalk along the edge of the property, which is on the east side of Hidden Valley Road.

PRC RECOMMENDATION 1 of 2: If there is going to be a sidewalk in that section of Hidden Valley Road, it should be constructed on the west side of the road. 5-0-0

PRC RECOMMENDATION 2 of 2: The proposed requirement of a sidewalk on the east side of Hidden Valley Road in front of the subject property is out of character with the neighborhood and not supportable by the Committee. 5-0-0

NOTE: Item 9.5 -- 5656 LA JOLLA BOULEVARD MIXED-USE 5656 La Jolla Boulevard CDP, SDP was pulled by Trustee Little and will be heard at a de novo hearing at the April LJCPA meeting.

Approved motion: To accept the recommendations of the DPR committee that for 9.1 AC WATER GROUP 1008 PPA- Muirlands PW the findings CAN be made that the proposed project conforms to the La Jolla Community Plan for 8,936 feet of pipe replacement and 2,300 feet of new pipe within the public right of way at multiple locations on various streets in the Muirlands area; that for 9.2 BUCKINGHAM DEMOLITION 1525 Buckingham Way CD that the findings CAN be made that the proposed project conforms to the La Jolla Community Plan to demolish existing 3235 square-foot single dwelling unit, existing 701 square-foot detached garage, existing pool house, existing swimming pool and existing shed, at 1525 Buckingham Way; that for 9.3 LA JOLLA SCENIC RESIDENCE 6083 La Jolla Scenic Drive South CDP, SDP that the findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit for environmentally-sensitive lands for the construction of a new residence with a garage located at 6083 La Jolla Scenic Drive; that for 9.4 247 KOLMAR TENTATIVE MAP WAIVER 247-249 Kolmar Street MW and CDP that the findings CAN be made that the proposed project conforms to the La Jolla Community Plan for the conversion of an existing duplex comprising 3,698 sf into condominium ownership on a 0.115 acre property at 247-249 Kolmar Street; and to accept the recommendations of the LJSPRC that for 9.6 8438 PASEO DEL OCASO 8430 Paseo Del Ocaso CDP, SDP that the findings CAN be made for an SDP and CDP for demolition of the existing single family residence at 8438 Paseo del Ocaso and construction of a new 3,816 SF two-story single dwelling unit with attached garage and partial basement on a 5,556 Lot; for 9.7 ROBBINS RESIDENCE 2340 Calle del Oro CDP, SDP that the findings CAN be made for an SDP and CDP to demolish an existing one-story single-family residence and attached garage and construct a new 4,797 SF two-story single-family residence with attached 1,017 SF garage, a new 295 SF one-story pool cabana and site and landscape improvements on a 19,597 SF lot and that for 9.8 SWINDLE RESIDENCE 2488 Hidden Valley Rd the LJSPRC recommends 1. If there is going to be a sidewalk in that section of Hidden Valley Road, it should be constructed on the west side of the road and 2. The proposed requirement of a sidewalk on the east side of Hidden Valley Road in front of the subject property is out of character with the neighborhood and not supportable by the Committee and forward the recommendations to the city. (LaCava, Donovan: 14-0-1)

In favor: Ahern, Boyden, Brady, Collins, Costello, Donovan, LaCava, Little, Outwater, Ragsdale, Steck, Weiss, Will, Zimmerman
Abstaining: Greatrex (Chair)

10.0 ACTION ITEM: INCREASE SPEED LIMIT ON SOLEDAD MOUNTAIN ROAD City Staff Proposal to increase speed limit between Pacifica Drive and Soledad Road from 35 mph to 40 mph.

This is regarding the posted speed limit on Soledad Mountain Road between Pacifica Drive and Soledad Road in the community La Jolla. Local governments must follow the procedures set by the State of California when setting speed limits on public streets, the so-called Speed Trap Law. City has recently surveyed the above segment of Soledad Mountain Road and the results of the study indicate that the existing posted speed limit of 35 miles per hour for both the southbound and northbound directions of traffic must be raised to 40 miles per hour in order to

remain radar enforceable. Therefore, City will be changing the speed limit in both directions from 35 miles per hour to 40 miles per hour.

T&T Recommendation: Findings **CAN** be made to raise the speed limit from 35 MPH to 40 MPH. 5-1-0.

Mr. O'Neill, formerly a traffic safety officer with the SDPD, had pulled the item. He states that this is a dangerous road and would like traffic calming devices, e.g. "slow down speed reminders." He lives on the street and stated that there had been no radar enforcement since January 2015. Currently the blinking speed limit reminders in the 6800 and 6100 blocks are non-functional and he thinks they may have been turned off prior to the speed surveys that triggered the proposed increase in speed limit.

David Haney, Don Schmidt, Dave Gordon, Odile Costello, and Trustees Zimmerman, Weiss, Little, Donovan, Costello, spoke to the conditions on the street. **Trustee LaCava** stated that we did not know the legal reasons for removing the warning lights; that the speed trap law does not apply to residential streets, but that this is likely a "collector street." **Trustee Brady (T&T member)** stated that the Board did not have this information when it reviewed the proposed speed limit increase.

Approved Motion: To return the item: Increase speed limit on Soledad Mountain Road to T&T for consideration of additional information (Brady, Weiss: 14-0-1)

In favor: Ahern, Boyden, Brady, Collins, Costello, Donovan, LaCava, Little, Outwater, Ragsdale, Steck, Weiss, Will, Zimmerman,

Abstaining: Greatrex (Chair)

11.0 President's Report: Information Only unless Noticed as Action Item

11.1 Committee Ratification of Matthew Edwards to LJSRPC. ACTION ITEM

Approved Motion: To ratify appointment of Matthew Edwards to the LJSRPC (Donovan, Boyden: 14-0-1)

In favor: Ahern, Boyden, Brady, Collins, Costello, Donovan, LaCava, Little, Outwater, Ragsdale, Steck, Weiss, Will, Zimmerman

Abstaining: Greatrex (Chair)

11.2 LJCPA Bylaws Approved By City Council: The Bylaws revision approved by the membership in December 2014 in response to changes to City Policy 600-24 were approved by the City Council on February 29, 2016. The approved bylaws have been posted on the LJCPA website.

http://www.lajollacpa.org/bylaws/LJCPA%20Bylaws%20-%20Approved%2016_0229.pdf

A recess was called until election results were ready.

At 8:30 pm President Greatrex announced and certified the election and will forward the results to the City. Election results are subject to appeal for one week.

The following results were reported, 93 members voted:

The tallies for the candidates were reported in alphabetical order.

Patrick Ahern, 54; Helen Boyden, 65; Dan Courtney, 57; Gail Forbes 1 (write-in); David Haney, 46; Steve Haskins, 66; Phil Merten, 75; CA Marengo, 2 (write-ins), Michael Morton 2, (write-ins); Glen Rasmussen, 68; Bob Steck, 52, Ray Weiss 70, Frances Zimmerman, 51.

Therefore: Receiving 3-year terms were: Helen Boyden, Dan Courtney, Glen Rasmussen, Steve Haskins, Phil Merten, and Ray Weiss. The term with 2-years remaining goes to Patrick Ahern and the term with 1-year remaining to Bob Steck.

The newly elected trustees will take their seats at the beginning of the April 7 meeting of the LJCPA.

12.0 Adjourn at 8:45pm to next LJCPA Meeting: Thursday, 7 April 2016