



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: xxxxxxx

Vice President: Helen Boyden

2nd Vice President: Bob Steck

Secretary: Dede Donovan

Treasurer: Janie Emerson

DRAFT MINUTES

Regular Meeting | Thursday 6 July 2017, 6:00 pm

Trustees Present: Ahern, Boyden, Brady, Collins, Costello, Courtney, Donovan, Emerson, Gordon, Little, Merten, Palmer, Rasmussen, Shannon, Steck, Weiss, Will

6:03pm

1.0 Welcome and Call to Order:

Call to order, 2nd Vice President Bob Steck

2.0 Adopt Agenda

Corrections:

6.1 should read 2020 (not 2019)

6.6 A, 6.6 B, 6.7 should be noted as action items

Motion to Adopt Agenda (Boyden/Emerson) (13-0-1) Motion Carries

3.0 June Meeting Minutes

Corrections:

5.3 was a close vote ... The record should show that the no votes wished all trimming to be 3' (not the 4' of the motion.

Motion to Approve Minutes (Emerson/Donovan) (13-0-1) Motion Carries

4.0 Officer Reports

4.1 Treasurer

Beginning Balance as of 6/1/17 \$ 774.29

Income

· Collections \$ 105.00

· CD Sales \$ 0

Total Income \$ 105.00

Expenses

· Rec Center Cost Reimbursement (July-Dec 2017) \$ 260.00

Agenda printing \$ 52.50

· AT&T telephone \$ 81.60

Total Expenses \$ 394.10

Net Income/(Loss) \$(289.10)

Ending Balance of 6/30/17 \$ 485.19

4.2 Secretary

Report on upcoming minute takers:

July: Will

August: Emerson/Gordon

September: Courtney
October: Brady
November: Merten
Standard report on membership eligibility

5.0 Elected Officials – Information Only

- 5.1 Council District 1: Councilmember Barbara Bry – 15 minute special presentation
Rep: **Mauricio Medina**, 619-236-6611, mauriciom@sandiego.gov

Barbara Bry presented on activities in District 1:

- On June 12 she voted down a special election and voted against the mayor's proposal to expand the convention center until a more complete plan can be proposed.
- She is against Soccer city and considers the stadium property too valuable to give away. Any proposal must consider SDSU and have an open and transparent RFP
- Discussed water quality at the cove with the Mayor. Reached out to county supervisor Ron Roberts.
- Short term vacation rentals should be allowed on part-time basis, but not as whole house, full-time investor enterprise. Drafting an ordinance for August review and September council vote.
- Hillel center is coming on 7/11 @2pm to city council as last item on agenda
- La Jolla Shores Boardwalk will be named Walter Munk Way with a celebration in October to commemorate his 100th birthday.

Questions:

- City has closed steps at cove – *Office will investigate*
- Why no LJ Rough Water Swim – *They did not file for permit. Office will work with organizers to expedite if they come forward.*
- What is your opinion on taking action to discourage Sea Lions – *Yes*
- What does San Diego want to be? – *UCSD is critical part of our city*
- Cove contamination is biggest issue
- Request for a "Project Manager" to manage the PMs and coordinate construction impacts by neighborhood. – *No traction yet. Office to follow-up.*
- Do we have a city attorney opinion on height limit issue? – *No response, soccer city and convention center are dominating workload at city attorney.*
- City culture not to respond except when generating revenue. Also DSD too expensive.
- Kudos to city's "Get it Done" app
- No code compliance follow-up.
- Torrey Pines road changes are not what originally presented. – *City said they would come back to present.*
-

- 5.2 78th Assembly District: Assemblymember Todd Gloria
Rep: **Javier Gomez** 619-236-6633 javier.gomez2@asm.ca.gov
No Report

- 5.3 39th Senate District: State Senator Toni Atkins
Rep: **Chevelle Newell Tate**, 619-645-3133, Chevelle.Tate@sen.ca.gov
No Report

6.0 President's Report – Information only unless otherwise noted

- 6.1 A seat expiring in **2020** has been vacated due to three consecutive absences.
- 6.2 Announcement of Special Election to be held September 7, 2017
- Polls open from 3-7pm

- Please contact Janie Emerson, need volunteers to man polls
- August meeting will include candidate forum.

6.3 Election Committee appointees Janie Emerson, Chair; Patrick Ahern; Tom Brady

6.4 Membership Committee appointees: Dede Donovan, Chair; Bob Steck; Gail Forbes; Brian Will; Suzanne Weissman

- 4-7 members, we currently have 5.
- Encourage anyone to join, especially any younger members to get more involved.
- Meet quarterly

6.5 Correspondence:

- Letter to City of San Diego requesting presentation on Sound Barrier on La Jolla Parkway and related issues.
- Letter to City of San Diego requesting continuing maintenance of growth blocking view on Torrey Pines Road.
- Letter to City re: Climate Action Plan
- **No responses yet**

6.6 Project Updates

a. Blue Heron Appeal filed June 13, 2017—Planning Commission hearing date not set yet
Appoint Michael Costello to represent LJCPA at Hearing (**Action Item**).

Motion to Appoint Mike Costello: (Emerson/Steck) (15-0-1) Motion Carries

b. Hillel Project to be heard at City Council (Process 5) July 11: 2:00 PM

Appoint representative for LJCPA at City Council hearing. (**Action Item**).

Motion to Appoint Phil Merten: (Emerson/Costello) (13-0-3) Motion Carries

6.7 Ratification of Matt Edwards as LJSA rep to LJSPRC (**Action Item**)

Motion to Ratify Matt Edwards: (Donovan/Gordon) (15-0-1) Motion Carries

7.0 Non-Agenda Public Comment

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

7.1 City of San Diego – Community Planner: Marlon Pangilinan, mpangilinan@sandiego.gov

- No Comment

7.2 UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://commplan.ucsd.edu/>

- Center for Coastal Studies at SIO
 - North of Scripps Pier, 3 story 3,600 sf renovation
 - 3rd story wood structure needs repair
 - CDP submitted to CCC
- Marine Conservation Facility
 - Already presented, requested story poles installed
 - Story poles are up for next 2-3 weeks
 - Submitted for CDP to CCC
 - Demolished structure will come back within same footprint and no taller
 - 15,000 sf atop building A, reduced height.
- Has a historic study been done on campus
 - It is in process, Any Delouri to report back.
- All updates at physicalplanning.ucsd.edu

7.3 General Public

- Sharon Wampler updated us on the Bird Rock concerned with mansionization
 - 2015 Ad Hoc Committee
 - New incentive-based CDP exemption program based on Coronado's model

- There was a public charrette, now on DPR agenda
- Hillel Project is coming back
 - Was designated to be open space in single family neighborhood
- John Ferguson spoke against a sound wall between La Jolla Parkway and Ardath Rd.
 - Effective sound walls must be 20' tall.
 - Opposed

8.0 Non-Agenda Trustee Comment

- Weiss: Glass wall is an option for sound attenuation. Re: Last month's hedge issue. The residents in attendance last month have complied. What about next door neighbor? Can we request city to take action?
- Little: Sound wall proponents did not request 20'
- Palmer: Greatest sound reduction will come from reducing speed.
- Costello: Hillel project has been around for a long time. This will prove to be one of the handful of most important projects we face. Request everyone to speak out against it and enforce zoning ordinance and protect single family neighborhoods
- Donovan: Encouraged public (and trustees) to look at UCSD story poles and provide feedback
- Gordon: Upcoming project will be contentious, remind all in attendance to be respectful and speak in turn. Facts not emotion.

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

This item was moved to end of meeting to honor time certain.

9.1 Community Planners Committee

<http://www.sandiego.gov/planning/community/cpc>

9.2 Coastal Access & Parking Board <http://www.lajollacpa.org/cap.html>

9.3 UC San Diego Long Range Development Plan CAG <http://lrddp.ucsd.edu>

No Reports

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 Monday, 4:00 pm

DPR – Development Permit Review Committee, Chair TBD, 2nd & 3rd Tuesday, 4:00 pm PRC – La Jolla Shores Permit Review Committee. Chair Dave Gordon 4th Tuesday, 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.

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

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

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

10.1 Be Seen 5702 La Jolla Blvd, 92037 -- Tenant improvement – use an Optic Retail Store in the north side retail frontage of the premises and to propose an awning with graphics and a blade sign under the awning. **PDO Motion:** Accept the project as presented as it conforms with the PDO requirements.” Vote: 6-0-0.

10.2 Pedego 5702 La Jolla Blvd, 92037--Tenant Improvement – use an Electric Bicycle Store for sale and rental in the south side retail frontage of the premises and to propose a lit sign over the canopy and a blade sign on the north side. **PDO**

Motion: The project, as presented, is in substantial conformance with the PDO requirements and is accepted. Vote: 6-0-0

10.3 Taste at the Cove: Request for Temporary No Parking on Coast Blvd. adj. to Scripps Park related to the 16th annual fundraising event benefitting San Diego Sports Medicine Foundation on Thurs. Aug. 31st. **T&T Motion:** To Approve No Parking on Coast Boulevard for the Taste at the Cove Event: 6-0-0.

10.4 La Jolla Presbyterian Church Fall Festival: Request for Temporary Street Closure of Draper Ave between Kline Street and Silverado Street related to a Fall Harvest Festival on LJ Pres Church Campus and the La Jolla Rec Center on Sunday November 5, 2017. **T&T Motion:** To Approve La Jolla Presbyterian Church Fall Festival temporary street closure of Draper Ave on Sunday November 5th 6-0-1

10.5 Stop Sign Request per Council Policy 200-08 'Alternative Process' 4-way Stop Signs for intersection of Draper Ave and Arenas Street requiring planning group consideration due to failure to meet City 'warrants' criteria. **T&T Motion:** That lacking supportive information to warrant a four-way stop sign installation at Draper Avenue and Arenas Street intersection, but recognizing a speeding problem on Draper, we request the City investigate and implement other traffic calming measures at this location: 6-0-1

~~**10.6 Addition of Stanchions to Outline Striped 'No Parking' Area** where Playa Del Norte meets Neptune Place. **T&T Motion:** To Approve the addition of Stanchions to outline striped "No Parking" Area where Playa Del Norte meets Neptune Place: 7-0-0. **PULLED: TRUSTEE RASMUSSEN**~~

10.7 Burgers & Brews- Request for Temporary No Parking on Coast Blvd adjacent to Scripps Park related to fundraising event benefitting Brave Cort Foundation on Saturday October 28th. **T&T Motion:** To Approve request for temporary no parking on Coast Blvd related to the Burgers and Brews event held on Saturday October 28, 2017: 7-0-0.

~~**10.8 Seawall Maintenance** 5322 & 5328 Calumet Avenue — (Process 3) Coastal Development Permit to stabilize a portion of the coastal bluff located within dedicated public right of way between 5322 and 5328 Calumet Ave. The site is in the RS-1-7 zone, Coastal (Appealable) overlay zone within the La Jolla Community Plan Area. **DPR Motion:** Findings can be made for a Coastal Development Permit to stabilize a portion of the coastal bluff located within dedicated public right of way between 5322 and 5328 Calumet Ave. (6-0-1) **PULLED: TRUSTEE COSTELLO**~~

10.9 Playa del Sur 290 Playa del Sur--(Process 4) Coastal Development Permit and Planned Development Permit for setback deviations, demolition of existing 13 unit apartment building and the construction of three single family rental units and a duplex, for a total of five dwelling units for rent and attached garage(s) with a total of 11,333 square feet. The 7,213 square foot site is located within the appealable coastal overlay zone at 290 Playa Del Sur Street in the RM-3-7 zone of the La Jolla community plan area. **DPR Motion:** Findings can be made for a Coastal Development Permit and Planned Development Permit for setback deviations, demolition of existing 13 unit apartment building and the construction of three single family rental units and a duplex, for a total of five dwelling units for rent and attached garage(s) with a total of 11,333 square feet. The 7,213 square foot site is located within the appealable coastal overlay zone at 290 Playa Del Sur. (5-1-1)

10.10 Clausen Duplex 7404 Monte Vista Ave La Jolla (Process 3) 10# 24005509 • SUSTAINABLE BUILDING EXPEDITE PROGRAM • Coastal Development permit to construct a 1,068 sq ft addition and modify site retaining walls to an existing duplex residence building located at 7404 Monte Vista Ave. The 7500 sq site is located in the RS-1-7 zone of the La Jolla Community Plan Area and the Coastal Appealable Overlay Zone.

Amendment to Coastal Development Permit #1417146 -Project Address: 7404-7406 Monte Vista Avenue

DPR Motion: Findings can be made to amend the existing Coastal Development Permits to maintain the property's original duplex status: **A)** to enlarge Unit 1 (7404 Monte Vista Ave) by 255.5 sf, replace proposed caissons with masonry foundation walls, creating

basement/storage/utility space, add interior spiral stair to access basement, modify proposed internal stair to eliminate connection to Upper Unit **B**) to reduce Unit 2 (7406 Monte Vista Ave) amount of proposed expansion by 63.3 sf; upgrade existing kitchen, add washer/dryer, add new separate deck. 6-0-1.

10.11 Dang Residence Restoration – 7411 Hillside Drive -- (Process 3) Coastal Development and Site Development Permit for a single family home to repair the steep hillside and Environmentally Sensitive Land (ESL The site is within the non-appealable Coastal Overlay Zone (N-App-2) within LJSPD-RS zone within Council District 1. **PRC Motion Findings can be made for the Dang Residence Steep Slope Restoration (NOTE - include project description from above) (7-0-0).**

Motion to Approve Consent Agenda (items 10.6, 10.8 pulled) (Donovan/Emerson) (16-0-1) Motion Carries

The following agenda items are “Action Items,” unless otherwise noted, and may be *de novo* considerations. Prior actions by committees/boards are listed for information only.

Time Certain 6:45 PM

11.0 Subdivision 8280 Calle del Cielo, 8303 La Jolla Shores Drive - La Jolla (Process 4) Coastal Development Permit, Site Development Permit, Tentative Map for creation of eight lots with private drive and common improvements for drainage and stormwater management. Construction of eight new single family dwelling units with attached garages. The 4.45 acre site is located in the Non-appealable Coastal Overlay Zone and CHLOZ at 8280 Calle DI Cielo, in the SF zone of the La Jolla Shores PDO of the La Jolla Community Plan Area in Council District 1. **PRC Motion:** To table project until next month’s meeting 2-2-3. Motion Fails. **PRC Motion:** The findings cannot be made for the 8280 Calle Del Cielo Subdivision 4-1-2

Phil Merten recused himself and left the room after the presentations and questions for him as he is representing some neighbors opposing the project.

Applicant Presentation: Jim Alcorn (Architect)

- 8 units with an average lot size over 24,000 sf.
- 28’ wide private lane
- Average FAR is .24, lot coverage 20%
- Setbacks exceed neighborhood average
- Landscape coverage is 48% where 30% is required
- Current drainage is to North West corner and down existing private drive to LJ Shores Blvd.
 - 49% infiltrate on site, Balance of 51% will flow off-site (55% up to Calle del Cielo, 45% down private drive to LJ Shores Blvd)
- Mixed exterior styles

- City will perform substantial conformance reviews for all construction permits (process 1 or 2)
- No deviations or variances
- ... suggest that Finings can be made to support the application

Louis Beecham (owner/developer)

- Met with neighbors, met all of their requests
- Drainage, setbacks, decks were changed to roofs
- Committed to continuing to work cooperatively with neighbors

Tony Christensen (Civil Engineer)

- Reviewed Drainage - 49% infiltrate on site, Balance of 51% will flow off-site (55% up to Calle del Cielo, 45% down private drive to LJ Shores Blvd)
- All impervious run-off is treated on-site before leaving.
- Drainage conditions on down-hill properties is improved by proposed project

Jim Neri (Landscape Architect)

- Preserves 50' tall eucalyptus perimeter. 30' trees around uphill 4 houses, 20' trees around lower 4 houses.
- Play space for families, lawns/pools
- All water is filtered through bio-retention

Opposition Presentation: Phil Merten

- Represent 2 neighbors on South Property Line
- A PDP and the resulting PRD trumps the requirements of the CDP.
 - Because the applicant is making a case that the development is better as designed than it would be if it followed the plan district and zoning requirements
 - City requested full width street.
 - Coastal overlay zone, parking impact requires making it wider. Narrow private drive reduces parking and public access to coast
- Will the projects be built per the CDP? Substantial Conformance
 - Decision left to developer (HOA) not city.
 - Merten walked through experience with Montoro, developer changing rules
 - If PRD was not requested, the city would decide substantial conformance
- 24 pages of cycle issues are still not signed off
- CEQA decision maker (the city) must review the EIR
- It is premature to recommend approval

Public Comment:

- Richard Van Wert expressed drainage concerns, project has been pushed too fast. Ignored city request for public street
- Dan Feder (on Vallecitos) is a new neighbor, has not seen plans. More info? What size homes? Construction Timeline?
- Lynn Cavanaugh (on LJ Shores Dr.) opposes the project, concerned about drainage, doesn't want to hear sump pumps, 3 other owners on private drive are concerned about utilities there.
- Diane Kane asked to review cistern options, wait for EIR and mitigation plan

- Peggy Davis has drainage concerns and too many outstanding cycle issues

Applicant Responses:

- Drainage will be ½ of what it is now and what is left will be divided to two different directions
- House sizes average 5,110 sf above grade
- Montoro predates the Coastal Act and those circumstances are not indicative
- Substantial Conformance will be performed and decided by city (not HOA)

Trustee Questions:

- Does the project reduce public parking (no, but could be increased with public road)
- What about PRD makes this project better? Does the private street artificially make it look like larger setbacks?
- Merten reports that city planner Tony Kempton in attendance at previous LJSPD Advisory Board meeting confirmed that HOA has final say on Substantial Conformance decisions and passes its determination back to DSD.

Trustee Merten (recused) leaves the meeting room prior to Trustee deliberation.

Trustee Comments:

Expect robust CCRs, drainage appears improved, prefer wider street, larger setbacks

- Substantial Conformance issue is concern, cycle responses say process 2 is required.
- PRC voted no, plans for homes never presented
- Confirm drainage percentages
- Advantage of private drive? Landscape “island,” permeable paving
- Many outstanding cycle issues are just deferrals to other reviewers, geology was submitted but not reviewed yet
- Heavily scrutinized already, Montoro is bigger and not relevant
- Plans include specific roof ridge heights
- Max home area = 6,110 sf
- Public needs greater opportunity to review
- PRC 1st motion to postpone failed, PRC 2nd motion to deny passed
- How long have plans been available? – 1 year with letter of invitation to review to all neighbors
- 8 homes, we haven’t seen the same level of detail as we would on just one
- This was reviewed thoroughly with all neighbors (except one new neighbor)

Marlon Pangilinan confirmed substantial review will be done by city.

Motion to postpone final decision 1-2 months (Emerson/Donovan) (15-0-1)

12.0 Kolmar Residence 257 Kolmar Street - (Process 2) Coastal Development Permits to demolish an existing residence for the construction of two detached residences on two contiguous lots with a combined total of 4,528 sq ft at 257 Kolmar St. The 0.114 acre site is in the RM-1-1 zone, Coastal (Non-Appealable) overlay zone within the La Jolla Community

Plan area. **DPR Failed Motion:** Findings can be made to recommend Coastal Development Permit. (2-3-0) See attached minutes.

Applicant Presentation: Dan Linn (Architect)

- 2 CDPs (one for each lot), two 2,500 sf lots, 1,800 sf house on each
- No deviations or Variances
- 3' grade change between two lots, creates height change
- Small 150 sf 3rd story "room" set back and almost invisible from street
- Discrepancy between 5,000 sf and 4,528 sf is required street dedication

Trustee Comment:

- Can they be made dissimilar?
- Why didn't substandard lot merger happen (SDMC 125.0710)
- Next door neighbor spoke out in favor
- DPR liked architecture, preferred one structure to two
- Carport/Garage compliance issue is not within our purview
- Many 25' lots in neighborhood
- All versions of two residences would be allowed in RM-1-1 regardless of lot division
- Small houses work, ideal for some

Motion that findings cannot be made because ...

- Lots should have been merged per SDMC 125.0710
- 3' side setbacks are not consistent with 4' setbacks required on 50' lots
- Transition of new architecture to old structures is out of character
- "Thinness" (Height to Width ratio) of homes is out of character

(Costello/Donovan) (8-7-1) Motion Carries

13.0 Announcement of the August LJCPA Minutes-Taker – Emerson/Gordon

14.0 Adjourn to next LJCPA Meeting: 3 August 2017, 6:00 PM