



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: Bob Steck

Vice President: Helen Boyden

2nd Vice President: Brian Will

Secretary: Dede Donovan

Treasurer: Janie Emerson

MINUTES

Regular Meeting | Thursday 5 October 2017

Trustees present: Ahern, Boyden, Brady, Collins, Costello, Courtney, Donovan, Gordon, Little, Rasmussen, Shannon, Steck, and Will

Trustees absent: Emerson, Greatrex, Merten, Palmer, Weiss

Trustees arriving at 6:05 or later: Ahern, Gordon, Rasmussen

6:00p

1.0 Welcome and Call to Order: 2nd VP Bob Steck . Meeting commences at 6:06

2.0 Adopt the Agenda: Action Item, Emerson/Little 10-0-1

3.0 Meeting Minutes Review and Approval: Minutes reflected to correct David Little’s attendance at September meeting. Action Item to approve as corrected: Emerson/Will 10-0-1

4.0 Officer Reports

4.1 Treasurer: In absence of Treasurer, Dede Donovan passes Treasury box, stresses the importance of donating, and thanks Copy Cove for offering us a discount on October printing. Beginning balance: \$361.09. September Donations: \$95.00. CD Sales: \$20.00. Phone Expenses: \$84.88. Printing: \$99.97. Ending Balance: \$291.24

and
more

4.2 Secretary: Dede Donovan reads Secretarial statement on attendance requirements and explains that the LJCPA Membership Form will be altered in future to provide alignment to 600-24. 1st VP Boyden requests that Marlon Pangilinan be involved with such initiative.

Scheduled Minutes takers: November 2017 through March 2018: Donovan

5.0 Elected Officials – Information Only

5.1 Council District 1: Councilmember Barbara Bry –

Rep: **Mauricio Medina**, 619-236-6611, mauriciom@sandiego.gov

Medina present, reports on Walter Munk street dedication Oct. 18.

Helen Boyden leads discussion on the “Get It Done San Diego” app.

5.2 78th Assembly District: Assemblymember Todd Gloria

Rep: **Javier Gomez** 619-236-6633 javier.gomez2@asm.ca.gov

Not present.

5.3 39th Senate District: State Senator Toni Atkins

Rep: **Chevelle Newell Tate**, 619-645-3133, Chevelle.Tate@sen.ca.gov

Not present

6.0 President’s Report – Information only unless otherwise

noted.

6.1 Election Results –No challenges received

6.2 Oath of Office: Trustee elected in September Special

Election: Postponed until November

6.3 Election of LJCPA President for term ending in March

2018: Boyden, seconded by Donovan, moved that Bob Steck be elected President. The motion passed 11-0-1.

Boyden, seconded by Gordon, moved that Brian Will be elected 2nd VP. The motion passes 10-0-2.

6.4. Project Updates

a. Blue Heron Appeal filed June 13, 2017—because LJCPA filed an Environmental Appeal, the appeal will be heard by the City Council. It is scheduled for 2:00 PM on Tuesday, October 10.

b. Results of Hillel City Council Hearing which was rescheduled for Tuesday, October 3 at 2 PM due to additional noticing problems. Steck and Emerson spoke at the Hearing representing LJCPA. Project passed unanimously at Council, with conditions added by Councilmember Bry restricting further expansion and creating a community advisory committee.

6.5 Trustee John Shannon will represent the LJCPA at the 4th Tuesday meetings of the City Community Planners Committee.

6.6 The Companion Unit Ordinance was passed by the City Council 8-1 with no additional changes. Phil Merten represented LJCPA.

6.7 Extension of La Jolla Parkway Sound Barrier. Boyden explains that the request from residents Mark Pretorius and Ryan Hourani that the LJCPA vote on their request for a 1600-foot extension to the La Jolla Parkway sound barrier retaining wall has not been acted upon because the City determined last year that extension of the sound barrier would not be a priority item on its to-do list because of budgetary constraints. Mauricio Medina explains that because the sound barrier request is not an active project and is unfunded, there is little that can be done. The City has suggested a private meeting with Mr. Pretorius and other interested parties.

ACTION ITEM: Donovan/Little, Motion to bring presentation by Pretorius to LJCPA one more time passes 11-0-2.

6.8 Election Hours -- The poll opening and closing hours of 3 p.m. and 7 p.m. are contained in the CPA bylaws and cannot easily be changed.

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

Not present.

7.2 UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://commplan.ucsd.edu/> Not present.

7.3 General Public

No comment.

8.0 Non-Agenda Trustee Comment

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

- Patrick Ahern updates the group on the Reservoir Project.
- Glen Rasmussen updates the group on the stanchions at Paseo Del Norte and

Windansea

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> Updates on DeAnza were presented.

9.2 Coastal Access & Parking Board <http://www.lajollacpa.org/cap.html> Did not meet

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

Part 2 of meetings soliciting input from advisory committee, which UCSD will turn into a report.

10.0 Consent Agenda- Action Items

10.1 Pulled by Trustee Merten

10.3 Pulled by a Mr. Redfern

10.4 Pulled by an unnamed attendee

ACTION ITEM: Balance of Consent- Courtney/Will 12-0-1

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 Lone 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

T&T – Traffic & Transportation Board, Chair David Abrams, 3rd Wednesday, 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 trailed to the next LJCPA meeting.

Note: The T& T Board did not have a quorum in September and the PRC had no projects to present.

10.1 Hardiman Residence: 5626 Dolphin Place Project No: 550448 (Process 3) Coastal Development Permit for the demolition of existing Single Dwelling Unit and construction of a new SDU of two stories over basement with a total of 4,110 square feet of new construction. The 0.11 acre site is located at 5626 Dolphin Place in the coastal (Appealable) overlay zone of the RS-1-7 base zone in the La Jolla community plan area.

DPR Motion 9/19/2017 Findings **CAN** be made to approve the project as presented for a Coastal Development Permit for the demolition of existing Single Dwelling Unit and construction of a new SDU of two stories over basement. The 0.11 acre site is located at 5626 Dolphin Place. 5-0-1

- 10.2. Zadeh Residence 6170 Inspiration Way** Coastal Development Permit for the demolition of an existing dwelling unit and the construction of a new 4,732 square-foot single story residence over a 2,866 square-foot basement located at 6170 Inspiration Way. The 0.30-acre site is in the RS-1-4 zone, Coastal (No-nappealable) overlay zone within the La Jolla Community Plan Area.
DPR Motion: Findings **CAN** be made for a CDP for the demolition of an existing dwelling unit

and the construction of a new 4,732 square-foot single story residence over a 2,866 square-foot basement located at 6170 Inspiration Way. **(5-0-1)**

10.3 Henley Retaining Walls 615 Wrelton Drive. Coastal Development Permit for Site retaining walls

located at 615 Wrelton Drive. The 0.33-acre site is located in the Coastal Overlay Zone (Appealable) and RS-1-7 zones of the La Jolla Community Plan Area. The CDP is to grant a permit

in response to a Code Enforcement Citation.

DPR Motion (9/19/2017) Findings CAN be made for the CDP as proposed **(4-1-0)**

10.4 5785 La Jolla Boulevard Mixed-Use--Mixed-Use Development improvement to include demolition of existing improvements and construction of 4 retail units and 4 multi-family units over an open parking garage. Work conforms with LJPDO sections 159.0101, 159.0102, 159.0103, 159.111, 159.0201, 159.0202, 159.0204, 159.0207, 159.0301, 159.0302, 159.0306, 159.0307, 159.0308, 159.0402, 159.0403, 159.0404, 159.0405, 159.0406, 159.0407, and 159.0408.

PDO Motion: Fortune motion/seconded by Van Galder: "The project **DOES NOT** comply with the PDO due to the lack of a required commercial loading/unloading area for the project.

However, the project does comply with all other PDO requirements." Vote: 6-0-0

Recommendation to DPR.

<p>The following agenda items, are "Action Items," unless otherwise noted and may be <i>de novo</i> considerations. Prior actions by committees/boards are listed for information only.</p>

11.0 San Diego Triathlon Challenge - Request by Challenged Athletes Foundation for temporary street closure, lane closure and No Parking related to 24th annual athletic competition event at Scripps Park on Sunday October 22nd 2017 (Kristine Entwistle) – (Omitted from T&T agenda in August; Lack of T&T quorum in September, needs timely decision.)

Kristine Entwistle presents. The following points were made in response to questions from the Trustees: 1) The entire park will not be used; portions will remain open for public use; 2) Challenged Athletes are a non-profit 501(3) tax-exempt organization; 3) No fees are charged to get into the park; 80% of the proceeds will go back to Challenged Athletes.

ACTION ITEM: Brady/Courtney move to approve; motion passes 12-0-1.

12.0 Vocational English School: 7979 Ivanhoe Avenue; Project No.:555943 (PROCESS 3) Conditional Use Permit to convert an existing second floor office space to a 5,957 square foot Vocational English School. The 0.60 acre site located within the Coastal Overlay zone (Non-Appealable) at 7979 Ivanhoe Avenue in Zone 1 of the La Jolla Planned District within the La Jolla Community Plan area.

DPR MOTION: 8/15/2017: Findings can be made for a Conditional Use Permit to convert an existing second floor office space to a 5,957 square foot Vocational English School. The 0.60 acre site located within the Coastal Overlay zone (Non-Appealable) at 7979 Ivanhoe Avenue in Zone 1. (6-0-1) pulled from the August Consent agenda.

13.0 EC English School: 7979 Ivanhoe Avenue, La Jolla, Ca 92037 -- Conditional Use Permit to convert an existing second Floor office space to a 5,597 square foot Vocational School. Use conforms with LJPDO section 159.0210 And 159.0211 **PDO Motion:** Pitrofsky motion/seconded by Van Galder: "Accept the project as presented as it conforms with the PDO requirements." Vote: 5-0-1.

Items 12.0 and 13.0 presented as a whole by C.A. Marengo.

CA Marengo presents this vocational school located behind the Living Room on Prospect. Trustee comment on concerns over students loitering. Extensive conversation on parking concerns. Concerns over parking availability in relation to the permit. 40 spaces are available with many unused. Trustee Costello questions true availability of spaces. Presenter C.A. Marengo describes the number of parking spaces and their use. Roslyn Lane resident Gail Forbes brings forward a litany of complaints from neighbors about noise, gum, smoking and insufficiency of trash cans and smoking receptacles. Requests more trash can and smoking receptacles.

ACTION ITEM: Courtney/Donovan motion to approve with the following modifications written on Exhibit A of the plans presented by Marengo at the 10/05/17 LJCPA meeting: additional smoking and trash receptacles to be provided and "No Smoking" notices to be posted. Motion passes 9-2-2. Trustee Will abstains for he wanted more information on the Conditional Use Permit.

14.0 La Jolla Blvd CDP/MW – 7209 & 7211 La Jolla Blvd (PROCESS 3) FLAT FEE - Coastal Development Permit and Map.

Waiver for a condominium conversion of two dwelling units. The 0.16 acre site is located within the Coastal Overlay zone (Non-Appealable), at 7209 & 7211 La Jolla Boulevard in the RM-1-1 of the La Jolla Community Plan area within Council District 1. **DPR Motion:** Findings CAN be made for a Coastal Development Permit and Map Waiver for a condominium conversion of two dwelling units. The 0.16 acre site is located within the Coastal Overlay zone (Non-Appealable), at 7209 & 7211 La Jolla Boulevard in the RM-1-1 of the La Jolla Community Plan area within Council District 1. (Will / Collins, 6-1-1) **Pulled from August consent/calendar.**

Beth Ryder, Civil Engineer presents. Conversation on the CDP process and the ministerial process. Neighbor Celia Cravat states that what is actually being constructed is not what was shown on the plans. Neighbors want the project returned to the DPR for consideration of propriety of what is actually being built as opposed to what was approved to be built.

ACTION ITEM: Little/Donovan move that the project be returned to DPR for further review. Motion fails to carry at 6-7-0.

ACTION ITEM: Gordon/Will move that the CDP and Map Waiver be approved. Motion passes 6-5-2. Trustee Will abstains on the ground that more information needed on the Map Waiver.

15.0 Consider whether the LJCPA should send a letter asking the City to investigate and arrange to have the 6-foot fence/wall blocking the view of Black's Beach removed as requested by Melinda Merryweather. Melinda Merryweather was unable to stay for this aspect of the meeting and no action was therefore taken. Merryweather did advise earlier in the meeting that this matter may be a code compliance issue and that she is pursuing it as such and will provide LJCPA with an update in November. Noted by Trustee Tom Brady that this is a fence, not a wall.

16.0 INFORMATION ONLY: Shift San Diego – Presentation by organization formed by SANDAG to provide traffic infrastructure construction information and traffic solutions (Sarah Czarnecki or alternates.)

Presenters: Derek Danziger for Nuffer, Smith & Tucker, a P.R. firm, and Genevieve Fong for Cook & Schmidt, also a P.R. firm. Also present in the audience was Irene McCormack, newly appointed Communications Manager for SANDAG. The P.R. firms are working with a consortium formed by SANDAG, MTT, Caltrans and UCSD to put together a program to keep the public informed about what is and will be happening in the Golden Triangle area over the next five years. The program is named Shift San Diego; its website is shiftsandiego.com.

There is also an app for cell phones. One can download information about alternate traffic and transportation routes to compensate for the traffic delays that will be occurring. Public comment expressed concern about the aesthetics of the projects and suggested attractive retaining walls, trolley struts and bridges such as those seen in Northern California.

17.0 Announcement of the November LJCPA Minutes-Taker – Phil Merten

18.0 Adjourn to next LJCPA Meeting: November 2, 2017, 6:00 PM

Meeting Adjourns 8:25 PM

Minutes respectfully submitted by Tom Brady