



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

ent: Bob Steck

Vice President: Helen Boyden

2nd Vice President: Brian Will

ary: Cindy Greatrex

rrer: David Gordon

FINAL MINUTES –

Regular Meeting | Thursday 7 June, 2018

6:00pm

1.0 Welcome and Call to Order: Bob Steck, President

- *Please turn off or silence mobile devices*
- *Meeting is being recorded*

Meeting Commenced at 6:04 PM with Quorum present.

Trustees Present:

Ahern, Boyden, Brady, Costello, Gordon, Greatrex, Kane, Little, Mangano, Merten, Rasmussen, Shannon, Steck, Weiss, Weissman, Will

Trustees Absent:

Collins, Courtney

Brief discussion by Trustee Little on nature of Agenda Item 17. Boyden explains that this Item is in reference to Section 6.2D-1 of the LJCPA bylaws.

Little: Will there be a Bylaws committee?

Gordon (in response): Plan is to vote on this when we have our next General Meeting.

2.0 Adopt the Agenda

Motion: To Remove Item 10.8 “Proposal to Construct Parking Garage”, as date of charrette has passed: Little/Greatrex 13-0-1

In Favor: Boyden, Brady, Costello, Gordon, Greatrex, Kane, Little, Mangano, Merten, Shannon, Weiss, Weissman, Will

Oppose: --

Abstain: Steck (Chair Abstained)

Motion: To Adopt Agenda Boyden/Will: 13-0-1

In Favor: Boyden, Brady, Costello, Gordon, Greatrex, Kane, Little, Mangano, Merten, Shannon, Weiss, Weissman, Will

Oppose: --

Abstain: Steck (Chair Abstained)

3.0 Meeting Minutes Review and Approval: 3 May 2018

Motion: To Approve May 3rd Minutes: Boyden/Gordon 11-0-3

In Favor: Boyden, Brady, Costello, Gordon, Greatrex, Little, Mangano, Merten, Shannon, Weissman, Will

Opposed--

Abstain: Kane, Weiss (Both abstain due to Absence on May 3rd). Steck (Chair Abstained)

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.

4.0 Officer Reports:

4.1 Treasurer

La Jolla Community Planning Association
Treasurer's Report for June 7, 2018 Regular Meeting

Beginning Balance as of 5/1/18	\$ 616.49
Income	
• Collections	\$ 105.00
• CD Sales	\$ <u>0</u>
Total Income	\$ 105.00
Expenses	
• Agenda printing	\$ 62.67
• AT&T telephone	\$ <u>79.73</u>
Total Expenses	\$ <u>142.40</u>
Net Income/(Loss)	\$ (37.40)
Ending Balance of 5/31/18	\$ 579.09

4.2 Secretary

Secretary Greatrex states: If you want your attendance recorded today, you should sign in at the back of the room. LJCPA is a membership organization open to La Jolla residents, property owners and local business and non-profit 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 can become a Member after attending one meeting and must maintain your membership by attending one meeting per year. If you do not attend one meeting per year, your membership will expire. 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. 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.

5.0 Elected Officials – Information Only

5.1 Council District 1: Councilmember Barbara Bry –

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

Mauricio: Needs to leave meeting early to attend Paws and Pints event. City of San Diego Regulation of Dockless Bikes and Scooters meeting on June 20. His office tried to secure vote for an emergency halt to electronic scooters but that effort failed. No update on STVR.

5.2 78th Assembly District: Assemblymember Todd Gloria

Rep: **Javier Gomez**, 619-645-3090 javier.gomez2@asm.ca.gov

Gomez: May Revisions out on May 11. Total of \$17B in reserves with \$7.7 from surplus. \$359M funding being allocated to help address homelessness.

Senate and Assembly currently in middle of cycle, Senate looking at Assembly bills and Assembly looking at Senate bills.

5.3 39th Senate District: State Senator Toni Atkins, Senate President pro Tempore

Rep: **Chevelle Newell Tate**, 619-645-3133, Chevelle.Tate@sen.ca.gov not present but reminded us that Senator Atkins sock drive for homeless veterans will extend until June 18. You may drop off new socks or undergarments at the La Jolla Riford Library.

6.0 President's Report – Information only unless otherwise noted

6.1 Oath of office: Diane Kane, elected in March

6.2 Ratify new appointees, if any. List will be sent **ACTION ITEM**

Ad-Hoc Committee of Hillside Drive Issues: Diane Kane, Nancy Manno, Christopher Day, Tom Brady. *Notes: Meetings must be noticed by Electronic Notice or mention at a Public Comment. This Committee lives for nine months.*

ANAC: Cindy Greatrex

Motion: To Approve New Appointees: (Will/Costello) **Vote:** 15-0-1

In Favor: Ahern, Boyden, Brady, Costello, Gordon, Greatrex, Kane, Little, Mangano, Merten, Rasmussen, Shannon, Weiss, Weissman, Will

Oppose: --

Abstain: Steck (Chair Abstained)

6.3 Request approval of revision of Little letter re: 50% rule **ACTION ITEM**, sent to Trustees

General discussion on revision.

Public Comment: Bob Whitney: Can such letters be sent out to the community? Requests this concept to be on Agenda for next month.

Trustee Comment:

Merten: Discussed project in his neighborhood that left a wall in place and circumvented 50% rule.

General discussion followed on intent and purpose of letter.

Boyden: This letter is an opening gambit, so to speak.

Little: This letter is about the concept of 50% abuse.

Motion: To Approve Letter with one identified sentence removed. Gordon/Kane: **Vote:** 13-2-1.

In Favor: Ahern, Boyden, Brady, Costello, Gordon, Kane, Mangano, Merten, Rasmussen, Shannon, Weiss, Weissman, Will

Oppose: Greatrex, Little

Abstain: Steck (Chair Abstained)

6.4 Whether to resend Black's Overlook letter re: lowering of fence and directly address it to Mayor Faulconer and CPPT Bry and staff. Previously they were cc'd. **ACTION ITEM** resent to trustees

Boyden reads letter from James Gartland, City of San Diego Interim Life Guard Chief.

Letter will be sent to Mayor Faulconer and Barbara Bry as they may be the more appropriate recipients.

Presenter: Melinda Merryweather. Provided photos and the specific background on the wood and metal bar fence and associated permits. The original fence had been removed and replaced with a 6 ft fence with no permit. Would like us to ask the City where the permit is for this fence.

Greatrex: Who should this letter actually be sent to, that will help?

Gordon: Requests Mauricio Medina to follow up on this unpermitted fence in re: code compliance.

Medina: This fence is compliant.

In response to Medina:

Will: Almost doubling the height is compliant?

Rasmussen: Not compliant, also it's a different fence completely.

Gordon: So I can request a 3 foot fence and build a 6 foot fence?

Greatrex: Our Community Plan is 4 feet not 6 feet.

Weiss: Saying no one has been injured with a 6 foot fence is lacking in logic. You can say no one was injured with a 50 foot fence, that doesn't mean we should have a 50 foot fence.

Kane: It has been said that no one has ever been injured there, which means that no one was injured when the fence was 3.8 feet.

Merryweather: We need a fence height compliant with view corridors in the Community Plan, which is 4 feet. Letter to be rewritten.

No Action Taken

6.5 LJCPA help needed: Possible search for an intern to help with LJCPA's website and tracking projects. President Steck to send out Help Wanted ad.

6.6 Report from Membership Committee June 7 meeting Brian Will states that there will be an update to the LJCPA Application for it to match Bylaws.

Membership committee has a vacancy to build this membership body.

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/>

Three Projects to Report:

North Torrey Pines Living and Learning Project Groundbreaking: June 18th

Osland Parking Structure: A parking structure for 1350 parking spaces

Long Range Development Plan: Associated with LRDP, EIR anticipated to be out in July for public review.

Commencement Ceremony from June 15-17 so there will be more traffic on the roads.

7.3 General Public

Janie Emerson requests that LJCPA send a letter in reference to the new hawk lights on TPR. They are well-signed on TPR but not on Princess Street. Rasmussen suggests flashing light on Princess. Emerson suggests Triangle signage.

Janie Emerson as Chair of LISA: Meet and Greet session a half hour prior to meeting this month.

Pat Granger: Regarding parking garage under Rec Center project. Has a concern about car exhaust around the children playing. Requests to know who is proposing this and who is benefitting from it.

Nancy Manno: Regarding Hillside Drive, addressed to Brian Will and Dave Gordon. Can DPR and PRC coordinate on items like construction mitigation? Gordon: We can't put restrictions on construction.

Manno: Perhaps a set of instructions can be created for parking etc.

8.0 Non-Agenda Trustee Comment Opportunity for trustees to comment on matters not on the agenda, 2 min or less.

Merten: References Manno's Public Comment in terms of the boundary of Hillside Drive (the line going down the middle of the street) which is unlikely to change.

Merten: Wants Committee Agendas posted five days in advance. He says that he does not get eblasts and that postings are being done day-of. Gordon/Greatrex/Boyden/Steck all state that Agendas are posted prior to 72 hours and eblasts are sent. Greatrex: We only have one distribution list, all committee Agendas go to same list. Costello: Frustrating that you sent something to the City and it's not posted. Boyden: E-blasts do go out by LJCPA.

Gordon: Brought up issue in April and is revisiting: Requests that documents sent to Trustees also be sent to Applicant and community members. References Brown Act and 600-24 Guidelines on documents be made available to everyone.

Boyden: If we do not share electronically, these items will have to be printed. There is no capacity to do that.

Gordon: Perhaps set a deadline on when applicants and others can send materials.

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> - **John Shannon, Rep.** David Moty re-elected as Chair. Transit concept which proposes to create a significantly faster, more direct, better-located, and more useful transit system for the region.

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, one of LJCPA delegates, will report on discussion

<http://lrpd.ucsd.edu> (Steck, Greatrex) Three Items:

1. A Transportation Improvements Status Overview wherein the regional transportation improvements in the vicinity of the campus were presented. These include the I-5 Genesee Widening, the Light Rail Transit extension from the Old Town Trolley Station with two stations on the UC San Diego campus and three in vicinity of the campus, the Gilman Bridge which connects the east and west UC San Diego Campus which is anticipated to be complete in January 2019.

2. A Long Range Development Plan Status Update wherein the group was presented with the information on

growth to 42,400 students from its present approximately 36,000 students, housing, with a goal of providing 65% on campus housing, transportation and the various elements that will be analyzed in the Long Range Development Plan Environmental Impact Report. Associated with the traffic the University is working on solutions that will help streamline and reduce the impacts on traffic by working with the City of San Diego to provide SMART signal controls along major transportation corridors. The public hearing on the Draft Environmental Impact Report is anticipated for July 2018. Anu will keep us posted as the date for release and review is determined.

3. An Update on the Status of the North Torrey Pines Living and Learning Project. The groundbreaking for this project is planned for June 18th with construction to begin later in the week. The University is working with its neighbors and will bring information to the group associated with Construction Logistics. The project is slated to be open Fall 2020.

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 Deborah Marengo, 2nd Monday, 4:00 pm

DPR – Development Permit Review Committee, Chair Brian Will, 2nd & 3rd Tuesday, 4:00 pm

PRC – La Jolla Shores Permit Review Committee, Chair David Gordon, 3rd Monday, 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

Items 10.1 and 10.2 are pulled and trailed to the July meeting.

Consent Agenda: Items 10.1 and 10.2 pulled and will trail to July for Full Review.

Motion: To Approve Consent Items of 10.3-10.8: (Boyden/Brady) Vote: 11-3-1

In Favor: Boyden, Brady, Costello, Greatrex, Kane, Little, Merten, Rasmussen, Shannon, Weissman, Will

Oppose: Ahern, Gordon, Mangano

Abstain: Steck (Chair Abstained)

10.1 Webber Residence CDP, 622 Palomar Avenue, Project No.: 587593 (PROCESS 2) Coastal Development Permit for the remodel of a 1,005-square-foot two story detached single family residence and converting a 488-square-foot existing detached second floor office to a companion unit at 622 Palomar Avenue. The 0.12-acre site is located within the RM-1-1 zone, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan area.

DPR Motion: Findings **CAN** be made to amend 1998 CDP because the CDP only required 4 off-street parking. (Will/Ragsdale) **Motion Passes (3-2-0)** Chair broke tie.

10.2 Allos Residence, 8333 Calle Del Cielo No. 596085 : (Process 3) Site Development Permit and Coastal Development Permit for demolition of an existing 4,085 sq ft two story over basement garage single family residence and construction of a new 5,958 sq ft two story over basement garage single family residence. The 0.46 acre (19,988 sq ft) site is within the Coastal Overlay (Non-Appealable) overlay zone within the LJSPD-SF zone(s) of the La Jolla Shores Planned District within the La Jolla Community Plan Area within CD 1.

PRC Motion: Approve the project as modified dated 5/21/18 for a Site Development Permit and Coastal Development Permit for demolition of an existing 4,085 sq ft two story over basement garage single family residence and construction of a new 5,958 sq ft two story over basement garage single family residence. (J. Emerson, M. Czajkowski. 5-1-1)

10.3 Saffron Thai restaurant PDO Zone 2, 1055 Torrey Pines Road. Sign (Wall Signs) There will be 2 signs facing North and one facing East. Both signs will say Saffron THAI. (see PDO minutes for details.)
PDO Motion: Recommend **APPROVAL:** The sign as presented conforms to the LJ PDO. Approved unanimously.

10.4: Pacific Premier Bank PDO Zone 2. 875 Prospect St at Fay (formerly Regents (see PDO minutes for details.)
PDO Motion: The signage as presented conforms to the La Jolla Planned District Ordinance, recommend **APPROVAL** Passed Unanimously.

10.5 La Jolla Management Company, 7660 Fay Ave.(at Kline) PDO Zone: 2 Proposal for a monument sign 6'4" tall and approx. 5" wide at the 15' setback. (see PDO Minutes for details)
PDO Motion: The sign, as presented **CONFORMS** to the Planned District Ordinance however for safety purposes (fire numeral identification) the street numerals will be moved to the upper quadrant of the sign. Passed unanimously.

10.6 : San Diego Triathlon Challenge- Request by Challenged Athletes Foundation for Temporary Street Closure and Temporary No Parking on Coast Blvd between Prospect St and Girard Ave and Lane Closure on Torrey Pines Rd between Prospect and La Jolla Shores Dr. for the 25th annual event on Sunday October 21 2018 (**Kristine Entwistle**)

T&T Motion: To **APPROVE** San Diego Triathlon Challenge Request for Temporary Street Closure and Temporary No Parking for the 25th annual Event on Sunday October 21, 2018. 8-0-0.

10.7 Parking Time Limit- Request for 2 hour parking time limitation for sections on the east side of La Jolla Blvd between Midway and Forward Streets: (Antonio Sacido)
T&T Motion: To **APPROVE** 2 hour parking limitations for sections on the east side of the 5500 Block on La Jolla Blvd between Midway and Forward Streets 8-0-0

10.8 Proposal to Construct Parking Garage Under LJ Recreation Center (Tom Grunow)
T&T Motion: To **SUPPORT** the concept of the Charrette which will include the possibility of Building a Parking Garage underneath the playground area of the La Jolla Rec Center: 8-0-0

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.

11.0 Time Certain 6:30 PM 202 Coast Walk, Emergency repair LA JOLLA -WBS No. B-17029.01.02, Emergency Authorization SDP & CDP to replace the beach access staircase located on PROW between the private properties at 100 and 202 Coast Blvd. just south of Nicholson Point in La Jolla. The existing beach staircase was destroyed by storm surf in the winter of 20015-16. Issued Emergency Authorization Permit. Return for After-the-fact permitting. City staff to present. Slated for City Council Process 5 hearing on June 19.

Presenter: Jeff Gehrwine, Civil Engineer for City of San Diego. Discusses emergency repair of Coast Boulevard staircase off the seawall at 100 Coast. Damage occurred during 2016-2017 El Nino. Concrete structure with steel strand.

Motion: To Approve as Presented (Kane/Costello): **Vote:** 15-0-1.

In Favor: Ahern, Boyden, Brady, Costello, Gordon, Greatrex, Kane, Little, Mangano, Merten, Rasmussen, Shannon, Weiss, Weissman, Will

Opposed: --

Abstains: Steck (Chair Abstains)

12.0 La Jolla Boulevard Traffic Calming- Consideration of a proposal for Pedestrian Refuge Island at Mira Monte Intersection. (Zoe Kleinbub) Scheduled in May, but neither Ms. Kleinbub nor City Staff were present. City provided a drawing of proposal.

T&T Motion: APPROVE City Staff Suggested Pedestrian Refuge Island in La Jolla Blvd. near Mira Monte Intersection. 8-0-1 (Bailey)

Applicant Presentation: Resident Zoe Kleinbub states that she requested four sets of flashing beacons and a pedestrian island, designs of which have been approved by Engineering.

Mauricio Medina: Kleinbub reached out to Barbara Bry's office with the requests for beacons and a pedestrian island due to her concerns on speed. Met with Bry twice and Bry is putting this all on her Priority Funding List, for priority funding.

Public Comment:

Trace Wilson: Says drivers get tunnel vision on La Jolla Boulevard. States that he has small boys and Kleinbub has two small boys and they worry about drivers.

Trustee Comment:

Brady: Notes that T&T did not vote on beacons. He believes that the refuge island should be.

Ahern: Supports beacons.

Greatrex: Notes speed has been lowered already, just recently.

Greatrex: A recent installation of same at of E Street and Kettner Blvd had four months of studies performed prior to Install. In La Jolla, there have been no studies. The beacons were never Noticed. Medina stated City Council wants "community review" but that is impossible with no Noticing. This project is being rushed and expedited for June budget, why?

Also, study presented was rushed out and is not new, it's from 2012. Land use planners do not want cluster beacons, and these do constitute cluster beacons.

The Brown Act not honored due to failure in Noticing. Also this was presented to T&T as City Staff Request vs. the correct statement, that this is Resident Request.

Boyden: Most items through T&T are a Resident request,

Greatrex: But T&T voters were not told that, they were told it was a City Request.

Shannon: It's important for to have something to calm traffic and mitigate tunnel vision.

Mangano: Suggests that someone else take a look at the Refuge design (conceptual drawings) between the only turning lane and the bottleneck. Civil engineers may want project this further down the strip.

Greatrex: Concurs with Mangano that it's a design flaw and is the reason why this didn't happen in 2012.

Rasmussen: Are we voting on beacons or island?

Boyden: Island. Not everything in transportation

Motion: Recommend island be installed and continue to develop the concept before it is installed: (Boyden/Kane) 11-2-2

In Favor: Ahern, Boyden, Brady, Costello, Gordon, Kane, Mangano, Merten, Rasmussen, Shannon, Weissman

Oppose: Greatrex, Little

Abstain: Costello Abstained as he does not believe that we have a complete Plan. Steck (Chair Abstained).

13.0 Revote Black Halibut Project #516011 Process 3) Site Development Permit and Coastal Development Permit for demolition of an existing 2,578 sq ft single story residence and 639 sq ft building. Proposed construction of a new two story (over basement) 6,927 sq ft single family residence (proposed FAR 0.60). The 0.27 acre site is located at 8470 El Paseo Grande within the Coastal Overlay Zone (appealable area) and the Sensitive Coastal Overlay Zone, n the LJSPD-SF zone of the La Jolla Shores Planned District Area within Council District 1. Pulled from March consent. Passed 7-6-2 by LJCPA in April. Revote based on receipt of new information as provided for

Presenter: Claude Anthony Marengo for Applicant.

Marengo stated that information disseminated at LJCPA was outdated and also not given to the Applicant.

Marengo has brought LJ Shores PRC documents and LJCPA documents and renderings, the latter with modifications. He also brought a timeline of conversations with Phil Merten and City of San Diego. Notes that every time someone visits a project site it costs the Applicant money.

First item is plumb line height. States that when you have soil on both sides, the height stops at the plumb line.

Discussion on Cardenas, Black Halibut and Johnson houses. Swimming pool and setbacks in neighborhood in relation to the building envelope are discussed.

Public Comment:

Peggy Davis: Raises geotechnical issues on property as well as height issues.

Trustee Comment:

Gordon: Peggy is a geotechnical engineer? (No) And City of San Diego has signed off on geotechnical issues? (Yes)

Will: The City has found this to be in conformance. They have studied it extensively due to public concern. States that in this area, community character is represented by Applicants maximizing FAR. He believes there is nothing to debate on this project at this point.

Merten: Said that plumb line measurement did not exist in 2008. Discussed the swimming pool, ten-foot structure adjacent to the walkway. Complimented Marengo for pulling building back. Concerned that roofline viewed from beach appears three feet higher than neighbor. Believes Marengo needs to keep working on project because it is over-height vs. Municipal Code. Stated setbacks are not compliant with Development Code.

Motion (Merten/Costello): Project to Deny as it exceeds 30' structure municipal code, plumb line structure height and also that the swimming pool and structures around it are not in general conformance in the vicinity. Grading proposed around pool is also not conformant.

To the Motion:

Little: Stated that exhibits presented are inaccurate and that he cannot support the Project. He also states that nothing is out of the LJCPA purview. (this is in reference to earlier comments on geotechnical aspects).

Gordon: PRC and LJCPA have already Approved this project. It was brought back because Trustee Merten said the information provided by Marengo was inaccurate. At this Meeting it is clear that the information is not inaccurate.

Boyden: Cites email from Joseph Stanco to Phil Merten that misstates the La Jolla Shores PDO. States she will not support the Project.

Brady: Why did you lower the height? Marengo: To work with Merten's request.

Vote: 6-7-2. Motion does not Carry.

In Favor: Boyden, Brady, Costello, Little, Merten, Weissman

Oppose: Ahern, Gordon, Greatrex, Mangano, Rasmussen, Shannon, Will

Abstain: Kane Abstained as this is her first meeting. Steck (Chair Abstained)

Second Motion: Findings can be made for CDP and SDP (Gordon/Will) **7-6-2 Chair does NOT Abstain, for purpose of breaking tie.** Shannon Abstained as the matter is contentious, and he does not know what the right answer is and would like to be consistent in his Voting. Kane Abstained as this is her first meeting.

In Favor: Ahern, Gordon, Greatrex, Mangano, Rasmussen, Steck, Will

Oppose: Boyden, Brady, Costello, Little, Merten, Weissman

Abstain: Shannon, Kane Abstained as this is her first meeting.

14.0 Demolish Residence 9036 La Jolla Shores # 588291 (Process 2) Coastal Development Permit to demolish one existing residential building totaling 1,706 square feet as well as the 220 square foot detached garage. The 0.81-acre site is located within the appealable coastal overlay zone at 9036 La Jolla Shores Lane in the RS-1-1 and RS-1-4 zones of the La Jolla community plan area. The site is in the Sensitive Coastal Overlay Zones (B and CB), Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Appealable), First Public Roadway, the Parking Impact Overlay Zone (Coastal, Beach, and Campus), the Residential Tandem Parking Overlay Zone, and the La Jolla Community Plan area. The lot appears to contain Environmentally Sensitive Lands (ESL) in the form of Steep Hillside and Sensitive Vegetation. It also appears to contain MSCP and Coastal bluffs. This should be coordinated with Project No. 478873 for the same address.

DPR Motion: Findings **CAN** be made for a CDP for residence demolition (Collins/Zynda).

Motion passes 4-1-2 {Pulled from the May consent agenda}

Presenter: Matt Peterson for the Applicant. City has cleared this from Historical Significance. Applicant is replacing cottage with landscaping and incorporating the land into his property by adding landscape to the teardown site. Landscaping Plan is presented. Noted that there have been 79 days of delay on project.

Slabs on property will be removed.

Public Comment: Hearing none.

Trustee Comment: Little: Could be good low cost housing (humorous comment)

Shannon: Similar humorous comment in suggesting this would be good UCSD housing.

Motion: To Approve as Presented (Boyden/Gordon).

To the Motion: Costello states that two DPR meetings needed to approve property, generally. States that CEQA does not allow projects to be broken up—Demolition Plan and Landscaping Plan were not consistent when there was the premise of keeping slabs. That issue no longer exists. **Vote: 14-0-1**

In Favor: Ahern, Boyden, Brady, Costello, Gordon, Greatrex, Kane, Little, Mangano, Merten, Rasmussen, Shannon, Weissman, Will

Oppose: --

Abstain: Steck (Chair Abstained)

15.0 SIDE LLC Project - Project #: 571249--7687 Hillside Drive--: (Process 3) Site Development Permit and Coastal Development Permit for a 3,868 sq ft addition and interior remodel to and existing 3,126 sq ft single dwelling residence and construction of a new 6,880 sq ft residence with new 815 sq ft 3 car garage located at 7687 Hillside Drive. Each of the two homes will be constructed on separate but adjacent lots. The 0.368 and 0.265 acre attached sites are within the Coastal Overlay (Non-Appealable) overlay zone within the LJSPD-SF zone(s) of the La Jolla Shores Planned District within the La Jolla Community Plan Area within Council District 1

PRC Motion: Findings **CAN** be made for Site Development Permit SDP and CDP for Project #571249;

VOTE Passed 4-2-0 Pulled from the May consent agenda)

Side LLC: No one appears. Architect to be contacted.

16.0: Colima Street CDP, 623 Colima Street Project No.: 575043 (Process 2) Coastal Development Permit to demolish an existing single dwelling unit and construct two, new, two-story residential units totaling 5,675 square feet (sf) (2,777 sf west unit, and 2,898 sf east unit) located at 623 Colima Street. The 0.11 acre site is in the coastal (Non-Appealable) overlay zone in the RS-1-7 base zone of the La Jolla Community Plan area.

DPR Motion: Findings **CANNOT** be made due to the bulk and scale of the project, lack of articulation, and not conforming with the neighborhood character. (Costello/Welsh) **Motion Passes (3-1-1) (Full hearing requested)**

Presenter: Liz Carmichael, Eco-House—Architect, for the Applicant.

Two single family homes on separate lots on RSO. Lots are trapezoidal. No alley access. Garages at front. Second story of West side house gives a more vaulted feeling to kitchen and living room. East side house is more compacted footprint with bedrooms upstairs. Carmichael showed renderings indicating stories, and front and rear elevation of houses. Elevations of East house are two story Craftsman. Both houses are Craftsman style. Freight elevation and setbacks noted. East side house is 27.11 at peak. West side is 25.3 at peak. No roof decks. Line-of sight representation presented. A proposed tree will give neighbor some privacy while giving Applicant ocean view.

Public Comment:

Mark Previnger, neighbor. Discusses windows on project facing his property. Says that window in project reflects on very private area of his backyard. States that tree is not an answer. Asks that sight into his private area of yard (including his Jacuzzi) be removed.

Carmichael response: Discussion on height and placement of windows on project.

Previnger: Asks for one window to be removed. States that eventual purchaser will have problems

Chris Hermanian (Project Owner) : Asks Lavenger why he has no off street parking on his house, no driveway and no garage.

Previnger (response) Not possible to do so.

Sally Miller: Spec houses should be held to a higher standard.

Steck (response): There are no separate codes .

Hermanian: Met with Mark and tried to accommodate him, made concerted effort.

Trustee Comment:

Brady: How large is site?

Carmichael (response) 48.51, each site. West house: 23.77 East house: 24.35

Little: States this is a sub-standard lot as subdivided.

Merten: When there are two lots and you build over them, you create one lot. Now this one lot is being sub divided. What is minimum lot size for this zone?

Carmichael (response) This was confirmed as two legal lots.

Merten: Front and side setbacks should indicate second floor step-back.

Will: Speaks to pool and privacy issue. Can't set precedent that if someone wants privacy, and Applicant doesn't get windows. Applicant has gone out of their way to minimize windows.

Mangano: Asked about diagonal placement.

Ahern: Discussed that this project seems to fit scale of lots in the neighborhood.

Rasmussen: How to we accommodate the neighbor's privacy?

Carmichael (response): We have the tree.

Rasmussen: Can you put in a wing wall?

Will: Can you show interior floor plan showing room the window is in?

Rasmussen: We are the hearing body that tries to make compromises between neighbors.

Will: Window is in corner, unlikely that projects residents will peer out there.

Motion: Support DPR findings that project cannot be approved due to substandard lot. (Little/Costello)

To the Motion:

Costello: Sub-standard lot, and neighbor was not at DPR (Will: Neighbor was there) and concerns on window.

Gordon: Re-states Ahern's comment on conformance. Sympathetic to neighbor view. Tree is not a great way to handle this. Nice if Applicant can work this out with neighbor.

Vote: 6-8-1. **Motion does not carry.**

In Favor: Costello, Kane, Little, Merten Rasmussen, Weissman

Oppose: Ahern, Boyden, Brady, Gordon, Greatrex, Mangano, Shannon, Will

Abstain: Steck (Chair Abstained)

Second Motion: (Will/Boyden) Findings can be made to support project. **Vote:** 8-6-1

In Favor: Ahern, Boyden, Brady, Gordon, Greatrex, Mangano, Shannon, Will

Oppose: Costello, Kane, Little, Merten, Rasmussen, Weissman

Abstain: Steck (Chair Abstained)

17.0 Proposal by Trustee Gordon to recommend to the membership at the next membership meeting a proposal to: Modify Article VI, Section 2. D.(1) of the La Jolla Community Planning Association Bylaws to read:

D. Abstentions and Recusals

(1) RECUSALS - Any Trustee of the LJCPA with a direct economic interest in any project that comes before the LJCPA or any committee must disclose the economic interest, and must recuse from voting and not participate in any manner as a Trustee **or Committee Member** for that item on the agenda. In the event of a recusal, **the individual must disclose the economic interest, recuse before the item is discussed and physically leave the community planning group or committee seating area. It must be made clear to the audience that the member is not acting in any capacity as a trustee or committee member. The presence of the recusing member in the room in which the meeting occurs does not count toward a quorum for the item the member recuses on.** Article VI, Section 2(c) of the Administrative Guidelines is the LJCPA's reference for determining direct economic interest.

Addition rationale and copies of current text of bylaws and appropriate section of the Administrative Guidelines are being sent to the trustees.

Presenter: Dave Gordon

Gordon: Began researching Recusals while on PRC. 600-24 says that Recusals only require leaving seating area, not the room. Important that Recusers can stay in room in case there are questions. Proposes we change our bylaws to match 600-24 so that Recuser leaves seating area but stays in room.

Little: If Recuser stays in room, they may influence with their presence.

Gordon: When Recusers presented at PRC and had to leave room, availability for questions was lost.

Will: DPR Bylaws say that Applicant does not have to leave the room as Recuser, just leaves seating area.

Will: As a sole practitioner had to leave room as Presenter and had no co-workers to see whether false statements were being made in discussion.

Brady: Asking Recusers to leave for vote is like a secret ballot.

Gordon: Only Trustees have to leave as Recusers, yet we don't have Applicants leave the room?

Brady (response): Persuasion.

Mangano: As groups change, it's okay for formalities to change.

Shannon: Physically leaving the room is unambiguous, providing no eye contact. Saw this mentioned in COW training.

Brady: As a person with economic tie to a project, they should stay?

Gordon: Stay in room, leave seating area.

Shannon: Improper Recusal can lead to Indemnification issues.

Shannon: In Discussion they can be in the room but leave the room in Voting.

Gordon: Hoped Marlon would be here. Suggests carry-over to next meeting.

No Action Taken.

Meeting Adjourns: 9:40

18.0 Adjourn to next LJCPA Meeting: Thursday, July 5, 2018 at 6:00 PM