

# La Jolla Community Planning Association

Regular Meetings: 1<sup>st</sup> Thursday of the Month | La Jolla Recreation Center, 615 Prospect Street

## Contact Us:

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President: Bob Steck

Vice President: Helen Boyden

2<sup>nd</sup> Vice President: Brian Will

Secretary: Dede Donovan

Treasurer: Janie Emerson

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## MINUTES –

### Regular Meeting | Thursday 7 December 2017, 6:00 pm

**Trustees Present:** Ahern, Boyden, Brady, Collins, Costello, Courtney, Emerson, Gordon, Greatrex, Merten, Palmer, Rasmussen, Shannon, Steck, Weiss and Will

**Trustees Absent:** Little, Donovan

**1.0 Welcome and Call to Order:** President Steck called the meeting to order at 6:00 PM

**2.0 Adopt the Agenda**

**Motion Passed: 11-0-1** (Emerson, Boyden)

**3.0 Meeting Minutes Review and Approval**

**Motion Passed 11-0-1** (Boyden, Collins)

**4.0 Officer Reports**

**4.1 Treasurer**

<b>Beginning Balance</b> as of 11-1-17:	<b>\$ 100.62</b>
<b>Income – Total</b> (Collections):	<b>\$ 560.00</b>
<b>Expenses</b> – CA bi-annual statement of Information Filing Fee \$20.00; Rec Center rent/overtime Jan-Jun 2018 \$260.00; Agenda Printing \$42.50; AT&T Telephone \$76.67;	
<b>Total Expenses:</b>	<b><u>\$ 399.17</u></b>
<b>Net Income/(Loss)</b>	<b>\$ 160.83</b>
<b>Ending Balance</b> as of 11-30-17	<b>\$ 261.45</b>

**4.2 Secretary** – Read the customary statement re: Membership

**Scheduled Minutes takers: December: Ahern**

**5.0 Elected Officials** – Information Only

**5.1 Council District 1:** Councilmember Barbara Bry –

Rep: **Mauricio Medina**, 619-236-6611, [mauriciom@sandiego.gov](mailto:mauriciom@sandiego.gov).

**5.2 78<sup>th</sup> Assembly District:** Assemblymember Todd Gloria

Rep: **Javier Gomez** 619-645-3090 [javier.gomez2@asm.ca.gov](mailto:javier.gomez2@asm.ca.gov)

**5.3 39<sup>th</sup> Senate District:** State Senator Toni Atkins

Rep: **Chevelle Newell Tate**, 619-645-3133, [Chevelle.Tate@sen.ca.gov](mailto:Chevelle.Tate@sen.ca.gov)

*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.*

**6.0 President's Report** – Information only unless otherwise noted

**6.1 Oath of Office:** Trustee elected in September Special Election: Cindy Greatrex.

**6.2. Project Update:** Planning Commission Hearing on Blue Heron held on November 16. LJCPA represented by letters from Janie Emerson and Mike Costello: Unanimous denial of both the LJCPA appeal based on LJ Community Plan and the neighbor appeal on geotechnical grounds.

**6.3** The UCSD Draft EIR for the proposed Torrey Pines Living Learning Neighborhood was issued November 1 with a 45-day comment period expiring December 15. A public hearing on the Draft EIR was held on November 29.

**6.4** Appoint Election committee for the March election (Janie Emerson, chair, Donna Aprea, Gail Forbes, Joe LaCava. Six seats are available at this time. Trustees up for re-election Patrick Ahern, Tom Brady, Janie Emerson, Dolores Donovan, David Little, and John Shannon. Janie Emerson declared she would not be running.

**7.0 Non-Agenda Public Comment**

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

Andrea Slageter – City council hearing on the possible Short Term Vacation Rental (STVR) issues. The Ocean Beach Planning Committee is requesting people attend in order to speak or cede time Tuesday, December 12<sup>th</sup>, 10am Golden Hall.

Matt Strabone – Running for County Assessor, Recorder and Clerk. Believes in public outreach, and improving customer service.

Steve Rossi – Lives on Bandera. Requested audience input on how to deal with opening up public view corridor at the foot of Bandera to the ocean. He was informed that this issue has been discussed at LJCPA and this is the correct group. Further discussion is in process.

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

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

**7.3 General Public**

**8.0 Non-Agenda Trustee Comment**

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

Phil Merten – Requests that development projects not be reviewed until affected property owners have been adequately noticed, and that Committee Chairs not review a Development Project sooner than 15 days after the date on the notice of Application or Notice of Future Decision.

Helen Boyden noted that the First project review letter to be received before meeting agenda published should also be added.

Janie Emerson said this issue should be an action item at the next CPA meeting. Dave Gordon agreed that the issue be an action item. Mike Costello, also requested that the City provide notice.

Mike Costello - STVR – Asked people to show up for the December 12<sup>th</sup> hearing. Also commented the Community Plan isn't always recognized as a valid guideline for development.

Helen Boyden requested that specific elements of the Community Plan be cited in motions.

Patrick Ahern – The Upper reservoir, known as the Country Club Reservoir located at 7269 Encelia Drive off of Upper Hillside Drive may start construction in January. The 3.1 million gallon reservoir In La Jolla Heights Park and the lower reservoir on Soledad and Al Bahr will soon be going through Environmental Review.

**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.- Nothing to report.
- 9.2 Coastal Access & Parking Board** <http://www.lajollacpa.org/cap.html> Nothing to report.
- 9.3 UC San Diego Long Range Development Plan CAG** <http://lrdep.ucsd.edu>

**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 Dave Gordon 3<sup>rd</sup> 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.**

**The DPR Committee met but had no recommendations in November.**

**10.1 Paseo Del Ocaso Residence:** Project No. 556415 8247 Paseo Del Ocaso (Process 3) Coastal Development and Site Development Permit to demolish an existing 1900 sq ft residence and construct a new 4,332 sq ft two-story single family residence including a basement and roof deck. The new home will include 1st floor: 1,492 sq ft, 2nd floor: 1,743 sq ft, Basement: 1,097 sq ft, Roof Deck: 100 sq ft. The 0.12 acre site is located within LJSPD-SF of the Coastal (Non-Appealable) Overlay Zone.

**PRC Motion:** Finding could be made for an SDP and CDP for Project #556415. 4-2-1

**10.2 Shteremberg Residence:** Project No. 568083; 8361 Del Oro Court (Process 3) Site Development Permit and Coastal Development Permit for demolition of an existing 2,875 sq ft single story residence (current FAR 0.14) and construction of a new 5,259 sq ft single story residence (proposed FAR 0.26) at 8361 Del Oro Court. The new residence will include 5 bedrooms, 6 bathrooms, 3 car garage, pool, spa with an additional pool bath and a 400 sq ft roof deck. Existing and proposed setbacks are 10 ft side and 20 ft front. Maximum proposed height not to exceed 20 ft. The 0.46 acre site is in the Coastal Overlay Zone (non-appealable area), in the LJSPD-SF zone(s) of the La Jolla Shores Planned District.

**PRC Motion:** Finding could be made for Project #568083 which include moving of the pool equipment off the property line to plan dated 11/20/2017 6-0-1.

**10.3 Speed Lumps on Draper Avenue between Westbourne and Genter Streets:** Resident request for City installation of six speed lumps to deter speeding. (Andrea Russell)

**T&T Motion: To Approve Six Speed Lumps on Draper Avenue between Westbourne and Genter Sts. 10-0-0**

**10.4 Pedestrian Crossing Controls on La Jolla Mesa at Skylark Drive:** Resident request for City Installation of Controls to assist pedestrians in safe crossing (Antonio Sacido)

**T&T Motion:** to encourage the City to complete their evaluation study regarding pedestrian crossing controls at the intersection of La Jolla Mesa and Skylark Drive 10-0-0

**10.5 Ways and Means at 1251 Prospect Street:** PDO zone: Zone 1 and Coastal Overlay Zone Applicant: Parnell Delcham Agent: Rebecca Kerr: Change in building façade, materials, colors, Signage

**PDO Motion:** Plans as presented conform to the La Jolla Planned District Ordinance. 5-0-0.

**Motion to approve Consent Agenda approved (Emerson/Gordon 14-0-1)**

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 Robbins Residence CDP [Project No: 521651] 314 Ricardo Place**

(Process 3) The project is a Coastal Development Permit for an 807-square-foot second story addition with deck and roof deck to an existing 2,802-square-foot residence at 314 Ricardo Place. The 0.164-acre site is in the RS-1-7 zone, Coastal Appealable and Non-appealable overlay zones Parking Impact Overlay Zone (Coastal and Beach) within the La Jolla Community Plan Area.

**DPR Motion:** (10/17/2017) Findings CANNOT be made based on impacts to scale and character to the neighborhood. Larger second floor front setback would be consistent with neighborhood character. (Leira/Ragsdale 5-1-1).

Paul Benton representing the applicant noted the home complies with City front, sides and rear-yard setbacks, height, and Floor Area Ratio. The forward placement of the second story addition is evident in the surrounding neighborhood as well as up the street. The angled development of the homes along this block allows views to be retained. The area is in transition and there is a 2-story home across the street. Therefore, it is on compliance in all areas of the City Code and the La Jolla Community Plan.

Ali Simon, a resident of 24 years, and neighbor of the project is concerned about view corridors being protected, preserving the existing streetscape, the negative impacts of this project setting a precedent for future development. Mr. Simon asked that the project be stopped, or the second story stepped back.

Dave Gordon said this project is not affecting a Public View Corridor.

An option for the project would have been to move the garage closer to the street.

Mike Costello said it would be best to retain views, and to step back the 2<sup>nd</sup> floor to retain community character.

Brian Will noted that the LJ Community Plan indicates the 2<sup>nd</sup> floor should be stepped back.

**LJCPA Motion:** Findings CANNOT be made based on impacts to scale and character to the neighborhood. A second floor front setback is needed to be consistent with neighborhood character.[La Jolla Community Plan and Local Coastal Program Land Use Plan - PLAN RECOMMENDATIONS 2e. under Community Character Pg. 76, states in part: "Structures with front and side yard facades that exceed one story should slope or step back additional stories, up to the 30-foot height limit, in order to allow flexibility while maintaining the integrity of the streetscape and providing adequate amounts of light and air." ] (Emerson/Collins 10-4-1)

**12.0 Bollards at the foot of Playa Del Norte.** Discuss and vote on an alternative proposal to the bollards (stations) at the foot of Playa Del Norte, for a temporary parking area (probably a “green” zone) to allow for

the checking of surf conditions, in the area where the bollards are now located. Drawings of what City Staff would support in this area will be presented.

**Discussion:**

Bill Fitzmaurice, Bill's daughter, Melinda Merryweather, and Tim Bessell representing Windansea Surf Club, Friends of Windansea and users of this view point provided support for removing the bollards and providing short term parking. Merryweather showed 120 signatures that were collected also in support for the approach and to protect the surfing community and maintain this historic surf check-out location. Bollards were originally installed due to crime in the area with multiple cars parking for long periods of time. It was suggested that 3 minutes rather than 15 minutes parking be used to prevent people from lingering too long.

Bessell – in favor of the 3<sup>rd</sup> option, noted there could be flex in the time.

Bill Fitzmaurice – Rep Windansea Surf Club said this benefits many community groups. He said time is needed to wait for a set of waves to come in which can take 15 minutes or longer.

Glen Rasmussen has been working on this project to protect this historic location for checking the surf. Board comments indicated a 15 minutes time frame is understandable. He recommended removing the bollards along Playa del Norte to allow cars to pull up, and retain the bollards along Neptune Place to delineate a crosswalk for safety and prevent people from driving up the wrong way.

Ahern said he believes the proposal is a win-win for surfers who want to view the ocean, and for the neighbors because it limits parking to 2 cars, and there would be no parking from 9PM-6AM to curtail illegal activities and noise. He noted this is also a protected public vantage point as per the LJ Community Plan.

It was also noted this area can to be used as an unloading and loading zone for visitors to the beach.

**LJCPA Motion:** Finding can be made to accept proposal #3 to retain Public Vantage Point #67 and access by removing northern bollards along Playa del Norte and retaining western bollards along Neptune place, and installing 2 Green 15 minute limit parking spaces at the foot of Playa Norte with no parking from 9PM to 6AM time. Revisit in 9 months to determine if there have been police complaints. (Ahern/Emerson 13/0/2)

**13.0 Announcement of the January LJCPA Minutes-Taker**

**Ray Weiss**

**14.0 Adjourn (circa \*8 PM) to next LJCPA Meeting: January 4, 2017, 6:00 PM**