



# La Jolla Community Planning Association

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

Contact Us:

Mail: PO Box 889, La Jolla, CA 92038

Web: [www.lajollacpa.org](http://www.lajollacpa.org)

Voicemail: 858.456.7900

Email: [info@lajollacpa.org](mailto:info@lajollacpa.org)

President: Bob Steck

Vice President: Helen Boyden

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

Secretary: Dede Donovan

Treasurer: Janie Emerson

## Minutes

### Regular Meeting | Thursday, 1 February 2018

**Trustees present:** Ahern, Boyden, Brady, Collins, Courtney, Costello, Donovan, Emerson, Greatrex, Little, Merten, Rasmussen, Shannon, Steck, Weiss, and Will \*

**Trustees absent:** Gordon

#### 1.0 Welcome and Call to Order: President Bob Steck at 6:00 PM

*Please turn off or silence mobile devices*

*Meeting is being recorded*

#### 2.0 Adopt the Agenda

**Approved Motion:** To adopt the Agenda subject to removal of Item 10.4, which incorrectly states the T&T action: (Boyden/Emerson: 14/0/1)

CPA President Bob Steck abstained in his capacity as chairperson.

#### 3.0 Meeting Minutes Review and Approval

**Approved Motion:** To Approve the Minutes of January 4, 2018. (Emerson/Merten: 14/0/1) (Steck abstained)

#### 4.0 Officer Reports

##### 4.1 Treasurer

##### Treasurer's Report for February 1, 2018 Regular Meeting

<b>Beginning Balance</b> as of 1/1/18	\$ 241.46
<b>Income</b>	
• City Expense Reimbursement	\$ 500.00
• Collections	\$ 95.00
• CD Sales	\$ <u>0</u>
<b>Total Income</b>	\$ 595.00
<b>Expenses</b>	
• Agenda printing	\$ 34.65
• AT&T telephone	\$ <u>81.31</u>
<b>Total Expenses</b>	\$ 115.96
<b>Net Income/(Loss)</b>	\$ 479.04

Ending Balance of 1/31/18 \$ 720.50

#### 4.2 Secretary

The LICPA Secretary stated that if you want your attendance recorded today, you should sign in at the back of the room.

LICPA 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 LICPA need to submit an application, copies of which are available at the sign-in table or on-line at the LICPA website: [www.lajollacpa.org/](http://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** LICPA 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

Reps: **Mauricio Medina**, [mauriciom@sandiego.gov](mailto:mauriciom@sandiego.gov) and **Victoria Joes**.

Medina reported on Council Member Pro Tem Bry's State of the District address.

Joes reported on the status of community-backed regulatory reforms intended to prevent abuses of the 50% rule. (*Note from CPA Secretary: The community movement to halt abuses of the 50% rule is also known as the Anti-Mansionization Project and as the Incentive-Based Regulations for Single-Family Zoning Project.*) Members of Bry's staff have briefed the Mayor's office and City Planning staff on the matter. Staff in the Mayor's Office and City Planning will research the matter and another meeting will be held. Bry's office is forwarding to the Mayor's Office and Planning the letters of support from community groups as they are received.

##### Public Comment:

*Mark Pretorius* states that three letters concerning the sound wall on La Jolla Parkway have been sent by the CPA to Bry's office and no reply has been received. Medina responds that they were forwarded to the Mayor's Office.

##### Trustee Comment:

*David Little*: About a year ago Glen Rasmussen, Geoff Page and myself met in Councilmember Bry's office to seek her help in getting the City Attorney to rule whether certain projects due for construction violated Prop D. It was our understanding that she agreed to do so. Later at an LICPA meeting, Ms Bry was reminded of this agreement and again said she would look in to it. Does Councilmember Bry still intend to seek guidance from the City Attorney? Ms Joes responded that she will look into the matter and report back next month.

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

Rep: **Javier Gomez** 619-236-6633 [javier.gomez2@asm.ca.gov](mailto:javier.gomez2@asm.ca.gov) was not present.

##### 5.3 39<sup>th</sup> Senate District: State Senator Toni Atkin

Rep: **Chevelle Newell Tate**, 619-645-3133, [Chevelle.Tate@sen.ca.gov](mailto:Chevelle.Tate@sen.ca.gov) was not present.

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

**6.1 Election Committee Report- Janie Emerson, Chair.** The end of the meeting tonight is the last chance to join the LICPA so as to be able to vote in the upcoming election. Second, this meeting is the last chance to meet the three-meeting requirement to run for a seat as a trustee. Third, this meeting is the last chance to meet

the persons running for a seat as a trustee. Fourth, the meeting is also the last chance to announce candidacy for one of the eight seats.

The 2018 LJCPA Election Committee consisted of Mike Costello, Gail Forbes, and Joe LaCava. Together, they contacted 60 eligible CPA members to ask them to run for seats as Trustees. They could have reached more had all CPA members notified the CPA of changes in contact information. Please notify the CPA if you move, change your phone number or acquire a new email address.

**6.2 The annual meeting of LJCPA members** will be held at 6:00 PM on Thursday March 1, 2018. It will be immediately followed by the regular monthly meeting of LJCPA trustees. All members are encouraged to attend as a quorum of 20 % of the membership is required.

**6.3 The annual election of LJCPA trustees** will be held from 3:00 PM to 7:00 PM in the Irving Gill Room of the Rec Center. You must provide proof of identity and be a current member.

**6.4 Candidate forum** for candidates to make a two-minute presentation took place. Candidates should bring a written statement to be posted on the LJCPA website. If possible, they should also send a digital copy to <lajollacpa.org>. The following nine candidates, listed in the order in which they spoke, made presentations:

SHANNON, John  
 BOURNE, David  
 MANGANO, Matt  
 AHEARN, Patrick  
 MORTON, Michael  
 BRADY, Tom  
 LITTLE, David  
 KANE, Diane  
 DEWHURST, Pancho

**6.5 Bandera Street View Corridor.** Interested community members have asked to present their position on the public view issue in March. However, the matter is now moot because District One City Council Representative Barbara Bry has persuaded the City to install a type of fence which allows for ocean views by the public and also ingress and egress.

**6.6 Correspondence received:**

**a. "Demand for Documentation" by Philip White** with regard to permit conditions of previous CDPs for 5322 Calumet Avenue. The letter has been forwarded to Marlon Pangilinan for City action.

**b. Request from Geoff Page to ask City Attorney to opine on "how the DSD believes height can be measured according to Proposition D"**. Mr. Page will speak briefly.

Trustee Comment: *Shannon* – there are loopholes that allow heights greater than 30 feet. *Little* – There are no loopholes. *Steck*: The matter will be on the March agenda as an action item.

**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](mailto:mpangilinan@sandiego.gov)**

Not present.

**7.2 UCSD - Planner: Anu Delouri, [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu), introduces Bob Brown, who will assist at some meetings and replace Anu as UCSD's representative to the community. The UCSD** planning department has a new website: [www.plandesignbuild.ucsd.edu](http://www.plandesignbuild.ucsd.edu). Several projects are about to reach completion and they can all be viewed online. One project which will reach completion in August, 2018, is the UCSD sewer project along Gilman Drive. An unusual new project is SPIN, a pilot bicycle-sharing program on campus involving 300 bicycles. The next UCSD Community Advisory Group meeting will be Feb. 21; the subject is transportation.

**7.3 General Public**

*Melinda Merryweather*: The cul de sac at the bottom of Princess Street is a public hazard.

*Nancy Manno:* The construction situation on Hillside Drive is a disaster. The City ignores requests for help from the residents of Hillside Drive.

*Kyanoosh Radsan:* Hillside Drive used to be a safe place to live. Now it is incredibly dangerous. No one obeys the 15 mph speed limit; in fact, they treat the narrow winding road as a racecourse. There is no law enforcement. The extensive construction now taking place increases the danger. Children are not safe.

*Patricia Granger:* A similar situation exists on Torrey Pines Road. The speeding must be controlled. Narrowing the lanes is a mistake and will create a death trap.

*Dave Ish:* 5670 Linda Rosa Avenue is a poster child of what is wrong with the permitting process. The problem is "serial permitting."

*Chris Day:* I have been a resident of Hillside Drive for the past 14 years. We need to look at the needs of neighborhoods as a whole rather than considering just one project at a time. There are about seven projects going at the same time on the narrow short street that is Hillside Drive. Many are built by speculative developers who have no intention of living there.

*John Gilchrist:* I live at 7590 Hillside Drive. I want the situation on Hillside Drive to be placed on the LJCPA agenda for March 1<sup>st</sup> for a full presentation.

#### 8.0 Non-Agenda Trustee Comment

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

*Phil Merten:* We need to put "serial permitting" on the CPA agenda for March. Donovan seconds the motion. Boyden and Emerson opine there is no need to make a motion to get on the CPA agenda.

*John Shannon:* There is a new bill in the Senate that would permit buildings close to transit corridors to go to heights of 45, 50 and even 85 ft.

*Dan Courtney:* 1) Torrey Pines Road needs traffic-calming measures, not narrowing of lanes. 2) We need to deal with the Classic Car Show; it is happening in April. Boyden and Emerson state that the CPA dealt with it several months ago. Steck says old agendas will be checked to make sure that it has not slipped through the cracks.

*Mike Costello:* The Coastal Commission is taking up the Companion Units (ADUs) at its next meeting, which will be in San Luis Obispo, far from the Southern California areas that are most affected by the new state law. It is important to make ourselves heard at that meeting, since the Coastal Commission's mandate is to preserve coastal access, a goal that will be frustrated by increased density along the coast.

*Phil Merten:* Building ADUs in the coastal areas will result in increased density and therefore loss of parking and loss of coastal access. Comments to the Coastal Commission on this subject can be made via email to the following address: [executivestaff@coastal.ca.gov](mailto:executivestaff@coastal.ca.gov).

Commented [O1]: ail

#### 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>

Trustee John Shannon, the LJCPA representative to the Community Planners Committee (CPC) reported on two matters: 1) the city-wide map of fire stations and lifeguard posts is under review; 2) free street trees are available: email [psw\\_freetrees@sandiego.gov](mailto:psw_freetrees@sandiego.gov)

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

No report.

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

The next meeting of UCSD's Community Advisory Group (CAG) will be February 21.

## 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 Mike Costello, 2nd & 3rd Tuesday, 4:00  
 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.**

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

**10.1 7247 Fairway CDP Project No.: 579283 (Process 2) FLAT FEE Coastal Development Permit** to construct a 6,444.3 sq ft, 2 story residence over underground garage and mechanical room and a 643.7 sq ft guest quarters over basement, located at 7247 Fairway Road. The 0.44 acre site is located within the RS-1-4 zone within the Coastal Overlay zone (non-appealable) of the La Jolla Community Plan area, Council District 1. This is an Amendment to CDP (99-0249).

DPR Motion: Findings CAN be made for a Coastal Development Permit (Ragsdale/Costello 6-0-2)

**10.2 La Jolla Half-Marathon** - Request for Temporary Street Closure and No Parking areas related to the 37th annual event based at Scripps Park on Sunday April 22, 2018 (Leisha Lamp)

T&T Motion to approve: Passed Unanimously.

**10.3 La Jolla Christmas Parade and Holiday Festival** – Temporary Street Closures and No Parking areas related to the 61st annual event on Sunday December 2, 2018 (Ann Bache)

T&T Motion to approve: Passed Unanimously. Please T&T minutes attached for additional information.

**10.4 Parking Spaces on Coast Blvd. adjacent to Scripps Park** – Request by La Jolla Cove Hotel to convert head-in parking spaces back to diagonal (Susan Stevens)

T&T Motion to approve: Passed Unanimously. Please see T&T minutes attached for additional information.

**Approved Motion: To approve the Consent Agenda Items with the exception of Item 10.4. (Donovan/Will: 14-0-1). CPA President Bob Steck abstained.**

The following agenda items, when marked "Action Item," can be a *de novo* consideration of the Item.  
Prior actions by committees/boards are listed for information only.

**< ACTION ITEMS ON FULL REVIEW >**

**11.0 ADA S/W La Jolla Shores and Calle Corta.** This project is currently in the design phase and consists of sidewalks, curb ramps and driveways. Presenter: Jesus Garcia, Assistant Engineer-Civil, City of San Diego, Public Works Department. 10 minutes Information only.  
The presenter claimed that affected neighbors had been notified of the project. Emerson stated that she was one of the affected neighbors and had not been notified, nor had at least eight other neighbors with whom she was acquainted.

**12.0 Coast Rail Trail (immediately following item 11.0)** This project is the Gilman Drive segment of the regional 40-mile Coastal Rail Trail bicycle corridor. The currently proposed alignment will follow Gilman Drive between La Jolla Village Drive and Interstate 5, installing a one-way protected cycle-track in each direction and a continuous sidewalk on the west side of the road. Since the last presentation, the design has been revised based on the board's advice and comments. Initially, the project proposed installation of a two-way cycle track on the east side of the road with a southbound lane reduction on Gilman Drive to allow for minimal widening and impacts. Based on the board's feedback, the design has been changed to include one-way cycle tracks on both sides of Gilman Drive without lane reductions. Presenters: Alejandra Gonzalez, Project Engineer, City of San Diego, Public Works Department and Larry Thornburg, a representative from design consultant, Nasland Engineering. 15 minutes. Information only  
Trustee comment: A thank you from Boyden and Emerson and a suggestion from Shannon that the many people who now use the Coast Rail Trail be notified of the upcoming work.

**13.0 Coast Walk Trail Slope Failure Project CDP and SDP ((process Three) (immediately following item 12.0)**  
Construction of approximately 60 feet of new six-foot wide trail located approximately 10 feet to the east and adjacent to the existing trail (to be abandoned) connecting back to the existing trail. The project would include construction of new wood stairs from the easterly end of the pedestrian bridge (HRB designated resources #288) will not be affected by the proposed project. The entire project is bounded by the Pacific Ocean to the north, Coast Walk Road to the east, Devils Slide Canyon to the south, and Coast Walk Trail Open Space Park to the west. The work is located within sensitive coastal bluffs, Coastal Overlay Zone (Appealable), Open Space Base Zone and the La Jolla Community Plan Area. This project is being considered by the LJCPA on an expedited basis due to public safety concerns. Presenters: James Arnhart, Project Officer II and Larry Kuzminsky, Associate Civil Engineer of the City of San Diego Public Works Department – Engineering Division; Bill Harris, Project Manager, City of San Diego Transportation and Storm Water Department.  
Trustee comment: Trustee questions focused on the frequency of slope erosion requiring repair of the Coast Trail bridge and whether measures would be taken to forestall future slope erosion. The presenters responded that the last bridge repair had been in 1991 and that the current project did not include measures to forestall future erosion. The present focus is on a quick fix to safeguard the people who insist on using the trail and bridge despite signs telling them not to. The City hopes that measures to prevent future erosion will be funded under C.I.P. (Capital Improvement Projects).  
Public Comment: *Merryweather* – Q. Are you going to remove the historic set of stairs going up to the houses? A. No. We are aware of the historicity of the Coast Trail. Forbes: Q. Are you aware there is a peregrine falcon's nest just below the trail and that work that disturbs it is prohibited under the Migratory Bird Act? A. We hope to move as quickly as possible. We have a biologist on board and will make protection of the nest part of the

project. *Brenda Fake* from Friends of Coast Walk: The Friends of Coast Walk would like to thank James and Larry for their careful, hands-on approach to this project.

**Approved Motion: The LJCPA approves the Coast Walk Trail Slope Project. (Emerson/Boyden: 14-0-1)  
CPA President Steck abstained.**

*Trustee Bob Collins left the meeting at this point in time.*

**14.0 Liaghat Hillside Vacation & Residence Project No.: 503701. 7520 Hillside Drive. Process 3,** Coastal Development Permit/Site Development Permit (for a site containing Environmentally Sensitive Lands) Sewer Easement Vacation and Dedication to relocate existing 8' wide sewer easement to interior property line (and change width from 8' to 15' wide) to allow construction of new, two-story, single family dwelling unit, totaling 7,884-square-feet on a 0.51-acre property. The vacant site (APN 352-13-0030) is located on the south side of Hillside Drive directly north and adjacent to 7520 Hillside Drive, in the RS-1-1/ RS-1-5 Zones, Coastal (non-appealable) Overlay Zone, Coastal Height Limitation Overlay Zone and within the La Jolla Community Plan Area.

DPR Motion: Findings CAN be made for a Coastal Development Permit/Site Development Permit Sewer Easement Vacation and Dedication to relocate existing 8' wide sewer easement to interior property line (and change width from 8' to 15' wide) to allow construction of new, two-story, single family dwelling unit, totaling 7,884-square-feet on a 0.51-acre property (Costello/Collins 4-2-1) Pulled from the January 2018 consent agenda.

An extensive discussion between the applicant, Hamid Liaghat, and members of the DPR and members of the public who live on or near Hillside Drive took place. DPR member Diane Kane stated that she had just today learned that what seemed to be a Mitigated Negative Declaration concerning the Environmental Impact Report relating to the project came out today and the public and CPA have until March 5<sup>th</sup> to comment. The environmental impact of the project on Hillside Drive (the road) was not included in the project environmental document because City engineers wanted to deal with that impact later in time. The applicant, Mr. Liaghat, was very open to the suggestions of his future neighbors and agreed to the following actions: 1) putting up story poles; 2) using the parking lot on the top of Mt. Soledad or some other place not on Hillside Drive as a staging area and carpooling the workers in; 3) creating his own plan for mitigating the environmental impact of his project.

The Trustees also commented extensively, concluding their discussion with a consensus on returning the project to the DPR.

**Approved Motion: To return the Liaghat Project to the DPR to review the environmental document, put together a mitigation plan, and bring it back to the CPA for action in the March meeting. (Merten/Emerson: 12-0-1). CPA President Bob Steck abstained.**

**15.0 Knauss Spa 301 Sea Ridge Drive Project No.: 578166 (Process 3)** Coastal Development Permit and Site Development Permit to amend CDP No. 89-0762 and Sensitive Coastal Resource Permit No. 89-0762 for the addition of a spa, site walls, fences, walkways and equipment enclosure to a single family residence in a sensitive coastal property. The 0.20-acre site is located in the Coastal (Appealable) Overlay at 301 Sea Ridge Drive in the RS-17 zone of the La Jolla Community Plan area.

DPR Failed Motion: Findings CAN be made for the CDP and SDP (Will/Zynda 3-3-1)

DPR Failed Motion: Findings CANNOT be made for the CDP and SDP (Costello/Gaenzle 3-3-1)

Forwarded to LJCPA for a full hearing.

C.A. Marengo explained that the applicant wanted to put a slightly less than 3-foot tall spa in a public view easement which had in the past been modified to allow structures not to exceed three feet in height. DPR Chair Mike Costello explained that the Coastal Commission document approving the modified public view easement, which had been requested well prior to the meeting so that DPR members could study it before the meeting, had instead been submitted at the time of the DPR meeting and he felt the matter should be continued to allow the members of the DPR to peruse the Coastal Commission document which governs the project. Marengo explained that he had experienced difficulty in securing the release of the document; hence its last-minute submission. Members of the public inquired as to whether umbrellas exceeding three feet in height would be placed to shade persons using the spa.

**Approved Motion: Findings CAN be made for the CDP and SDP for the Knauss Spa. (Will/Rasmussen: 7-5-1) CPA President Steck abstained.**

**16.0 Consideration of possible CPA letter to City re: problems with the City's Process Two "Notice of Future Decision" form letter.** The question before the CPA is whether to send a letter to the City alerting it to deficiencies in the City's form letter, "Notice of Future Decision," sent to affected residents. The City's form letter causes concern among some members of the public as it states that a decision by City Staff will be made without a public hearing.

**Approved motion: To send a letter from the LJCPA to Bob Vacchi, Director of the Development Services Department, and Marlon Pangilinan, City Planner and Liaison to the CPA, with cc to City Council President Pro Tem Barabra Bry and her staff member Mauricio Medina, suggesting revision of the City's form Process 2 "Notice of Decision" letter to clarify the Process 2 decision-making sequence by stating early on that the relevant Community Planning Groups can be involved. (Costello/Will: 12-0-1). CPA President Steck abstained.**

**17.0 Announcement of the March LJCPA Minutes-Taker – Donovan**

**18.00 Adjourn to next LJCPA Meeting: Thursday, March 1, immediately following the Annual Member meeting scheduled for 6:00 PM.**

**19.0 Adjournment**  
**The meeting adjourned at 9:30 PM to the next LJCPA Meeting on 1 March 2018, 6:00 PM.**

\*Differences in the total number of votes cast per item are explained by the coming and going of trustees.

The foregoing minutes are respectfully submitted by CPA Secretary Dolores A. Donovan.