

MINUTES OF THE MEETING OF THE LA JOLLA COMMUNITY PLANNING ASSOCIATION –
AD HOC COMMITTEE FOR LA JOLLA SHORES PLANNED DISTRICT-LAND DEVELOPMENT
CODE UPDATE 2021

Location: Meeting Held Via Zoom due to Coronavirus Pandemic restrictions.

Meeting was called to order on Thursday, May 14, 2020 at 4:09 pm and roll was called.

Committee Members Present: Dan Courtney, Janie Emerson, Diane Kane, Desiree Kellogg, Herbert (Bert) Lazerow, Angeles Leira, Phil Merten, Kathleen Neil, Suzanne Weissman

Committee Members Absent: none

Public Present: Jim Fitzgerald, Myrna Nagle, Karina Urias

Approve Agenda of May 14, 2020 (eBlast) by unanimous consent.

Approve Previous Minutes of April 29, 2020 by unanimous consent.

The meeting opened with a discussion of the committee members' and public's thoughts on the general listing of issues initially developed at the last meeting of the ad hoc committee on April 29, 2020. Not all members of the committee had received the various edits to the list, so there was a full discussion of issues and code sections to be reviewed by this committee. Additionally, Janie Emerson, Diane Kane, Phil Merten and Angeles Leira provided current development practice and historical background regarding various issues, particularly as pertained to CDP/SDP in La Jolla Shores, Minor and Major in Scope, and projects under the jurisdiction of the California Coastal Commission (vs projects inland). With regard to the Land Development Code Updates already submitted by LJCPA from the DPR Committee this spring, the feeling was that issues addressed by DPR that involve Municipal Code calculations and measurements, those topics would automatically apply to La Jolla Shores PDO. Therefore, the wording from the DPR will be inserted into those topics when information is compiled and will be reviewed along with the other topics prior to assembling the information to be provided to the LJCPA by September for the City's website for the Code Update submission application process.

Particularly of interest to the committee is how setbacks and vicinity (existing structures) interact. Situations in other areas of the City would not provide an accurate comparison of setbacks in many areas of La Jolla due to the PDO focusing on properties in the vicinity of the proposed development. A purely numerical calculation will not guide development in the same way as a comparison to other properties in the vicinity. Nevertheless, a numerical value provides ease of interpretation for the City's

development services. This same interaction appears across many aspects of the PDO such as terrain, age of neighborhood, building mass or scale, roof shape and so on.

In an attempt to limit the list and proceed to assignment of topics to members of the committee (single or in small groups of 2-3), the following assignment list was developed:

- Suzanne: building form, space between structures, front set-backs, side set-backs, rear set-backs, pitched or flat roof, second floor step-backs, balconies, terraces and roof decks, how FAR interacts in measuring bulk & scale
- Desiree/Diane/Dan: Lot subdivision, formula for development on a sloped lot, building height & grade (with help from Phil on this?), and other associated hillside development issues
- Angeles/Janie: Public realm (note that Bert will take "Public Views PDO vs City" out of this section)
- Angeles/Janie: Vegetation standards with integration into Climate Action Plan also considered
- Bert: Public Views as described from the PDO to revise the City's definition
- Phil/Kathleen/Suzanne: Fence and Retaining Walls, maximum height, siting, materials, runoff, retaining walls with emphasis on creative 6-foot maximums even when outside the set-backs

The above provides a framework while encouraging involvement of other committee members and participation of the public.

Public Comment: Myrna Naegle spoke at the meeting and after about how the La Jolla Shores PRC uses FARs to measure the "bulk and scale" of a project. She believes use of the City's 0.6 FARs as a landmark for large homes creates unwelcome precedents. Instead, she believes an average of the FARs from all the existing homes in the immediate neighborhood would be a better comparison to a proposed project.

The meeting was adjourned at 5:22 pm. The next meeting date of the committee will be Thursday, June 18, 2020 at 4:00 pm via ZOOM Cloud, hosted (again) by Bert Lazerow.

The undersigned acting secretary of the Committee duly attests that all committee members acknowledge the minutes.

/s/ Kathleen Neil