

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, October 22, 2020 at 4:10 pm and roll was called.

Committee Members Present: Dan Courtney, Diane Kane, Herbert (Bert) Lazerow, Phil Merten, Kathleen Neil, and Suzanne Weissman.

Committee Members Absent: Angeles Leira, Desiree Kellogg, Janie Emerson

Public Present: Steve Slagter, Kate Adams, Jim Fitzgerald, and Laura DuCharme Conboy

Motion by Diane Kane/Second by Suzanne Weissman to Amend the Agenda of October 22, 2020 meeting to include a brief presentation by Laura DuCharme Conboy of reducing bulk perception by use of setback/stepback diagrams was passed by unanimous consent of all committee members present.

Approval of Amended Agenda of October 22, 2020 (eBlast) by unanimous consent of all committee members present.

Approval of Previous Minutes of September 24, 2020 by unanimous consent of all committee members present.

The meeting opened with a request for Public Comment. There was none.

Suzanne Weissman (Chair) began discussion by emphasizing there are six topics/recommendations for final review today, and the importance of a clear presentation at the La Jolla Community Planning Association (LJ CPA) meeting, follow-through with the submission platform, and participation in the City workshops. Committee members were encouraged to attend the November 5, 2020 meeting of the LJ CPA and provide support for the Chair's presentation.

Next was the presentation by Laura DuCharme Conboy, via shared platform, allowing all video attendees to view diagrams while she described their significance. (Diagrams had also been circulated via email attachment prior to the meeting.) She began with a discussion of how La Jolla Shores had originally been an area of more affordable homes but that as the coastal area has densified, the opposite has occurred due to oversights in the LJS PDO. Beginning with SDMC Diagram 131-04M, Angled Building Envelope at Front

Yard Setback and continuing with Diagram 131-04L, Angled Building Envelope at Side Yard Setback, she presented five additional options showing various depths of setback/degrees of angle/starting height to the existing SDMC Diagrams that could be adopted for the La Jolla Shores PDO to reduce bulk perception. Questions were asked by Diane Kane, Suzanne Weissman and Phil Merten, with comments made by Jim Fitzgerald, Dan Courtney and Kathleen Neil. Jim indicated that during development review at LJ CPA, the use of comparison to surrounding neighborhoods that often contain homes 40, 50 or even 60-years old, and that would never be built under today's standards, make for bad benchmarks. Suzanne agreed that we want to accommodate larger and more contemporary designs. Jim agreed with Laura's point that property values have increased dramatically even since 1970 and this changes development goals. When the discussion veered to the question can LJS PDO be equated to an architectural design committee, disagreement was expressed. At this point Diane asked if Laura's diagrams could be used in the LJS PDO by reference to the SDMC 131.0444, Angled Building Plane and Phil Merten agreed that could work. Consensus among the committee was that the diagram option showing 4-foot setback or 24-degree angle starting at 12-foot height was preferred. The diagram, with any needed wording, will be incorporated into topic "Height/Offset Plane Perception Reduction". Since this requires edits after the committee's work has been finalized, it was agreed that Suzanne Weissman, Kathleen Neil and Phil Merten are authorized to approve changes to this submission after this meeting in order to incorporate the addition of the diagram. Laura DuCharme Conboy will take lead in reviewing with local architects Tony Crisafi and Brian Will to ensure there will not be unintended consequences resulting from the addition. She will work with Suzanne, Kathleen, and Phil to complete any changes prior to October 30<sup>th</sup> in order to present at the November 5, 2020 LJ CPA meeting.

The previously discussed submission topics were circulated via email attachment (and eBlast emailed link to internet location) on October 19<sup>th</sup>, showing the very limited changes and review of the final draft commenced. Submission topics: La Jolla Shores Design Manual, Fences & Retaining Walls, and Dwelling Unit Density were all approved as presented. Grading topic was removed because the integration of the proposed text did not blend well with existing SDMC and Phil Merten indicated the issue is already addressed in other sections. Single Unit Zoning was approved after extensive discussion. Jim Fitzgerald commented that this topic looks to him like floor area ratio and should be called that. Dan Courtney commented he feels it is unfair to current property owners with development plans that could be impacted by this change. The idea of a start-date-provision within the code submission was considered, but with the limited time left to

the committee, a survey of the committee members resulted in a decision to proceed with the text as circulated. Dan Courtney ended the discussion with the suggestion that future amendments should look at basements due to the fact that there is considerable controversy in design and review of basements. Kathleen Neil agreed to keep all submission topic drafts and text available for anyone wanting to take up issues that were not covered by the approved submission.

At this meeting the wording for the committee's proposed five amendments (La Jolla Shores Design Manual, Single Unit Zoning, Fences & Retaining Walls, Height/Offset Plane Perception Reduction, Dwelling Unit Density) were approved for the 2021 Land Development Code Update and these recommendations will be provided to the LJ CPA for consideration at their November 5, 2020 meeting so that the LJ CPA can submit within the City's window for amendment updates for 2021 from December 2020 to March 2021 per Renee Mezo (City DSD Project Manager). The committee thanks all members of the public and committee members for their involvement and participation during the past 7 months with a special thanks to Bert for hosting the meetings.

The meeting was adjourned at 5:40 pm. This was the final meeting of the committee.

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

/s/ Kathleen Neil