

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, September 24, 2020 at 4:07 pm and roll was called.

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

Committee Members Absent: Angeles Leira

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

Approval of Agenda of September 24, 2020 (eBlast) by unanimous consent of all committee members present.

Approval of Previous Minutes of August 20, 2020 by unanimous consent of all committee members present.

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

The focus of the meeting was to finalize specific topics for submission to the LJ CPA and to prepare these specific topics in a suitable format for the City's submission platform. Providing text that correctly describes the needed changes while addressing the formatting requirements for the City's platform proved a challenge for the committee.

The topics reviewed for specific content/submission were:

"Dwelling Unit Density" submission topic was reviewed and deemed ready for submission.

"Grading Regulations" submission topic was reviewed, text for 'Solution' approved, but requiring additional reflection on exact placement. Phil Merten agreed to look at this. All other aspects were approved.

"Fence and Retaining Wall Height" submission topic was reviewed and new (blue) text was accepted. With this change it was deemed ready for submission. Laura DuCharme Conboy felt that in her experience, the new text will assist City Staff

and could also be beneficial to controlling shrubbery purposed as walls between lots.

“Height/Offset Plane Perception Reduction” (formerly titled ‘Reduce Bulk’) submission topic was reviewed and new (blue) text was accepted. With this change it was deemed ready for submission.

“Single Family Zone” submission topic was reviewed and the discussion led to a full review of the total topic. It was decided that this topic will benefit from a fresh perspective. Janie Emerson agreed to be responsible with assistance from Kathleen Neil.

Dan Courtney spoke of his various conversations with San Diego Senior Planner Marlon Pangilinan regarding grading of steep hillsides/slopes and ‘credit’ of building area above regular situations. Janie Emerson and Diane Kane indicated that issues had arisen during recent development that warranted subjecting sloping lots to greater scrutiny due to neighborhood impacts such as storm water run-off and other concerns. Phil Merten interjected that only Environmentally Sensitive Lands (ESL) are more strictly reviewed based on a combination of vertical minimum height and steep slope/hillside. It was left open that Janie Emerson and Phil Merten (as a parallel to Dan Courtney’s work with Marlon Pangilinan) could bring to the group a complete submission to address non-ESL steep slope/hillside development.

During detailed discussion of reducing bulk perception, Laura DuCharme Conboy indicated that the new (blue) text was better at communicating the angled building setback rather than using terms like 45-degree-angle. Janie Emerson asked for more explanation and Phil Merten agreed, but explained that the initial intent for this subject had been to lessen the perception of height, not setback. Nevertheless, there remained concerns regarding the possible unrecognized consequences and the unresolved expectations. Even though the La Jolla Community Plan states that the second floor of a structure must step back from the first floor as it relates to transitions in building form, it became difficult to integrate the two ideas resulting in suggestion for an additional submission topic to address architectural design considerations impacted by the interplay of building form transition (such as height/setback/stepback). It was left open that Diane Kane and Laura DuCharme Conboy could bring to the group a complete submission to address this.

The committee decided to drop “Public View”, and not to add “Commercial District”. The committee will make every effort to have complete submissions ready for circulation/consensus so that final review can occur at October meeting.

The next committee meeting will be at 4:00 p.m. on October 22, 2020.

Meanwhile, work on the topics will continue via email and submissions for the topics should be sent to Kathleen Neil as quickly as possible to allow circulation of a final draft prior to the next meeting. It is still expected that at the October meeting the wording for the committee’s proposed amendments to the 2021 Land Development Code will be finalized and the tentative schedule is still to provide the complete submission 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 continues to encourage involvement and participation of the public.

The meeting was adjourned at 5:35 pm. The next meeting date of the committee will be Thursday, October 22, 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