

La Jolla Community Planning Association

PO Box 889, La Jolla CA 92038
<https://lajollacpa.org>
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Trustee Meeting Minutes(draft) 7 January 2021 6pm

President: Diane Kane
1st Vice President: Greg Jackson
2nd Vice President: Helen Boyden
Secretary: Suzanne Weissman
Treasurer: Mike Costello

Regular Monthly Meetings: 1st Thursday, La Jolla Recreation Center, 615 Prospect St
During the pandemic health emergency meetings are being held online

Registration: <https://lajollacpa.org/ljcpa-online-meeting-instructions/>
Materials: <https://lajollacpa.org/ljcpa-trustees-1-7-2021-materials-comments/>

Viewing, listening, and speaking at meetings requires registration. To have attendance counted toward membership or voting, registration must be in the member's name. Meetings are recorded. Mobile or noisy **devices should be off or silent**, and **microphones muted** except to speak.

Refer to projects or issues, not to applicants or opponents. For Action Items, chair calls on public, then Trustees, closes discussion upon consensus, and calls for motions. Trustees vote by roll call or show of hands.

LJCPA welcomes donations in cash at physical meetings or by check to "LJCPA". Please email the Treasurer (emsmike@san.rr.com) for instructions and address.

The **public is encouraged to participate** in Committee/Board meetings before LJCPA discussion:

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 Andy Fotsch, 3rd Monday, 4:00 pm
T&T – Traffic & Transportation Board, Chair David Abrams, 3rd Wednesday, 4:00 pm

Election: The [election](#) of new LJCPA Trustees will be in March, details tbd. Candidates speak briefly at the February meeting.

Quorum Present: Ahern, Boyden, Brady, Costello, Davidson, Fitzgerald, Ish, Jackson, Kane, Mangano, Manno, Neil, Shannon, Steck, Weiss, Weissman

1. Call to Order (6:00pm)

1.1. Approve Agenda (action item)

Motion: Approve agenda as presented (Fitzgerald/Boyden) Unanimous, Chair abstains:
Motion carries

1.2. Approve Minutes (action item)

Boyden: correct item 5.4, spelling Gnatcatcher.

Motion: Approve minutes as corrected (Boyden/Manno) Unanimous, Chair abstains:
Motion carries

2. Non-Agenda Public Comment

Opportunity for public to speak on matters not on the agenda, 2 minutes or less. No votes or action unless requests have been submitted to the President in writing and properly noticed at least 72 hours in advance.

John Thickstun: Member Save San Diego neighborhoods, spoke on why La Jolla should support the movement to recall Jen Campbell. Go to RecallJen.com.

Phil Merten: Urged LJCPA Trustees to become familiar with the Land Development Code on the City's website and not to rely on City Staff when reviewing projects.

Patrick Ahern: Important for public to study, respond to the CEQA EIR for the La Jolla Reservoir issued on Dec. 31, and attend meetings. The reservoir will impact the LJ Natural Park, its natural habitat, plants, wildlife, views, road and trail access.

Janie Emerson: On Jan. 21, Land Use & Housing will hear the UCSD petition to remove deed restrictions on the land donated to the University in the 1960's; an issue that will impact all San Diego residents.

3. Consent Agenda (consolidated action item)

The Consent Agenda enables LICPA to ratify recommendations from joint Committees or Boards that findings CAN or CANNOT be made. Those recommendations thereby become LICPA's. The public may comment on consent items, but there is no presentation or debate. Anyone may request a consent item be pulled for full discussion by LICPA at a subsequent meeting.

3.1. 416 Nautilus (669815, Marengo)

(Process 2) Coastal Development Permit to convert an existing 263 sf room over a 449 sf detached garage into a Companion Unit at 416 Nautilus St. The project includes adding 104 sf for a Companion Unit totaling 367 sf. The 0.072-acre site contains 2 detached residences on a single lot at 414 and 416 Nautilus Street. The site is in the RM-1-1 Zone, the Coastal (Non-App.-2) Overlay Zone, the Geo Hazard Zone 53, and the Transit Priority area within the La Jolla CPA, and CD 1.

DPR: Findings CAN be made 5-2-1

3.2. 1644 Crespo (645117, Torres/Ruland)

(Process 2) Coastal Development permit to amend CDP 284175, to construct a new detached 893 square-foot companion unit, located at 1644 Crespo Dr. The 0.20-acre site is in the RS-1-5 and Coastal Overlay (Non-Appealable) Zone within the La Jolla Community Plan area, and Council District 1.

**DPR: Findings CANNOT be made 7-0-1
(inadequate provision for parking & construction)**

3.3. 220-240 Coast (669736, Benton)

(Process 3) Coastal Development Permit for an exterior remodel to an existing 3-story residential condo at 220-240 Coast Blvd. The project includes replacing windows, adding new balconies, reconstructing roofs, and new fencing. The 0.76-acre site is in the First Public Roadway, the La Jolla Planned District Zone 5, the Coastal (Appealable Area) Overlay Zone, and the Potential Sensitive Vegetation and Sensitive Coastal Overlay Zone within the La Jolla Community Plan area, and CD 1.

DPR: Findings CAN be made 7-0-1

PDO: Findings CAN be made 5-1-0

3.4. 6657-6663 Tyrion (670265, Marengo)

(Process 2) Coastal Development Permit for a proposed 760-square-foot companion unit with deck over an existing detached garage on a site with an existing single-story duplex located at 6657-6663 Tyrion St. The 0.12-acre site is in the RM-1-1 Zone, Coastal Height, Coastal (Non-Appealable Area 2), Transit Area, and Transit Priority Area Overlay Zones within the La Jolla Community Plan Area. Council District 1.

DPR: Findings CAN be made 5-0-1

3.5. 7595 Hillside (522708, Gonzalez)

(Process 3) Site Development Permit and Coastal Development Permit to demolish an existing dwelling and construct a 7,091 sq ft 2-story over basement dwelling located at

7595 Hillside Dr. The 0.797-acre site is in the single family (SF) zone of the La Jolla Shores Planned District, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area. Council District 1.

**PRC: Findings CANNOT be made 5-1-1
(height of structure and lack of drawings showing solid guardrail and metal fence at street)**

Items 3.1, 416 Nautilus and Item 3.5, 7595 Hillside Dr. were pulled.

Motion: Approve items 3.2, 3.3, 3.4 on Consent Agenda. (Jackson/Weiss) Unanimous, Chair abstains. Motion carries

Courtney arrives

4. Project Reviews (action items)

(none presented)

5. Non-Project Discussions & Reviews (action items as noted)

5.1. Parks Master Plan (Kane)

Update on Parks and Recreation Coalition presentation for CPC

Kane: The Parks Element of the Complete Communities Plan was returned to staff for more work. The Park and Recreation Coalition (PARC) whose members include former city planners, urban designers and community members from all parts of SD are addressing the issues in the Parks plan. I am honored to be part of this group. The last park plan was in 1956 and this one will need to last for a long time. Specific issues addressed by PARC are;

- Limited vision: less parkland for a growing city was provided.
- Limited resident participation after release of draft.
- Funding: Equity & Prioritization framework for citywide park fees needed.
- Untested new point system and park standards.
- Commercialization
- MSCP not considered.
- Design review and historic resources not included.
- Implementation

These points were explained in detail with suggestions for review.

Summary of improvements needed:

- Public Transparency: Involve Recreation Advisory Groups and Community Planning Groups
- Funding:
 - Bring forward funding, prioritization framework, and other implementing mechanisms (Council Policies) concurrently with PMP/RE.
 - What is correct DIF discount on the land component (in the Nexus study)?
 - Retain Recreation Element policy to do nexus study for non-residential park DIFs.
 - Apply Land Value Recapture in future upzones.
 - Require minimum payment into Citywide Park Fee for on-site developments.

- Standards:
 - Retain acreage standard.
 - Separate land metrics from amenity metrics.
 - Separate DIF usage from Community Planning usage.
- Control commercialization.

I propose the following motion: Support the improvements to the Master Parks Plan and Recreation Element recommended by PARC. Send a letter of support to the Mayor, City Council and Planning Staff. Recommend they work with Planning Groups and Recreational Advisory Groups for input.

Boyden: Point of order: This item is not listed as an action item.

Jackson: Legitimate point. It was put on as a discussion item. Didn't know motion would be included.

Kane: This requires immediate action

Neil: Could be done now. Need 2/3 vote and to establish necessity for timing; the item would suffer if not acted on before next public meeting.

Kane: Item needs to be on Community Planners Committee meeting on Jan. 26 and may go to City Council before end of Jan.

Motion: Make this item an action item on the agenda because of need to go to CPC meeting on Jan 26, and possibly to City Council in Jan. before our next scheduled meeting. (Costello/Weiss) Vote: 14-1-1. More than 2/3: Motion carries. *(Brady no response)*

In Favor: Ahern, Boyden, Costello, Davidson, Fitzgerald, Ish, Jackson, Mangano, Manno, Neil, Shannon, Steck, Weiss, Weissman.

Opposed: Courtney

Abstain: Kane (chair)

Motion: Support the improvements to the Master Parks Plan and Recreation Element recommended by PARC. Send a letter of support to the Mayor, City Council and Planning Staff. Recommend they work with Planning Groups and Recreational Advisory Groups for input. (Kane/Jackson)

Discussion about Land Value Recapture and sources of funding in suggestions by PARC, approval of letter, support of overall approach of suggestions, not approval of specific items. Kane will provide letter next meeting.

Vote: 13-3-1: Motion carries

In Favor: Boyden, Brady, Costello, Courtney, Davidson, Fitzgerald, Ish, Mangano, Manno, Shannon, Steck, Weiss, Weissman.

Opposed: Ahern, Jackson, Neil

Abstain: Kane

5.2. Complete Communities (Kane)

Update on changes and City Council actions

Kane: Reviewed Complete Communities Housing Solutions Plan passed by City Council. (see Materials & Comments), with the changes made and the effects of the plan in La Jolla.

- Problem in San Diego is too little moderate and low income housing available.

- State involvement indicated single family zoning caused the problems and offered legislation to make every SF Parcel into a duplex, three-plex or four-plex with tiny homes.
- Coastal zone was allowed 2.5 FAR, but nothing in LJ can meet that standard; we are studying how to achieve 2.5 FAR and maintain 30 ft. height limit.
- RM1-1 zone removed from Coastal zone which included 1/3 of LJ. Questions remain about whether Route 30 bus qualifies as High Quality Transit.
- Maps showing parcels removed from La Jolla on plan and those that are available for opt in development were reviewed.

6. Officer Reports

6.1. Treasurer (see Materials & Comments for report)

No activity. Balance \$793.21. Time frame for reimbursement requests July 1, 2020 – June 30, 2021.

6.2. Secretary

Weissman: Report on meeting attendance, requirements and eligibility to join and/or become a trustee, benefits of membership and becoming a trustee, mailing list.

Election Committee: Emerson: There are 6 open seats, 2 termed out (David Little and Tom Brady), 2 chose not to run (Matt Mangano and Jim Fitzgerald), Diane Kane and John Shannon are up for reelection. If you have attended 3 meetings between March 2020 and February 2021 you are eligible to run for trustee; attendance tonight and February will count. Committee members are calling eligible people seeking candidates. The candidates' forum will be held at the February meeting; one can appear or send statement for the website. So far we have no plan from the City for holding the election to comply with Covid requirements.

6.3. President (action items as noted)

6.3.1. 7834 Esterel (646224, Lyons) action item

Ratify Kane letter to hearing officer concerning changes to Said residence

Motion: Ratify Kane letter re: 7834 Esterel. (Jackson/Courtney) **Vote:** unanimous, Chair abstains. Motion carries.

6.3.2. Coastal View Corridors action item

Approval of Ad Hoc Committee to map and monitor for Code Compliance action

Kane: Many coastal view corridors in the Community Plan and collected over private properties are being blocked by overgrown vegetation, fencing or development. These are required by the Coastal Act and need to be maintained. The committee will map, get paperwork and refer to Code Compliance. The appointed members and groups participating: CPA, Don Schmidt, Meredith Barratz; Bird Rock, Marilyn Hyde, David Everett; Parks & Beaches, Melinda Merryweather, Barbara Dunbar; LJSA, tbd.

Motion: Form ad hoc committee to study view corridors. (Costello/Boyden) **Vote:** Unanimous, Chair abstains. Motion carries.

7. Representatives of Elected Officials, City Agencies, & Other Entities

7.1. Council 1 (Joe LaCava): Steve Hadley, 619-236-6611, srhadley@sandiego.gov

LaCava: Steve Hadley will continue as my representative for La Jolla. A budget memo submitted to City projecting \$124 M. shortfall based on impact of Covid. Capital improvements you indicated have been put on list, but they are not likely to be funded. We will focus on neighborhood services to be preserved. Five new council members, a new Mayor with lots of energy open and transparent. I will have regular community meetings.

Kane: I am very encouraged to have a representative, Matt Griffith from Todd Gloria's office, reach out to the CPA and other community groups in LJ to find out our concerns to report to the Mayor.

7.2. SD Mayor's Office (Todd Gloria): Matt Griffith, griffithm@sandiego.gov Not present

7.3. Assembly 78 (Chris Ward): tbd Not present

7.4. Senate 39 (Toni Atkins): Miller Saltzman, 619-645-3133, Miller.Saltzman@sen.ca.gov Not present

7.5. SD Planning: Marlon Pangilinan, mpangilinan@sandiego.gov Not present

7.6. UCSD Planning: Anu Delouri, adelouri@ucsd.edu

Delouri: Explained continued efforts on Covid 19 measures taken by UCSD and "Return to Learn" plan for students during the winter quarter including testing, monitoring, single occupancy dorm room requirements. Info at returntolearn@ucsd.edu.

Project updates:

- Theater District living and Learning Project now in construction commencement phase, parking lots closed. Project details reviewed. Approved by Regents in Nov. 2020.
- Erosion Control and Parking lot to reduce erosion and surface runoff on the site described.
- La Jolla Innovation Center Project located on a one-acre site at the southwest corner of Villa La Jolla Dr. and La Jolla Village Dr. where Rock Bottom Brewery was located - now closed. It is a UCSD real estate venture that proposes to construct a state of the art facility to house several UCSD programs – Health, School of Medicine, Academic Affairs and Extension. Currently in environmental phase, public scoping meeting was held on Dec.7. Draft EIR will be released soon with the 45 day review period. More information at plandesignbuild@ucsd.edu

Courtney: Size of project? **Reply:** 110,000 sq.ft., a 7 story building above ground plus 2 story underground parking.

Kane: Is the land being acquired by University? Are illustrations available? **Reply:** The one acre of land was acquired by University and will be University property, but it is not included in the Long Range Development Plan. It is within the Coastal Overlay Zone, but upon acquisition of the property, it will come under ownership of UC Regents and subject to UC Land Management Policy. There are no illustrations yet.

Kane: I ask you for a presentation at our next meeting with illustrations of the building, perspective drawings, traffic counts. The community is concerned. **Reply:** I will take this back to the Real Estate Department. I don't know the dates of the draft EIR availability for public review. For notification, please send your email address to commplan@ucsd.edu asking to be added to the environmental email list which is different from my community planning list.

A long discussion continued with comments about the proposed structure roughly 100 ft. high being three times the coastal height limit. Many concerned comments from Trustees that community has no control over University land use policies. Also comments to be considerate of Anu Delouri; she is only the messenger. Community members need to follow the Regents' meetings, comment on draft EIR, attend meetings and provide input and consider effects on the community. We also need to consider the State of California legislative policies that prioritize the role of higher education which gives the University this power over local land use ordinances.

8. Non-Agenda Trustee Comment

Opportunity for Trustees to comment on matters not on the agenda, 2 minutes or less
None offered.

9. Reports from Standing, Ad Hoc, and Other Committees

9.1. Elections (Emerson) See above under Officer Reports.

10. Adjourn to next LJCPA meeting. 8:39 pm

Next Regular meeting 4 February 2021, 6pm

Prepared by Suzanne Weissman
Secretary