

# La Jolla Community Planning Association

PO Box 889, La Jolla CA 92038

<https://lajollacpa.org>

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

## Trustee Draft Minutes

6 May 2021, 6pm

President: Diane Kane

1st Vice President: Greg Jackson

2nd Vice President: Brian Will

Secretary: Suzanne Weissman

Treasurer: Bob Steck

Regular Monthly Meetings: 1st Thursday, LJ Recreation Center, 615 Prospect St  
(Meetings are being held online during the pandemic health emergency)

**Registration:** <https://lajollacpa.org/ljcpa-online-meeting-instructions/>

**Materials:** <https://lajollacpa.org/ljcpa-trustee-meeting-5-6-2021-materials-comments/>

Viewing, listening, and speaking at meetings require registration. To have attendance counted toward membership or voting, registration must be in the member's name. Meetings are recorded, and recording is publicly available.

**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.

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

LJCPA welcomes donations by check to "LJCPA"; email [info@lajollacpa.org](mailto:info@lajollacpa.org) for instructions and address.

**Quorum Present:** Ahern, Boyden, Costello, Davidson, Hostomska, Ish, Jackson, Kane, Manno, Neil, Rasmussen, Rudick, Steck, Weiss, Weissman, Will **Absent:** Courtney, Shannon (arrived later)

### 1. Call to Order (6:02pm, action items)

#### 1.1. Approve Agenda (action)

**Motion:** Approve agenda: (Steck/Weiss) **Vote:** Unanimous, chair abstains, Motion carries.

#### 1.2. Approve Minutes (action)

**Motion:** Approve minutes as presented (Jackson/Steck) **Vote:** 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 properly noticed at least 72 hours in advance.*

None

### 3. Consent Agenda (consolidated action item)

The Consent Agenda enables LJCPA to ratify recommendations from joint Committees or Boards that findings CAN or CANNOT be made. Those recommendations thereby become LJCPA'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 LJCPA at a subsequent meeting.

#### 3.1. 6361 Hartley Dr (683214, Wood)

(Process 2) Coastal Development Permit for demo of an existing 1-story, 3,770 sf single family residence and construction of new 2-story, 6,699 sf single family residence with

attached garage over a 1,649 sf basement for a total of 8,348 sf at 6361 Hartley Dr. The project also includes a detached 531 sf Accessory Dwelling Unit, pool and site improvements. The 0.50-acre site is in the RS-1-2 Zone and Coastal (Non-App.) OZ within the La Jolla Community Plan, and Council District 1.

- **DPR 4/20/21: findings CAN be made, 6-0-1, with committee recommendation to city in favor of cobble gutter as proposed because it is consistent with neighborhood character whereas a city standard curb is not.**

### **3.2. 7362 Brodiaea Way (680384, Sammon) Pulled**

(Process 2) Substantial Conformance Review in reference to CDP 1367758 & SDP 1466667. Change in plans consisting of removal of proposed driveway and garage at Encelia Dr. Garage is now proposed as a complete underground structure within the approved building envelope.

- **DPR 4/20/21: findings CAN be made, 5-1-1.**

### **3.3. 7946 Paseo Del Ocaso (670715, Barder)**

(Process 3) Site Development Permit for a remodel and 1,596-square-foot, 1st and 2nd story additions to an existing 2,010-square-foot, one-story single-family residence. The project includes a 388-square-foot attached guest quarters and a 362-square-foot, second story deck. The .12-acre site is located at 7946 Paseo Del Ocaso in the LJSPD-SF Zone, Coastal (NA-Area 2), Coastal Height Limit, Parking Impact (Coastal/Beach) Overlay Zones within the La Jolla Community Plan area

- **PRC 4/19/21: findings CAN be made, 6-0-1.**

### **3.4. 8311 Cliffridge Av (680636, Kilbourn)**

(Process 4) T-Mobile proposes to renew the land use permit for an existing wireless installation. The scope will consist of: CUP renewal, proposed installation of stealth radome shroud

- **PRC 4/19/21: findings CAN be made, 5-1-1.**

### ***Item 3.2, 7362 Brodiaea Way Pulled***

**Motion:** Approve Consent agenda items 3.1, 3.3, 3.4. (Jackson/Boyden) **Vote:** Unanimous, chair abstains: Motion carries.

## **4. Elected Officials, Agencies & Other Entity Representatives**

### **4.1. Council 1 (Joe LaCava): Steve Hadley, 619-236-6611, [srhadley@sandiego.gov](mailto:srhadley@sandiego.gov)**

**Hadley:** We are in the budget review cycle with Council holding hearings this week. We are looking at police, fire and homeland security budgets tomorrow. City Council will hold town hall meetings on Zoom this Wednesday May 12, at 5:30 pm and again on Saturday May 15, 10:30 am. Contact me for invite on Zoom. I encourage you to attend as it is

helpful to Council Member La Cava to say he heard from many of his community members. On June 17, Council will vote on a revised budget and submit to Mayor in mid-June. Mayor will then submit his budget for a vote for FY 2022 beginning July 1.

**Kane:** What budget items will affect La Jolla? **Reply:** The City will get money from Federal Government to make up for things lost to Covid that will make up for some of the deficit, but there is still no extra money for special projects such as those requested for LJ.

4.2. **SD Mayor's Office (Todd Gloria):** Matt Griffith, [griffithm@sandiego.gov](mailto:griffithm@sandiego.gov) not present

4.3. **Assembly 78 (Chris Ward):** Rachel Granadino, 619-413-0674, [rachel.granadino@asm.ca.gov](mailto:rachel.granadino@asm.ca.gov) not present

4.4. **Senate 39 (Toni Atkins):** Miller Saltzman, 619-645-3133, [Miller.Saltzman@sen.ca.gov](mailto:Miller.Saltzman@sen.ca.gov)

Saltzman: SB9 passed the Senate Housing and the Governance and Finance Committees. It will be heard in the Senate Appropriations Committee May 10. Then it will go to full senate, then to Assembly to various committees, then to Assembly floor, then back to Senate for approval of any changes.

- It is similar to last year's SB 1120 which allows housing development of no more than 2 units in the single family zone and the subdivision of each single family parcel into 2 lots or both.
- It allows existing homeowners to create more housing on their property.
- Units must be rented for 30 days or more.
- It will have to follow existing height limits.
- It creates affordable housing and provides options for families to build intergenerational wealth which is crucial to combat inequity and create social mobility and will combat the state's housing crisis.
- It prohibits duplexes and lot splits on land in the 'very high fire hazard severity zone' unless it complies with cost prohibitive state mitigation requirements.
- Roughly half of La Jolla is in this zone.
- Local zoning rules that don't conflict with this bill still apply.

**Kane:** Is there a minimum lot size? **Reply:** There is but I am not familiar with details.

**Costello:** Does this affect ADU rules? **Reply:** I need to bring answers from a housing expert.

**Kane:** Will this bill go further than existing rules that have recently been added to the code?

**Neil:** This bill is poorly timed since the market forces are pushing cost of construction up so much; making zoning easier will further confuse housing market.

**Weissman:** This bill also provides that lot splits and duplexes on each lot will require a ministerial permit.

**Jackson/Manno/Ahern:** We make a formal request for a knowledgeable person to be put on the agenda for next month's meeting. **Reply:** Will submit request; give us about a month's notice.

**Saltzman:** Continued with explanation of Senate projects including budget proposal for grants for small business, expanding health care, early childhood education, debt free college, homelessness, housing affordability and ownership. Also plans to address drought conditions, community-based drinking water and supply, use and efficiency, ground water management. Also \$5 billion tax relief for businesses and \$536 million for wildfire package for prevention and damage funding.

**4.5. SD Planning: Marlon Pangilinan, [mpangilinan@sandiego.gov](mailto:mpangilinan@sandiego.gov)** not present

**4.6. UCSD Planning: Anu Delouri, 858-610-0376, [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu)**

**Alyssa Helper:** Campus to be fully occupied for fall 2021, based on safety and efficacy of Covid 19 vaccines. 90% of students and 85% of staff will be fully vaccinated by fall. Residence halls fully occupied with no more than 2 per room; in person instruction with facial covering and physical distancing required in public spaces.

Theater District Living and Learning Neighborhood described; construction began in January 2021, including utility work, road realignments. The next phase begins in June with excavation activities and installation of construction trailer. Truck trips will be routed through campus to minimize trips on local roadways.

Innovation Center described. Final EIR completed April 2021, including comments on draft EIR is available on web page. The EIR will be presented to UC Regents on May 11 – 13 meeting.

Author, political strategist, and organizer Alysha Garza will be keynote speaker at 2021 commencement ceremony on June 12, 13. She is UCSD alumna and co-founder of Black Live Matter global network. 2 guests per graduate fully vaccinated or negative Covid test required 24 – 72 hours before ceremony. Expect higher traffic.

Expedition led by UCSD Scripps mapped more than 36,000 acres of sea floor between Santa Catalina and LA Coastline a region that was previously found to contain high levels of DDT and sediments. Survey found 27,000 targets to be classified as barrels and excess of over 100m. debris objects on sea floor. Researchers hope these findings will serve as a catalyst for an action plan and additional research endeavors to understand these environmental impacts. Questions/comments: [commplan@ucsd.edu](mailto:commplan@ucsd.edu) or [plandesignbuild@ucsd.edu](mailto:plandesignbuild@ucsd.edu) .

**Courtney:** EIR deadline? **Reply:** deadline passed on draft EIR on March 22. Final EIR is not for comment but is available online for review

**Courtney:** What kind of traffic mitigation has been done? Rt turn going east on LJ Village Dr. onto Villa LJ Dr. is hazardous due to crosswalk, bicycles, and left turns. **Reply:** EIR follows CEQA guidelines consistent with SB 743, vehicle miles traveled, assessment was conducted showing no mitigation required for this project. Under VMT guidelines we are not required to look at congestion; I cannot comment on that. We have committed to installing smart signals along LJ Village Dr.

**Rasmussen:** Architecture, in my opinion and other trustees, is horrible: a cube. The building could be articulated, size reduced, more parking underground to make a better-looking building since this will be a permanent structure. It is not representative of quality of architecture that UCSD ought to present at the main entrance to LJ from Interstate 5. We commented on that at March meeting. Have there been any changes since then?

**Reply:** I remember the comments, but our team does not have ability to make those changes. I will make note to team.

**Manno:** I hope trustees will give the President authority to write a letter to UC Regents to arrive prior to the meeting on May 11 – 13.

**Neil:** It will be stronger if we do agenda change and roll call vote to show strength of CPA feelings on this issue.

**Motion:** Add action item to agenda to write letter to UC Regents. (Boyden/Jackson) **Vote:** Unanimous, chair abstains: Motion carries

**Motion:** Authorize President Kane to send letter voicing concerns of community regarding LJ Innovation Center project. (Courtney/Jackson) **Vote:** Unanimous, chair abstains. Motion carries.

- Discussion on what to include in letter: Building design, height, location on major intersection to LJ.
- Consistent disregard for community input.
- Traffic concerns.
- Acknowledgement of community input.
- Reinstate Community Advisory Group formed as part of Long-Range Development Plan

## 5. Local Project Reviews (action items)

These may be *de novo* considerations. Actions by committees are listed for information only. Written comments can be submitted via the Materials & Comments page, link above. In general, applicants for each project have 10-15 minutes to present, an individual representing organized opponents (if there are such) has 10 minutes to respond, and members of the public have 15 minutes for 2-minute comments not already covered in presentations. Trustees then discuss the project for 20 minutes, at which point the President may call for motions and vote.

(none presented)

## 6. City/State/UCSD Project Reviews (action items)

### 6.1. Picnic Grove at Scripps Park

From P&B: "At its March meeting, La Jolla Parks and Beaches approved conceptual plans to renovate a picnic area in Scripps Park to make it compliant with the Americans with Disabilities Act, upgrade the tables and benches, and replace a dying tree, with the intent to honor Selma Malk... Jim Neri is in the process to send the concept and estimated costs to Parks and Rec and obtain a right of entry permit. We would appreciate an endorsement of this project from the La Jolla Community Planning Association..."

**Alexandra Corsi:** Showed pictures of existing area and described proposed plan for Scripps Park barbeque area to provide greater accessibility. The plan will use accessible surfacing material that will drain onto grass; it is called granite-crete; it percolates water onto existing grass. The renovation will be funded by a private donor.

**Sally Miller:** Are more trees to be planted? **Reply:** Plan is just renovation of area, so no more trees added to maintain view corridor. We will provide one new accessible table to replace another one.

### 6.2. Scripps Park Pavilion/Comfort Station

P&B: "...enable construction at the Scripps Park Comfort Station to continue without interruption during the summer"

Action: approve letter supporting P&B recommendation.

**Baranowski:** Reviewed slides to show Scripps Park Comfort station.

- Completion expected fall, 2021.
- Concrete walls have been poured and water connections have been made.
- Next roof framing beginning with south building, some planter curb installations with cobblestones beginning flat work concrete pours for surrounding area.
- New versions of signs with contractor's name, amount of money awarded to complete the project and expected completion date are in the works.
- In response to comments about poor maintenance of portable rest rooms at the site, LJ Parks & Beaches contacted the Project Manager. We learned that City

Parks & Rec are responsible for maintenance. The Facilities will be serviced 7 days/week beginning Memorial Day.

- Existing bike racks will be replaced with more stylish ones with community interest.
- I ask the LJCPA to join LJP&B by sending a letter to the City Engineer requesting a waiver of this year's annual beach area construction moratorium for EB Scripps Park Comfort Station Project. Additional support from community will help. This waiver will enable construction to continue so project can be completed by fall of 2021.

**Motion:** Send letter as recommended by LJP & B. (Neil/Boyden) **Vote:** 15-2-1 Motion carries.

**In Favor:** Ahern, Boyden, Courtney, Hostomska, Ish, Jackson, Manno, Neil, Rasmussen, Rudick, Shannon, Steck, Weiss, Weissman, Will

**Opposed:** Costello, Davidson

**Abstain:** Kane

*Discussion before vote:*

**Costello:** We fought hard for the summer moratorium in our parks. Residents and tourists expect to use parks in the summer.

**Ahern:** This area is fully enclosed. We need to move forward; there is no access anyway.

**Costello:** What about parking? Is it taken up by construction vehicles? **Reply:** Staging is off site and takes little parking. The loading is done; only fine tuning to be done now.

**Will:** Could we coordinate with closure on Coast Bl. between Prospect and the Cove to have parking or staging relocated to the closed street freeing up our views, sidewalks, and parking at least for the duration of the pipe project on Coast Bl. **Reply:** I will pass that along to the PM.

**Hadley:** Coast Bl. Project will be done by Memorial Day.

**Courtney:** Other possible compromise?

**Shannon:** Fence runs the entire length of park and cuts off a good portion of the sidewalk. They could finish sidewalk or fill in with dirt and comeback to it later to allow greater use of the area and increase views.

**Ahern:** Fence could be moved. They need to finish project because of liability. Let's push for that; it's a good idea – a win-win.

**Ahern:** In 1886, Frank Botsford donated 5.3 acres to the community for a pleasure park with open space, flora, and trees. In 2000, People were suggesting putting in a bandstand, tot lot, fast food stands. The community said that we need to preserve, protect, and enhance this memorial park. We developed this General Development Plan to be followed

by the City of SD in 2007. An important part is the view corridor; we convinced this contractor to move a large electrical box out of the view corridor. Other ideas are being considered. Anyone who has passion for this park please let us know of your ideas.

## 7. Policy Discussions & Reviews

### 7.1. STVR Metrics

From CPC: "The Ocean Beach Planning Board last month discussed and passed some metrics to help evaluate the recently passed STR ordinance. If this ordinance is going to come up for review each year the CPC should put forward what metrics they would like to see used to measure its efficacy."

**Andrea Schlageter**, Chair of Ocean Beach Community Planning Group.

The STVR Ordinance will come up for review every year. We need to hold the city accountable for the goals and the negative impacts of the ordinance. It is important for us to put out a metric as we want to be ahead to make sure that what we want reviewed is part of that yearly review. We do know that STVR's affect our quality of life in a significant way. Slides followed describing the items recommended for tracking. (See Materials & Comment) incorporated into the following recommended motion to be presented to the Community Planners Committee.

*"Acknowledging the possible strain that is put on beach communities as well as other tourist heavy communities, we ask that the City Council add the following quality of life metrics to the STR ordinance: Stock of Naturally Occurring Affordable Housing (NOAH), cost of general housing, public school enrollments, increase in rents both commercial and residential, STR related nuisance calls to the police and code enforcement, TOT revenues from STRs, increase in trash pickups. These metrics should be done at a frequency where reasonable adjustments to the ordinance can be made."*

Some comments followed about difficulty to track many of these items. Other comments:

**Kane:** Many communities outside of SD do have success in tracking metrics.

**Ahern:** Good start; it could lead to more enforcement

**Davidson:** What about fines levied? **Reply:** We tried with TOT collected.

**Boyden:** Sufficient enforcement is needed.

**Hadley:** City Treasurer has had a team looking at the internet for homes listed as STVR's for TOT collected and information on trash pickup. We don't know if police have record whether a home is STVR. As implementation and enforcement begin to be designed some of these metrics could be built into the enforcement and record keeping.

**Jackson:** Often anecdotal information.

**Will:** I am in favor of what has been presented. Statistics on repeat offenders may enlighten us to bad actors. The Treasurer's office may have data base of STVR's and may



be able to cross reference data bases. Tracking data could begin to find trends and make educated comments.

**Weiss:** Could City have a special section on the Get It Done app for STVR complaints?

**Jackson:** Possible problem of uncontrolled robot comments.

## 8. Officer Reports (action as noted)

### 8.1. Treasurer

**Steck:** Donations can be made by mailing a check made out to the LJ CPA. Email the Treasurer via [info@lajollacpa.org](mailto:info@lajollacpa.org) for instructions and address.

Beginning Balance April 1, 2021, \$729.70

No activity during month

Ending Balance: April 30, 2021, \$729.70

### 8.2. Secretary

LJCPA is a membership organization open to La Jolla residents, property owners and local business and non-profit owners at least 18 years of age. You do not need to be a member to attend and participate in the meetings. The La Jolla Community Planning Association welcomes the community to our public meetings and encourages expression and discussion of all viewpoints in our open forums.

To become a member, you must attend one (1) regular meeting AND fill out a membership application. To renew membership, you must attend at least one (1) regular meeting every year (the LJCPA year runs from March through February). If membership lapses by failure to renew, the individual is required to reapply for membership. Voting in an election or attending sub-committee meetings do not qualify as having attended a meeting.

If you register and attend an online meeting your attendance will count towards your meeting attendance requirement.

Eligible visitors wishing to join the LJCPA need to submit an application, copies of which are available at on-line at the LJCPA website: [www.lajollacpa.org/](http://www.lajollacpa.org/). Also on the website is the membership list that will be updated to include tonight's attendance soon after this meeting. If you believe you are a member and you are not included on this list, please contact us.

Those in attendance tonight who are not already members are encouraged to join to give our community a strong voice at City Hall. Check the Membership page on the LJCPA website for the membership application form.

### 8.3. President (action items as noted)

**Kane:** I have been attending American Planning Association conference sessions picking up good ideas from other communities on issues such as scooters, micro-mobility, street

closures, temporary or permanent slow streets, getting committee input on projects and policies. I have sent links to interested parties.

### **8.3.1 CPC analysis of PARC**

**Kane:** PARC is a coalition with retired city and park planners studying the Master Parks Plan. The point system has been criticized as method to evaluate park sufficiency. Current standard in SD is 2.8 acres/1000 people. Why the change from acreage standard to an amenity standard? They found an insidious inverse relationship between number of points gathered and their effect on park land. They have made recommendations and observations to various council offices and the mayor's staff:

- Base assumptions for going to point system, park land too expensive, funding not available where most needed, not enough available land
- Retain acreage standard of 2.8 acres/1000 people
- Establish baseline amenities for various park types
- Establish population-based enhanced amenity standard
- Use point system based on cost of enhancements.

Implementation – how do we know if plan is working

- City work with community groups
- Look at new park typologies
- Approaches supported by communities
- Appendix for each planning area tied to community plan
- Development of web-tool for annual community/council review of recreation elements
- Cost estimates
- Strategy for bond or tax dedicated for parks
- State legislation to tie affordable housing to park fees – more parks for more density
- Disposition of \$106,000,000 existing DIF/FBA funds
- Streamline park development process
- No conversion of land use to residential w/o parks and fees

### **8.3.2 Proposed State legislation, especially SB9**

**Kane:** CPC president, Wally Wulfeck, presented a list of land use bills many of which are still in process in the state legislature. He will begin tracking when the bills get to the final stages.

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

### Coastal View Corridor Committee:

**Kane:** We have developed a matrix to identify coastal view corridors on private properties, to determine if they are blocked, where located, and made a spread sheet. We have asked the City if a list exists or how to create one if none exists. We have contacted the Coastal Commission for help if City will not help us with Code Compliance and they have responded affirmatively. We are looking for dedicated view easements part of the permit on private property

**Neil:** Are you considering views other than the ocean or visibility on hillsides?

**Will:** We need to differentiate a view looking beyond or blocking an object rather than whether the structure is visible.

**Kane:** One issue for view easements is how much of the view (of ocean) must be visible.

## 10. Non-Agenda Trustee Comment

*Opportunity for Trustees to comment on matters not on the agenda, 2 minutes or less*

**Costello, Boyden, Jackson, Kane:** Discussion about Brown Act admonishing trustees from discussing among themselves anything within the purview of the CPA, hitting 'reply all' on emails, recusing if possible conflict. It is OK to receive information, just don't respond.

## 11. Adjourn to next LJCPA meeting

Regular meeting 3 June 2021, 6pm