

La Jolla Community Planning Association

Trustee Regular Meeting Draft Minutes

PO Box 889, La Jolla CA 92038
<https://lajollacpa.org>
info@lajollacpa.org

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

1 April 2021, 6pm

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-4-1-2021-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. 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.

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 Treasurer (emsmike@san.rr.com) for instructions and address.

Quorum Present: Ahern, Boyden, Costello, Davidson, Hostomska, Ish, Jackson, Dane, Manno, Neil, Rasmussen, Rudick, Steck, Weiss, Weissman, Will. **Absent:** Courtney, Shannon

Call to Order (6:07pm, action items)

Approve Agenda (action)

Motion: Accept agenda as presented: (Boyden/Steck) **Vote:** unanimous: Motion carries

Approve Minutes (action)

Motion: Accept minutes as presented: (Jackson/Davidson) **Vote:** unanimous: Motion carries.

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.

Emerson: La Jolla Shores Association regular meeting on 2nd Wednesday of month. We are working with City to get street dining made permanent; pottery canyon boundaries are in La Jolla Shores. Boundaries of La Jolla Shores discussed; the map is on the LJ Shores Association website.

Merten: The project at 1011 Muirlands Vista Way clearly requires a CDP as more than 50% of walls are removed. The City agrees that CDP is needed; the City informed the homeowner that no more inspections will be done until CDP is submitted. He was alerted when project started; now project is nearly complete and nothing has been done. The City is not doing its job.

Swear in newly elected Trustees

LaCava: Two incumbents, two returning and two new trustees will be sworn in, a good distribution of new and experienced trustees. The oath of office was administered to Zuzana Hostomska, Glen Rasmussen, Diane Kane, Jodi Rudick and Brian Will. John Shannon will be sworn in later. Be sure to take the Community Orientation Workshop or the e-COW to be sure you are covered for indemnification defense.

Election of Officers for 2021-22 (action)

Nominations from the floor & roll-call votes, repeated for each Officer position.

President: Boyden nominates Diane Kane, **Vote:** Unanimous

Vice President: Steck nominates Greg Jackson, **Vote:** Unanimous

2nd Vice President: Jackson nominates Brian Will, **Vote:** Unanimous

Secretary: Jackson nominates Suzanne Weissman, **Vote:** Unanimous. It was noted that Weissman was elected in April 2019 so this will be her 3rd year in that office.

Treasurer: Costello nominates Bob Steck, **Vote:** Unanimous

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.

5692 Dolphin Pl (611654, Tuszynski/Austin)

(Process 3) Coastal Development Permit and Site Development Permit for the addition and remodel to an existing 2,479-sf single-family residence at 5692 Dolphin Place. The project includes a 494-sf addition for a total of 2,973-sf. The 0.17 acre site has Environmentally Sensitive Lands and is in the RS-1-7 Zone and the Coastal (Appealable Area) Overlay Zone within the La Jolla Community Plan area, and CD 1.

- **DPR: Findings CAN be made, 6-0-1**

5550 La Jolla Hermosa Av (681208, Vanorden)

(Process 2) Coastal Development Permit to demolish an existing 489-sf detached garage to an existing 2 story, 2,965-sf single family residence to construct a new detached 789-sf Accessory Dwelling Unit above a 666-sf garage at 5550 La Jolla Hermosa Avenue. The 0.18-acre site is in the RS-1-7 Zone and Coastal (Non-Appealable Area) Overlay Zone within the La Jolla Community Plan area and CD 1.

- **DPR: Findings CAN be made, 6-0-1**

391 Via del Norte (664916, MacDonald)

(Process 2) Coastal Development Permit to create a new 642 SF attached companion unit to an existing historically designated 1928, two-story single family residence, located at 391 Via del Norte. The 0.254-acre site is in the RS-1-7 zone, Coastal (NAPP2), Coastal Height Limit, Parking Impact, Residential Tandem Parking and Transit Area Overlay Zones, and Transit Priority Area within the La Jolla Community Plan. CD 1.

- **DPR: Findings CAN be made, 6-0-1**

Motion: Approve items 4.1, 4.2, 4.3 on consent (Will/Jackson) **Vote:** unanimous, Motion carries.

Courtney arrives

Representatives of Officials, Agencies, & Other Entities

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

Hadley: Council Office will be installing a large (3 x 4 ft.) sign noticing the proposed vacation of Cuvier St. between Bishop's School and the Rec. Center to facilitate the plans to remodel and expand the Rec. Center, the surrounding play areas and partially by Bishop's School. We want to make sure that everyone who lives nearby or may be affected will see that there will be a noticed hearing on that vacation project at the Planning Committee and City Council. I will keep the dates updated on the sign so that the notice will be seen by all.

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

Assembly 78 (Chris Ward): Ansermio Estrada, 619-645-3090, ansermio.estrada@asm.ca.gov

Rachel Granadino: I am the new district representative for Assembly Member Chris Ward replacing Ansermio Estrada. California has two rounds left for small business relief programs. Please refer anyone to our office for issues or need help with unemployment problems.

<http://careliefgtant.com> , rachel.granadino@asm.ca.gov

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

SD Planning: Marlon Pangilinan, mpangilinan@sandiego.gov

Pangilinan: Reminder to provide updated membership roster and CPC representatives to Planning Department at SDplanning.com. Community Orientation Workshop training session is required for new trustees for indemnification by City. We are planning to hold a COW via Zoom late May or early June. New trustees can also take E-COW; a link will be on Community planning page of Planning Dep't website.

Neil: Will Planning Dep't be doing a project based orientation? **Reply:** I am not aware of development review training sessions online now. When things get better we will go back to in person sessions on specific development topics.

Manno: Is there anything Planning Dep't can do to help with projects in which the City does not enforce the regulations and allows these projects to continue without permits as was described earlier by Mr. Merten?

Hadley: Marlon is with the Planning Dep't which is separate from Development Services. Send this information to me and I will pursue it. DSD is swamped by an increase in projects during the pandemic.

Weiss: During my long service I cannot think of an incident where the City required an unlawful project to be taken down.

Boyd: how often is E-COW updated. **Reply:** we consider some questions but not updated fully.

UCSD Planning: Anu Delouri, adelouri@ucsd.edu

Delouri: UC San Diego Health has administered 322,000 vaccinations between Dec. 2020 to March 2021 and will continue to provide at the Rimal Center, the mobile vaccination unit for underserved areas and the Hillcrest site. We will begin to implement 'return to learn' plan with incremental repopulation of campus with safety a priority focused on increasing faculty and principal investigators permitted on campus.

Two projects located at Scripps Institute of Oceanography are under construction: The Marine Conservation and Technology facility which is a repurposing and rehabilitation of the former Southwest Fisheries Science Center built in 1963 to be completed spring of 2022; and Scripps Ocean Atmosphere Research Simulator located within the Hydraulics Lab. It will be the only instrument in the world capable of studying current and future states of the ocean atmosphere and atmosphere exchanges while reproducing physics, chemistry and biology of the ocean. The Theater District Living and Learning neighborhood previously reviewed at CPA meetings is under construction planned to open fall of 2023. The LJ Innovation Center, presented last month at this meeting, public EIR review period ended March 22, final EIR will be presented to Regents on May 11,12.

A team of scientists at La Jolla Institute for Allergy and Immunology (LJIAI) has won the XPRIZE Rapid COVID Testing competition. The LJIAI is located on UC San Diego's East Campus in the Science Research Park. The team developed and successfully implemented a fast, inexpensive, saliva-based COVID-19 screen that allowed the Institute's laboratories to reopen safely in 2020. We are looking to use proceeds and funding sources to help make screening available for free and get sample collection kits to more people.

Rasmussen: Does CPA have any opportunity to comment to improve the design of the LJ Innovation Center. An iconic design like the Geisel Library would be a public relations coup with the community. **Reply:** I cannot commit to design changes, but we have heard comments on the aesthetics of the project and will take the comments back for response. This building is designed by Gensler Architects, well known around the country.

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 votes.

6767½ Neptune Pl, Windansea Barrier (666879, Neri)

(Process 4) CDP and SDP for a Public-Private partnership to install public improvements along the west side of Neptune Pl. between Westbourne St & Palomar Ave. Improvement to include (gazebo). The 2.75-acre (approximately 1,376 linear feet) site is in the OP-1-1 and RM-3-7 Base Zones and Coastal (App.) Overlay Zone within the La Jolla Community Plan Area and CD1.

- **DPR: findings CAN be made 6-1-1**

Jim Neri: I represent Friends of Windansea for the Windansea Beach Slope Protection and Belvedere Replacement Plan. Friends of Windansea is an ad hoc group formed in 1997 to protect, enhance and restore Windansea beach. New paths to the beach are creating more erosion leading to only dirt remaining on the slopes. Slides shown as follows:

- Plans approved in 2000 that have been implemented.
- Continued erosion in recent years.

- Historic nature of belvedere; even though it was never dedicated yet it is a part of the historic fabric of LJ. It was there over 50 years until 1982 which is criteria for historic recognition.
- We want to reconstruct it as it was then. The Belvedere at Childrens' Pool is larger than this one will be.

Andrea Rosati: Attorney representing Preserve Windansea Beach Assn, residents opposed to building belvedere. Slides presented showing how plan violates LJ Community Plan policies concerning open space, visual resources and sensitive bluff protection:

- Scenery and open space reduced by placing a structure in open space on narrow bluff in violation of requirement "to preserve open space at Windansea to maximum extent possible."
- Belvedere violates requirement to preserve public views from first public roadway adjacent to ocean; also, public view cones at end of Rosemont and Colmar streets requiring 90 degree unblocked view are impacted.
- Belvedere obstructs scenic view looking north and south on Neptune Place.
- Development is not 40 ft. from bluff face per LDC.
- Impact on protection of sensitive species and MHPA.
- No mandate to rebuild belvedere under CEQA or any federal or state historic guidelines.
- Criminal behavior encouraged in sheltered structure.
- 500 signatures and 50 letters in opposition.

Merryweather: New information that neighbor, not vandals, tore down belvedere. It is not view blocker as 55% of it is open. Police reports confirm no crime occurs in belvedere.

Public discussion continued; Olten, Dunfee, Woods, Young, Schmidt, Fitzmaurice, Jernigan in favor. Baracchini, Best, Richards, Merten, Longenecker opposed to Belvedere and lack of plans for maintenance and funding.

Neil: Issues of safety and vandalism not in our purview. Community Plan is a guide only. Supports plan

Davidson: Who is donor? How will it be paid for? What is plan for maintenance? **Neri:** Tom Morgan of Friends of Windansea donated \$200,000, additional funds to be raised. Friends have preserved beach as much as possible.

Motion: Support DPR recommendation in favor of project. (Rasmussen/Costello)

Jackson: This should be 2 projects. Slope repairs ought to be public funded.

Kane: This is example of how City has defunded its parks. We are working to update Parks Master Plan and get dependable funding for maintenance for parks. I applaud Friends of Windansea for stepping in with private funds. When Neptune Pl. is repaved with original concrete. I will propose a master plan update for that area to widen sidewalk, control traffic and provide more space for public. We need to support private funding of project for now.

Vote: 13-3-1. Motion carries

In Favor: Ahern, Boyden, Costello, Courtney, Hostomska, Ish, Neil, Rasmussen, Rudick, Steck, Weiss, Weissman, Will,

Opposed: Davidson, Jackson, Manno

Abstain: Kane (chair)

1395 West Muirlands (666376, Dahan)

Combination building permit for remodel/addition to an existing 1-story single dwelling unit. Work to include interior remodel of existing SDU with addition of a 2nd floor and construction of a new guest quarters. Base zone: RS-1-4/RS-1-5. N-APP-1. Geo Haz 25.

- **(not reviewed or approved by LJCPA, Stop Work Order in effect)**

Merten: Look closely at permitted drawings for less than 50% removal of walls for exemption from CP. City staff is missing this repeatedly.

Morton: I represent neighbor affected. City has acknowledged that 50% rule was violated, built in right of way without permits, violated stop work order and continued to build. City will have public hearing to revoke all permits and get CDP, Grading and building permits. Please unanimously support letter. Further explanation of project appeals timeline provided.

Boyden: Send letter to city council members also.

Motion: Send letter adding City Council members and new date. (Weissman/Weiss) **Vote:** Unanimous: Motion carries

Officer Reports (action as noted)

Treasurer (see [Materials & Comments](#) for report)

Costello: No activity; Bank Balance on March 31, 2021: \$729.70. I recommend we include the treasurer's report in the Agenda in the future.

Secretary

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

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.

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/. In the interest of time, I refer you to the website for further details on membership and the updated attendance records.

Those in attendance tonight who are not already members are encouraged to join during to be eligible to vote in the election in March. Check the Membership page on the LJCPA website for the membership application form.

Neil: Current membership/attendance sheet has been updated to reflect current membership.

President

Kane: Engineers handling LJ Reservoir project are suspending the EIR because they are doing technical studies to determine what the actual water need is for LJ. Since the initial criteria were laid out over 10 years ago there have been upgrades, repairs and water usage has changed so they are thinking they may not need as large a reservoir. They will return to us with new information.

I also have a request to follow up City Council Appeal of 8423 El Paseo Grande on April 13. The CPA did not appeal the EIR, only the project.

Boyden: We can't comment at City Council as there is no time to discuss this item; individuals may comment.

Merten: Ask PRC to review the Environmental Document to make recommendation for CPA to adopt and present comments at Coastal Commission hearing or City Council if it returns there. It is important for CPA to take a position on this.

Weissman. The CPA did not comment on the EIR, but individuals did; all comments were refuted by Hearing Officer.

Davis; Please comment to City Council to oppose 8423 El Paseo Grande project because of underground water issues, earthquake fault issue and excessive size of the structure.

Reports from Standing, Ad Hoc, and Other Committees

Kane: Coastal View Corridor Committee is waiting to hear from the City if they will enforce blocked view corridors if we report them. No sense reporting if City will not respond.

Adjourn to next LJCPA meeting: 8:04 pm

Next Regular meeting 6 May 2021, 6pm

Prepared by Suzanne Weissman
Secretary