

La Jolla Community Planning Association

PO Box 889, La Jolla CA 92038
https://lajollacpa.org
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Draft Minutes 7 July 2022, 6pm

President: Diane Kane
Vice President: Greg Jackson
2nd Vice President: Bob Steck
Secretary: Suzanne Baracchini
Treasurer: Larry Davidson

Regular Monthly Meetings: 1st Thursday, LJ Recreation Center, 615 Prospect St
(In accordance with AB361, meetings are being held online during the California public health emergency)

Links for Registration and Materials pages can be found at <https://lajollacpa.org/2022-agendas-minutes/>

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 Brian Earley, 3rd Wednesday, 4:00 pm

Quorum Present: Ahern, Boyden, Brady, Costello, Davidson, Hostomska, Jackson, Kane, Rasmussen, Rudick, Shannon, Steck, Terry, Weissman **Absent:** Baracchini, Fremdling, Weiss, Will

Call to Order: 6:02pm Robert Steck presiding

A. Procedural Matters

1. Approve Agenda **Action**

Motion: Approve as presented, (Boyden/Kane) No objections, Motion carries.

2. Approve Minutes **Action**

Motion: Approve as presented, (Jackson/Kane) No objections, Motion carries.

3. Election Report

Emerson: 47 ballots received; Lisa Kriedeman, 26; Brian Williams, 21, Kriedeman elected. Results will be finalized after 10 day challenge period. Thanks to committee counting: Neil, Steck, Davidson, Weissman, Pangilinan, Planning Dept.

Item H (out of order) Reports from Standing, Ad Hoc, and Other Committees (information only)

- CPC (Boyden)
One issue discussed was Cannabis business fees. The other issue was to oppose CPG Reform in its entirety to the City Council since LU&H committee did not approve the waiver of \$1,000 fee for appeals and to eliminate the two year break requirement. Council Member Whitburn plans to request a quota for renters be added to CPG Reform requirements.

Motion (Item 10, out of order) Ratify Kane position supporting PC opposition to CPG Reform in its entirety. (Boyden/Jackson). No objections. Motion carries.

B. Non-Agenda Public Comment

Items not on the agenda. 2 minutes or less. No votes or action.

Kathleen Neil: Meeting of Membership Committee in person at LJ Library, July 19, at 5PM. Final agenda will be posted and Eblasted.

Phil Merten: Decision makers should not use the term '*findings can be made*' unless the project complies with the Municipal Code and is in conformity with the certified local coastal program and land use plan – our community plan.

Sally Miller: Concerned about loss of parking spaces in downtown LJ after Covid restrictions lifted.

Tricia Riha: Opposes closing of Avenida de la Playa because of interference with boat launch at end of that street.

4. Consent Agenda **Consolidated Action**

The Consent Agenda comprises Committee/Board recommendations to which no Trustee objects. They are voted on together as one item, whereby the Committee/Board recommendations become LJCPA's. The public may comment, but there is no presentation or debate. Anyone may "pull" an item from Consent for full discussion and vote at a subsequent meeting.

~~4.1. Street Promenade Avenida De La Playa (Emerson) PULLED~~

~~Letter of support to California Coastal Commission for efforts by the La Jolla Shores Association and La Jolla Shores Merchants Association to create a permanent pedestrian only "Spaces as Places" on Avenida de la Playa.~~

~~T&T 6/15: **APPROVE**, 10-0-0~~

4.2. 8445 Avenida de las Ondas (1050498/Ondas ADU, Morton)

Selectively demolish portions of the 3,963 square foot existing two-story single-family residence. Remodel & addition for the addition of 1,995 square feet to the home for a total of 5,447 square feet. A portion of the new two-story addition will be a new 1,191 square foot Accessory Dwelling Unit (ADU) on the second floor.

PRC 6/20: findings **CAN** be made, 4-0-1

4.3. (pulled) ~~7310/7312 Fay Av (673278, Golba)~~

~~(Process 3) CDP, SDP, and TM for a small lot subdivision, the demolition of an existing dwelling unit and the construction of two new single family residences on separate lots with a detached garage on each lot, totaling 5,254 square foot, located at 7310/7312 Fay Avenue. The 0.16-acre site is located in the RM-1-1 Zone.~~

~~DPR 6/21: findings CAN be made, 5-0-1~~

Motion: Approve item 4.2 on Consent (Kane/Boyden) No objections, Motion carries

C. Elected Officials, Agencies & Other Entity Representatives

- **Council 1 (LaCava): Steve Hadley**, 619-236-6611, srhadley@sandiego.gov
Audit of Code Enforcement Department released with recommendations to be adopted by July 2023. We are beginning work on FY 24 budget, please add requests for prioritized projects (large & small) to agenda, Aug. or Sept. to present to Council Member to push forward.
- **Ashley Martinez**, Manager of Government & Community Relations at Airport Authority:
Reported on airport traffic delays and limited parking due to construction of new Terminal One; be sure to arrive two hours before flights. Drop off and pick up shuttles are available with charge nor now.
- **SD Mayor's Office (Gloria): Matt Griffith**, 619-964-7748, griffithm@sandiego.gov
"Employ & Empower" Youth Workforce Program
\$18.5 million grant from State for a youth workforce training program that aims to give paid internships and job training opportunities for San Diegan youth. 1,000 opportunities for youth ages 16-30 to get real-world, paid work experience and serve their community.
- **County 3 (Lawson-Remer): Spencer Katz**, 858-289-9205, spencer.katz@sdcounty.ca.gov
Supervisor Lawson-Remer is supporting legislation to enshrine 'right to choose' in Calif. State Constitution. Also supports legislation supporting gun safety. Declare fentanyl a public health crisis. <https://www.countynewscenter.com/county-adopts-7-36-billion-budget/>
- **Assembly 78 (Ward): TBD** Not Present
- **Senate 39 (Atkins): Cole Reed**, 619-645-3133, cole.reed@sen.ca.gov
https://groups.google.com/d/msgid/ljcpa-trustees/407BEB50-B902-4B53-9A9A-75C126BA6E9C%40yahoo.com?utm_medium=email&utm_source=footer for report.
- **SD Planning: Marlon Pangilinan**, 619-235-5293, mpangilinan@sandiego.gov Not present
- **UCSD Planning: Anu Delouri**, 858-610-0376, adelouri@ucsd.edu Not present

D. Local Project Reviews (Action items as noted)

5. 6710 La Jolla Blvd (696299/Gravilla Townhomes, Neely) Action

CDP/VTM for a new 2-story multifamily building with 12 for-sale condominiums, 12 parking spaces below grade, located at 6710 La Jolla Bl. The 0.23-acre site is in the La Jolla Planned District 4, and Coastal Overlay (Non-Appealable) Zone, and Coastal Height Limit Overlay Zone within the La Jolla Community Plan area. Council District 1.

DPR 5/17: findings CAN be made, 4-1-1

Presenters: Rhonda Neely, Developer; Doug Austin, AVR, Project Architect.

Issues raised by Mr. Merten (in italics) & addressed by Rhonda Neely/DSD

- *Density bonus units s/b counted toward max FAR.* City ruled bonus units not incl in FAR.
- *FAR s/b 1.0, since it is being treated as 100% residential, not 1.3 that would be allowed if it was treated as mixed use.* City rules 1.3 is correct
- *Project should apply for variance instead of using earned incentives:* Applicant: project is at end of commercial corridor and surrounded by residential uses, applicant proposed project be 100% residential to prevent commercial encroachment into residential, which is a goal in the LJPDO. Since land use plan calls for commercial use in Zone 4, we are using an incentive to eliminate commercial use.

- *This is a density bonus project, variance is not applicable.* Project uses incentives. One incentive is used to eliminate commercial on ground floor.
- *Existing 4 parcels should be treated as one parcel so that allowed density would allow 11 units instead of 12.* Applicant: Merger not required

Applicant Conclusion: Above issues are interpretations. Applicant: legal opinion that City has purview to interpret its own codes. Also the Planning Commission approves projects that meet the goals of City planning. This project meets the goals of the City to increase housing supply.

Boyden left

Motion:

LJCPA recommends that the City carefully review the issues discussed by us, and approve the project should it continue to find that the project complies with the SDMC, the LJPDO, and the LJ Community Plan. (Jackson/Kane)

Roll-Call Vote: 10-2-1 Motion carries

Yea: Ahern, Brady, Davidson, Hostomska, Jackson, Kane, Rasmussen, Rudick, Shannon, Weissman

Nay: Costello, Terry

Abstain: Steck (chair)

Kane left

6. 735 Nautilus (693284/Nautilus Duplex, Podeswik) revised plans Action

Coastal Development Permit to demolish existing single family residence and construct two new, two-story single family residences with basements that will include junior ADU's within each unit at 735 Nautilus Street. The 0.15-acre site is located in the RM-1-1 Base Zone and Coastal (Non-Appealable) Overlay and Coastal Height Limit Overlay, and Parking Impact Zones within the La Jolla Community Plan and Council District 1.

DPR 3/15: findings CAN be made, 3-2-1

Trustees 5/5: Findings CANNOT be made

Project does not comply with municipal code plumb line height measurement as pertains to the roof deck on the western edges of the structure nor does it apply to the angled set back at the eastern edge of the building, 12-3-1

Presenter: Stosh Podeswik, Architect.

Plans were changed to clarify height measurements. Ceiling height reduced to 9'
Additional dimensions supplied shows compliance with height requirement.

Merten: Per Code structure height measured from existing grade or proposed grad whichever is lower. Building drawings, section 1 shows 30' from existing grade, proposed grade is lower so plumb line measurement is more than 30'. Project still does not comply.

No motion passed so vote that *Findings Cannot be Made* on May 5 stands.

Terry left

7. Entrance to La Jolla Sign (Wilson/Goodmen) Action

Design concept recently approved by the La Jolla Shores Association brings identity and community pride at the intersection of Torrey Pines Road and La Jolla Shores Drive triangle area.

T&T 6/15: APPROVE 10-0-0

Motion:

Approve chosen welcoming sign as presented, (Ahern/Shannon)

Roll-Call Vote: 6-5-0, Motion carries.

Yea: Ahern, Costello, Hostomska, Rudick, Shannon, Steck (break tie)

Nay: Brady, Davidson, Jackson, Rasmussen, Weissman

E. City/State/UCSD Project Reviews (Action as noted)

(none)

F. Policy Discussions, Reviews, & Recommendations (Action as noted)

(none)

G. Officer Reports (Action as noted)

President

8. Endorse T&T "Spaces as Places" letter to Coastal Commission Action

Motion:

**Endorse "Spaces as Places" letter to Coastal Commission prepared by T & T Chair, Brian Earley subject to removal of last sentence of third paragraph that begins with the word 'specifically.' (Jackson/Rudick),
No objections, Motion carries**

9. Endorse MBPG Vending letter to Coastal Commission Action

Motion:

**Endorse in concept letter to Enforcement Department of Coastal Commission from LJCPA, La Jolla Shores Association, and La Jolla Parks & Beaches to require City of SD to enforce current statutes regarding sidewalk vending. (Jackson/Costello)
No objections, Motion carries.**

10. Ratify President's vote supporting CPC opposition to CPG reforms Action (see above)

Secretary

LJCPA is an organization open to La Jolla residents, property owners and local business and non-profit owners at least 18 years of age.

Everyone is invited 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.

For information on how to participate in this group, go to our Website – LaJollaCPA.org. and go to the heading – Participate, for instructions on how to become a member or simply to join our mailing list.

I encourage those who are eligible to join to give us a strong voice at city hall and show that you support the work of the Community Planning Groups. And encourage your neighbors to get involved as well. Everyone is encouraged to join our mailing list.

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

Treasurer

Beginning Balance as of Jun 1, 2022	\$ 476.23
Income:	
Reimbursement from City of SD	\$500.00
Donations	250.00
Total (Expenses)	0.00
Net Income/(Expenditure)	0.00
Ending Balance of Jun 30, 2022	\$ 1,226.23

I. Non-Agenda Trustee Comment (information only)

Opportunity for Trustees to comment on matters not on the agenda, 2 minutes or less.
No votes or action unless properly noticed at least 72 hours in advance.

Jackson: Note that Membership application and mailing list requests can now be done online through the website.

Adjourn to next LJCPA meeting: 8:41PM

Regular meeting 4 August 2022, 6pm.

Listen to Meeting Discussion & Comments here:

https://drive.google.com/file/d/1TH0H_IKkNnlkFn7srr4iKiOMoxQceK9e/view?usp=sharing

Prepared by
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