

La Jolla Community Planning Association

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Trustee Agenda Draft Minutes 1 December 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 (currently online)

Instructions and Materials pages can be found at <https://lajollacpa.org/2022-agens-minutes/>. For attendance to be counted, registration and sign-in must be in the member's name. Meetings are recorded. 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 acclamation, roll call, or show of hands.

The public is encouraged to participate in Committee/Board meetings before LICPA 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 Thursday, 4:00 pm

T&T – Traffic & Transportation Board, Chair Brian Earley, 3rd Wednesday, 4:00 pm

Procedural

Quorum Present: (17): Ahern, Baracchini, Brady, Costello, Davidson, Fremdling, Hostomska, Jackson, Kane, Kriedeman, Rasmussen, Rudick, Steck, Terry, Weiss, Weissman, Will.
Absent (0):

1. Approve Agenda (Kane) **Action**

Motion (Jackson/Rudick): Approve agenda as submitted with items 3.1, 3.2, and 3.4 **PULLED**

No objections motion passed unanimously.

2. Approve Minutes (Baracchini) **Action**

Motion (Baracchini/Jackson): Approve minutes as submitted.

No objections motion passed unanimously.

Non-Agenda Public Comment

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

1: **Jim Neri (Friends of Windansea)** - gave an update on the Windansea Beach Slope Protection Project and Belvedere Construction Project. The Belvedere Construction component of the project is currently under appeal at the California Coastal Commission (CCC) and Mr. Neri anticipates it being on the March 2023 Agenda at CCC.

2: **Suzanne Baracchini (Preserve Windansea Beach Association)** - stated the grounds for the Belvedere Construction appeal at the CCC could be found at www.preservewindansea.org and listed them as

a: Incomplete Geotechnical Analysis: Sea Level rise/Managed Retreat

b: California Coastal Public Trail View Impacts

c: Lack of Adequate Parking for Public Access

3: **Melinda Merryweather (Friends of Windansea)** - stated that Friends of Windansea will be installing posts and ropes to mitigate pedestrian traffic on the eroding bluff until the Belvedere Construction appeal is heard at the CCC.

If special facilities or access are required (for example, to display presentations), notify the Chair one week prior to meeting. If a Sign Language interpreter, aids for the visually impaired, or Assisted Listening Devices (ALDs) are required, please contact the City's Disability Services Coordinator at 619-321-3208 at least five (5) workdays prior to the meeting date to ensure availability.

4: **Janie Emerson** - gave an update on the 2023 Elections Committee. Janie Emerson, Donna Aprea, John Fremdling, Zuzanna Hostomska and Nancy Manno will be on the committee. The Election is in March and 8 seats are open. To be eligible a candidate must have attended 3 meetings, submit a bio and state why you would like to run.

Consent Agenda

3. Consolidate, Accept, & Adopt Committee Judgments **Action**

The Consent Agenda comprises Committee/Board recommendations to which no Trustee objects. They are voted together as one item, without presentation or debate, whereupon the Committee/Board recommendations become LJCPA's. Anyone may "pull" Consent items for full discussion and vote at a subsequent meeting.

~~3.1. 5680 La Jolla Blvd "Paradisea Sidewalk Cafe" (1071808, Remen/Bennett) **PULLED**~~
(Process 2) Neighborhood Use Permit for a 342 square foot sidewalk café where a deviation is requested to extend beyond 4 feet 6 inches from the building facade. The Property site is located at 5680 La Jolla Blvd in the La Jolla Planned District 4 zone and the Coastal (Non-Appealable) Overlay zone within the La Jolla Community Plan and Council District 1.

~~PDO 11/14: Would like the applicant to **RETURN**, 6-0-0~~

~~DPR 11/15: **APPROVE**, 5-1-1~~

~~3.2. 6260 Waverly (1050666, Crisafi) **PULLED**~~
(Process 3) Site Development Permit for a 572 square-foot pool pavilion, shoring walls, and site stairs at 6260 Waverly Avenue. The 0.73-acre site is in the RS 1-1 and RS 1-7 Zones and Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan area, and Council District 1

~~DPR 11/15: **APPROVE**, 4-1-1~~

3.3. **5621 La Jolla Blvd "LJ Crafted Wines Sidewalk Café" (1064316, Morton)**

Install a new 3'-0" high cable railing enclosure and support posts for a new addition to the sidewalk café in the City of San Diego Right of Way area of 210.5 square feet.

PDO 11/14: Appears to **CONFORM**, 6-0-0

DPR 11/15: **APPROVE**, 5-0-1

~~3.4. 8311 El Paseo Grande "Gibby Residence" (1053312, Golba) **PULLED**~~

~~New Coastal Development Permit and La Jolla Shores SDP for a First Floor and Basement remodel and a Second Story addition to an existing s.f.r. Prior Single Discipline Preliminary Review for Historical Cleared (PTD # 684701)~~

~~PRC 11/17: findings **CANNOT** be made, 3-2-1~~

~~Bulk and scale and lack of articulation on the side walls~~

3.5. **7854 Girard Ave #4230 "Trianon Clothing Rebranding" (Alan)**

Exterior painting, Block signage lettering, Awning, Lighting, Planter box.

PDO 11/14: Appears to **CONFORM**, 6-0-0

Motion (Jackson/Will): To adopt the consent the Consent Agenda as submitted, excluding **PULLED items.**

No objections motion passed unanimously.

Comments from Elected Officials, Agencies, & Other Entities

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

Steve provided the following updates:

- 1: Next Tuesday the New Street Vending ordinance will be up for a second reading at City Council and if approved will go into effect Jan 5, 2023.
- 2: Applications for Short Terms Rentals fell short and will still be accepted.
- 3: Spaces and Places Program is on the CCC December agenda in Long Beach as Item #16A and it is anticipated there will be some modifications to the program that will require a Process 1 CDP for outdoor business in public right of way and replacement of on-street parking within the Beach Impact Area (smaller area, not to be confused with the Coastal Overlay Zone). City council will have to adopt these modifications which will take two readings which means it will not be approved until April 2023.

- SD Mayor's Office (Gloria): ~~Matt Griffith, 619-964-7748, griffithm@sandiego.gov~~
Emily Piatanesi Email: Epiatanesi@sandiego.gov Phone Number: (619) 964-6637

Emily introduced herself as the Mayors new community representative for Council District 1. Updates included:

- 1: Mayor for a Day Competition (K-12 Grade) deadline is Dec 5th.
- 2: Mayor bringing forward amendments to Street Preservation Ordinance to help fix roads faster and better. The ordinance will go in front of council at the end of January.
- 3: Please subscribe to the Mayor's newsletter and also the new Homelessness Newsletter available on the City website.

- County 3 (Lawson-Remer): Spencer Katz, 858-289-9205, spencer.katz@sdcounty.ca.gov

- 1: County is main provider of Mental Health Services, dial 988 for mental health resources
- 2: Requested help to identify any non-profits that experienced hardship during the pandemic, there is still funding available to assist with rent, payroll etc, application can be found at Enhancement ARPA Grant please use this link:
<https://www.sandiegocounty.gov/content/sdc/communitygrants/cegranteligibility.html>
or email cipriano.vargas@sdcounty.ca.gov

- Assembly 78 (Ward): Ansermio Jake Estrada, 619-645-3090, ansermio.estrada@asm.ca.gov (Absent)
- Senate 39 (Atkins): Cole Reed, 619-645-3133, cole.reed@sen.ca.gov

- 1: California budget deficit
- 2: December 5th new senators will be sworn in La Jolla will then be represented by Catherine Blakespear

- SD Planning: Marlon Pangilinan, 619-235-5293, mpangilinan@sandiego.gov

- 1: Planning Department be providing guidance on the CPG reforms

- UCSD Planning: Anu Delouri, 858-610-0376, adelouri@ucsd.edu

- 1: College Rankings, UCSD 6th in US public colleges, 15th overall in US and 20th in the World.
- 2: \$7 Billion in new construction over the past decade, medical facilities and labs.
- 3: New campus housing planned in 2023 adding 5700 undergraduate beds.
- 4: Philanthropy, Epstein Amphitheatre Opened.

Local Project Reviews (Action as noted)

4. **811-827 Coast Blvd S “Coast Blvd Historic Rehabilitation and Townhomes” (677297, Fotsch/Will)**

(Process 4) CDP, SDP, NDP, and TM to consolidate 2 lots into 1, demolition of 813-821 Coast Blvd S (5 structures), remodel/addition of 811 Coast Blvd S (non-historic), remodel/addition of 825 Coast Blvd S (historic), relocation/remodel/addition of 827 Coast Blvd S (historic), and construction of 6 new, 3-story townhomes over underground garage; total of 23,591 SF. The 0.44-acre site is in the LJPD t-5 Zone, Coastal Ht, Coastal (N-App-2), and Parking Impact Overlay Zones; CD1

*DPR 10/18: findings **CAN** be made, 5-0-1 (Will recused)*

Motion #1 (Jackson/Baracchini): This project is highly consistent with the goals of the LJCP and the LJPDO, and we recommend that the City should make the necessary findings to issue the requested CDP, SDP, NDP, and TM to consolidate 2 lots into 1, the demolition of 813-821 Coast Blvd S (5 structures), the remodel/addition of 811 Coast Blvd S (non-historic), the remodel/addition of 825 Coast Blvd S (historic), the relocation/remodel/addition of 827 Coast Blvd S (historic), and the construction of 6 new, 3-story townhomes over underground garage.

Motion #1 Passes: 14-0-1

Vote Count: (Yes - 14): Ahern, Baracchini, Brady, Costello, Davidson, Fremdling, Hostomska, Jackson, Kriedeman, Rasmussen, Rudick, Steck, Terry, Weissman. (No-0), (Abstain -1): Kane, (Recused -1): Will

No objections, motion passed unanimously.

Motion #2 (Jackson/Rasmussen): We request that T&T study the traffic situation along Coast Blvd with special attention to the impact of Project 677297, both during construction and once that is complete.

Motion #2 Passes: 14-0-1

No objections, motion passed unanimously.

5. **7945 Herschel Av “Herschel Ave CDP” (676691, Straw)**

(Process 2) Coastal Development Permit to construct a 3 story, 31,455-sf mixed-use building with 2 level, 33,535-sf basement parking garage to consist of 12 residential apartments with roof deck above a ground floor residential lobby area, commercial uses, and parking at 7945 Herschel Ave. The 0.40 acre site is located in the LJPD-1 Zone and Coastal (Non-Appealable Area) Overlay Zone within the La Jolla Community Plan area, and Council District 1.

PDO 10/10: Appears to CONFORM, 3-0-2

DPR 10/18: findings CAN be made, 5-0-1

Motion (Jackson/Will): This project is highly consistent with the goals of the LJCP and the LJVPO, and we recommend that the City should make the necessary findings to issue the requested Coastal Development Permit to construct a 3 story, 31,455-sf mixed-use building with 2 level, 33,535-sf basement parking garage to consist of 12 residential apartments with roof deck above a ground floor residential lobby area, commercial uses, and parking at 7945 Herschel Ave.

No objections, the motion passed unanimously.

6. **7606 Girard “Girard Lofts” (664566, DeBartolo)**

Substantial Conformance Review revision to the approved Coastal Development Permit for the 7606 Girard Ave project. Project is currently under construction, making this time-sensitive to prevent a halt in construction. Project details (number of units, FAR, parking count, building height, setbacks, landscaping, stormwater, etc) are not proposed to be modified from the approved Coastal Development Permit in any way. SCR modifies affordable housing development incentive & waiver language to allow usable mezzanine spaces which were drastically impacted through the building permit review process.

Trustees 11/5/2020: findings CAN be made, 13-0-1

Motion (Jackson/Weissman): The revised language substantially conforms to the project previously approved by LJCPA.

No objections, the motion passed unanimously.

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

(none)

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

7. **Visioning Committee (Kane)**

Update from the *ad hoc* Visioning Committee - Report Postponed

8. **View Corridors Committee (Baratz/Terry)**

Committee met with City Staff and Joe Terry gave a detailed presentation of their findings and strategy moving forward. The presentation is lengthy and can be watched at 2hrs 27min using the following link

https://drive.google.com/file/d/1kOHCyRJ5Kf4lhCWOhCOx5YBlhWunTD/view?usp=share_link

Officer Reports (Action as noted)

President
Secretary
Treasurer

Beginning Balance as of 1 Nov 2022	\$ 866.95
Total Income	0.00
Total (Expenses)	446.57
Net Income-Expenditure	-446.57
Ending Balance of 30 Nov 2022	\$ 420.38

Reports from Standing, Ad Hoc, and Other Committees (information only)

- CPC (Kane)

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.

Adjourn to next LJCPA meeting

Motion (Kane/Baracchini): To adjourn meeting at 8:49pm
Listen to meeting, discussion and comments here:
https://drive.google.com/file/d/1kOHCyRJ5Kf4lhhCWOHCOx5YBlihWunTD/view?usp=share_link
MInutes Prepared by: Suzanne Baracchini, LJCPA Secretary.
Next Regular meeting January 5, 2023, 6pm.