



# La Jolla Community Planning Association

PO Box 889, La Jolla, CA 92038 ♦ <http://www.LaJollaCPA.org> ♦ [info@LaJollaCPA.org](mailto:info@LaJollaCPA.org)

## Annual Report: April 2022 – March 2023

### LJ CPA Organization, Membership and Elections

#### Joint Committees of The La Jolla Community Planning Association:

- Development Permit Review Joint Committee: Brian Will, Chair
- La Jolla Shores Permit Review Joint Committee: Andy Fotsch, Chair
- Planned District Ordinance Joint Committee: Deborah Marengo, Chair
- Traffic and Transportation Joint Committee: Brian Earley, Chair
- 

#### Ad Hoc Committees of The La Jolla Community Planning Association:

- Coastal View Corridor Committee: Joe Terry, Chair
- La Jolla Visioning Committee: Trace Wilson, Chair

Six trustees were seated in April 2022 after a successful election with mail-in ballots to accommodate COVID social distancing restrictions. The LJCPA started the year with 18 Trustees; one Trustee term ended in June and the seat was filled via a special election. A second Trustee term ended in December and the seat remained vacant until the 2023 annual election. A third seat also remained unfilled after an unexpected Trustee death in November. Elections will be held in March 2023 for eight seats. As of February 2023, we had 92 members. We always seek new members and welcome everyone in the community.

The LJCPA held 12 regular meetings during the period beginning on April 1, 2022, by teleconference as recommended by the City of San Diego, using the online platform Zoom. Meetings averaged 50 attendees and ran smoothly, thanks to the expert technical assistance of our 1<sup>st</sup> Vice President, Greg Jackson. State and local government officials attended the meetings and provided valuable information to the community.

In addition to the success of the Zoom meetings, the LJCPA Website continues to provide to the public all data and information including project plans and extensive materials from project applicants, letters, and comments for each item on the agenda. It is also a valuable resource for the community with information on project reviews, land use regulations and local government. It includes all meeting agendas, meeting minutes and administrative information about the organization and the sub-committees, past and present.

### LJ CPA 2022 Activities

Throughout the year the Community Planning Group meetings provided a community forum for review, discussion, recommendations and actions concerning the following issues affecting La Jolla:

- Proposed ban on beach bonfires. (Support recommendations of LJ Parks & Beaches & LJ Shores Assn.)
- Review and locate required Coastal View Corridors on private property that are blocked and work with Development Services Department to correct. (Support recommendations of Ad Hoc Coastal View Corridor Committee.)
- Critical analysis of CDP for seasonal closure of Point La Jolla and Boomer Beach for sea lion pupping.

- Neighbors for a Better San Diego ADU Ordinance update proposals. (Support)
  - CPG Reforms (Consistently oppose reforms at all public forums: CPA, CPC, CC.)
- 
- Support Friends of Coast Walk application for Vernacular Architecture Forum National Advocacy Award, SOHO Cultural Landscape Preservation Award and Orchids & Onions Award
  - Support Adaptive Re-use ordinance.
  - Review, comment and conceptually support proposed upgrades to the La Jolla Recreation Center & environs.
  - Review & comment on proposal for new Entrance Sign to La Jolla
  - Review and comment on “Spaces as Places” program on criteria for dining establishments in public ROW
  - Join with Parks & Beaches & LJ Shores Association request to CCC to enforce SD sidewalk vending ordinance in coastal zone
  - Note & file information on University City Plan Update
  - Developed criteria, standards and protocols for street closures associated with special event processions
  - Note & file report on UCSD weather data collection project at Soledad Research Pad on Via Capri
  - Updated CPA logo with higher quality resolution & more readable font for electronic transmittal
  - Supported CPC recommendations for Code Revisions during 2022 Code update cycle
  - Discussed options for return to in-person meetings, with consideration of available locations & equipment needed for hybrid meetings
  - Considered compatibility with the Community Plan and safety of proposed new striping for bike lanes associated with street repaving projects at various locations

Suggestions for Code Amendments submitted in the 2022 March Code Update Cycle included limiting “50% Rule” CDP Exemptions and requiring geotechnical reports for basements. Neither proposal was included in the final update.

In September, a prioritized Capital Improvements Project List was submitted to CM La Cava for FY 2023-2024 budget requests. The list was jointly prepared by LJCPA, LJ Shores Association, Bird Rock Community Council and Parks & Beaches. It included repair of several public facilities important to local tourism and community livability: street, lighting & sidewalk repair; beach & park improvements; coastal access improvement; trash & weed abatement, tree trimming, etc., as well as requests for studies for traffic calming & plan updates. Most requests were included in CM La Cava’s budget memos.

### **Committee Work**

The **Visioning Committee**, comprised of representatives from Enhance La Jolla, the Village Merchant’s Association, Parks & Beaches, La Jolla Shores Association, the PDO Committee, the LJ Historical Society and the LJ CPA, met weekly during 2021-22 to develop concepts for streetscape enhancements throughout La Jolla. Building on work initiated by Enhance La Jolla on Girard Street in the Village, the committee branched out to the Cultural Zone, with a successful proposal to vacate Cuvier and share the vacated ROW between the Bishop’s School and the La Jolla Recreation Center. Parking on Cuvier was replaced with diagonal parking on Prospect Street, while a shifted center line slowed traffic. Other main thoroughfares were reviewed for additional traffic calming and beautification. La Jolla Shores Drive, Torrey Pines Road, Virginia Way, Pearl Street, La Jolla Boulevard, Neptune and Nautilus were studied for roundabouts, pedestrian crosswalks, street trees, planted medians and various parking reconfigurations to more efficiently use existing public ROW.

Conceptual plans, reviewed by T & T, LJSA, the PDO, DPR and LJ CPA, were widely covered in local press. A more robust bike plan, coordinated with the SD County regional plan, is under preparation with input from T & T and the SD Bike Coalition. The community’s approved street tree palette is being updated for consistency with the Climate Action Plan and coastal climactic conditions. Wayfinding signage, courtesy of a County grant awarded to the Village Merchant’s Association, is also coordinated with the streetscape beautification effort. It is anticipated that the committee’s work will be realized during scheduled repaving and other infrastructure projects, as well as from County and state grants for coastal access and private donations. Although the committee’s work so far has been with smaller neighborhood groups, a community wide charette is planned for later this year.

The **Coastal View Corridor Committee** is comprised of representatives from the Bird Rock Community Council, Parks & Beaches, Inc., the LJ Shores Association and the LJ CPA. Through archival & field research, It has identified \_\_\_ private properties located between the first public roadway and the shore that are subject to LDC. Sec. 132.0403. This requires unobstructed public view corridors along side-yard property lines to implement the LJ Community Plan and Local Coastal Program required under the California Coastal Act. Research showed very poor compliance with this requirement due to several factors: owner ignorance, poorly trained DSD staff, overgrown vegetation, unpermitted garden walls, uninformed realtors, willful non-compliance and lack of DSD monitoring and enforcement.

Committee representatives met with DSD managers in November 2022 to outline the issues and suggest remedies. These include: mapping affected parcels in the city's GIS database; preparing model easement language for consistency and clarity; clarifying code definition of what a coastal view corridor is, describing how it is defined and what constitutes "obstruction". The committee is preparing draft Informational Bulletin for DSD staff consideration. Other remedies include a DSD staff permit approval checklist; a property owner checklist, a central data base for coastal view corridor easements; and an online process for reporting suspected code violations. Finally, annual property owner documentation, with verification by city staff, that the view corridors are being maintained is strongly recommended.

The **La Jolla Traffic & Transportation Committee** meetings provide a forum for community members to discuss the many uses of La Jolla's public right-of-way and to provide useful community feedback to City. They reviewed 21 projects over the past year. Topics included: traffic calming requests, speed studies, parking regulations, special activities (eg. street fairs, parades, etc.), bike lane type and location, temporary street closures, pedestrian safety measures and construction in public ROW.

Project review is a major focus of the LJCPA. Since January 2022, the LJ CPA and its sub-committees reviewed 69 projects. Twenty-nine discretionary projects were referred to the **Development Permit Review Joint Committee**. The 18 discretionary projects located in La Jolla Shores were referred to the **Project Review Joint Committee** for compliance with the La Jolla Shores Planned District Ordinance. Only 7 projects in the Village of La Jolla and Bird Rock were referred to a joint committee that considers conformance with the Planned District Ordinance for commercial areas and the La Jolla Cultural Zone. Projects are usually reviewed once or twice by the subcommittee then sent to the LJ CPA for approval on consent. Twenty projects were pulled from the Consent Calendar for review by the full Planning Group, with 13 overwhelmingly approved. Of the 7 remaining projects, 2 were redesigned and approved, 2 were denied for non-compliance with applicable codes and 3 have yet to be reviewed. One project that was reviewed several times over a multi-year period was denied outright for non-compliance with applicable plans and codes. The applicant failed to appear at the meeting.

See the listing of all discretionary building projects reviewed by the LJCPA following this report attached.

Prepared by Diane Kane, President  
Approved by LJCPA Membership, March 2, 2023

**LJCPA Building Project Reviews 1/2022– 2/2023\***

**\*Projects approved unless otherwise noted**

Date	Subcommittee	Project name	Permit Type	Project #	VOTE	Date to Approved by CPA CPA
12/14/21	DPR	5655 La Jolla Hermosa	CDP	694482	6-0-1	1/6/22 consent
12/15/21	T & T	La Jolla Improvement 2 Project	Replace H2O & sewer		8-0-0	1/6/22 consent
11/8/21 12/14/21 12/15/21	PDO DPR T & T	La Jolla Streetscape Plan	Streetscape plan		Approve 6-0-1 6-0-1	1/6/22 2/3/22 6-0-1 <b>Pulled</b> Approve 17-0-1
12/15/21	T & T	7330-7336 La Jolla Blvd	Replace red curb		7-0-0	1/6/22 consent
12/20/21	PRC	8421 La Jolla Scenic Drive North	SDP	695953	5-0-1	1/6/22 consent
12/20/21	PRC	7687 Hillside Drive	CDP & vacate Easement	692374	4-1-2	1/6/22 consent
12/20/21	PRC	8070 La Jolla Shores Drive	CUP	692374	4-1-2	1/6/22 consent
1/18/22	DPR	5522 Beaumont	Amend CDP	688686	6-0-1	2/3/22 consent
1/18/22	DPR	5340 Calumet	CDP/SDP	679089	6-0-1	2/3/22 consent
1/18/22	PRC	1851 Spindrift	CDP/SDP	693529	5-1-1 (Deny)	2/3/22 <b>Pulled</b> Redesigned
1/19/22	T & T	Traffic Circle Ivanhoe & Virginia Way			10-0-0	2/3/22 consent
2/8/22	DPR	7116 Vista del Mar	SCR	691944	5-0-1	3/3/22 consent
2/8/22	DPR	5648 La Jolla Hermosa Av	CDP	696584	6-0-1	3/3/22 consent
2/8/22	DPR	7104 Olivetas Av	CDP	696234	5-0-1	3/3/22 consent
2/16/22	T & T	Street Closure Indian Wedding Procession			8-0-0	3/3/22 4/7/22 <b>Pulled</b> Approve 15-0-1
2/16/22	T & T	End of Summer Four Mile Run			8-0-0	3/3/22 consent
2/16/22	T & T	La Jolla Half Marathon			8-0-0	3/3/22 consent
2/22/22	PRC	1851 Spindrift	CDP/SDP	693529	4-1-1	3/3/22 4/7/22 <b>Pulled</b> Approve 10-5-1
2/22/22	PRC	2382 Via Capri Ct	CDP/SDP	1012109	4-1-1	3/3/22 4/7/22 <b>Pulled</b> 11-4-1 Deny
3/15/22	DPR	735 Nautilus	CDP	693284	3-2-1	4/7/22 5/5/22 7/7/22 <b>Pulled</b> Deny 12-3-1 Denial Upheld
Date	Subcommittee	Project name	Permit Type	Project #	VOTE	Date to Approved by CPA CPA

3/15/22	DPR	1141-1171 Coast Blvd	NUP/CDP	676701	5-0-1	4/7/22	consent
3/15/22	DPR	6253 Dowling Dr	CDP	695749	5-0-1	4/7/22	consent
3/15/22	DPR	760 Van Nuys	CDP	697834	5-0-1	4/7/22	consent
3/16/22	T & T	LJ Christmas Parade & Holiday Festival			9-0-0	4/7/22	consent
3/21/22	PRC	8445 Avenida de las Ondas	Demo historic home	1050498	5-2-1 (Deny)	4/7/22 5/5/22	<b>Pulled</b> Redesigned
3/21/22	PRC	8458 Cliffridge	CDP/SDP	689010	6-1-1	4/7/22	consent
3/21/22	PRC	7981 Dorado Ct	CDP	698729	7-0-1	4/7/22 5/5/22	<b>Pulled</b> Approve 16-0-2
3/21/22	PRC	2350 Calle de la Garza	SDP	696515	7-0-1	4/7/22	consent
4/11/22	PDO	Barry Lawrence Ruderman Antique Maps, Inc	CDP	Replace Sign	10-0-0	5/5/22	consent
4/12/22	DPR	7762 Bishop's Lane	Amend CDP	695347	6-0-1	5/5/22	consent
4/18/22	PRC	8457 Prestwick Dr	CDP/SDP	696766	4-3-0	5/5/22	consent
4/20/22	T & T	Via Capri Traffic Calming Measures			10-0-0	5/5/22	consent
4/20/22	T & T	Indian Wedding Baraat			8-1-1	5/5/22	consent
4/20/22	T & T	Concerts by the Sea/Scripps Park			9-0-0	5/5/22	consent
5/17/22	DPR	6710 La Jolla Blvd	CDP/VTM	696299	4-1-1	6/2/22 7/7/22	<b>Pulled</b> Approve 10-2-1
6/15/22	T & T	Street Promenade Avenida De La Playa			10-0-0	7/7/22	consent
6/21/22	DPR	7310/7312 Fay Av	CDP/SDP TM	673278	5-0-1	7/7/22 8/4/22 9/1/22	<b>Pulled</b> Tabled 9-6-1 Approve 14-0-1
6/20/22	PRC	8445 Avenida de las Ondas	Remodel & ADU	1050498	4-0-1	7/7/22 8/4/22	consent
6/15/22	T & T	Entrance to LJ Sign			10-1-0	7/7/22	Approve 6-5-0
7/18/22	PRC	2382 Via Capri Ct		647594/ 672343	3-2-2 Deny	8/4/22	consent
7/18/22	PRC	Spindrift Railing			4-0-2	8/4/22	consent
7/19/20	DPR	6229 La Jolla Mesa	CDP	1056331	5-1-1	8/4/22	consent
7/19/20	DPR	5386 Calumet	CDP/SDP	696586	6-0-1	8/4/22 9/1/22	<b>Pulled</b> Approve 14-0-1
7/20/22	T & T	Camino De La Costa Scenic Viewpoint Redesign			6-0-0	8/4/22	consent
Date	Subcommittee	Project name	Permit Type	Project #	VOTE	Date to CPA	Approved by CPA

8/15/22	PRC	2065/2075 Soledad	Storm drain controls	1049930	6-0-1	9/1/22	consent
8/15/22	PRC	Spindrift Ramp	Revised; No railing		7-0-0	9/1/22	consent
8/17/22	T & T	La Jolla Art & Wine Festival	Street closure		9-0-0	9/1/22	consent
8/17/22	T & T	Street Closures for Special Event Processions	Criteria standards protocols		9-0-0	9/1/22 10/6/22	<b>Pulled</b> Approve 16-0-1
8/29/22	PRC	7595 Hillside	CDP/SDP	522708	5-0-1 Deny	9/1/22	14-0-1 Deny
9/20/22	DPR	7788/7798 Prospect Pl	CDP	1058871	5-0-1	10/6/22	consent
9/20/22	DPR	2072 Via Casa Alta	CDP/SDP	698915	4-1-1	10/6/22 11/3/22	<b>Pulled</b> Approve 12-3-1
9/20/22	DPR	1456 Nautilus St			5-0-1	10/6/22	consent
9/20/22	DPR	6083 La Jolla Scenic S	Sewer vacation	1062291	4-0-2	10/6/22	consent
9/21/22	T & T	Drury at Pearl	Stop Sign request		8-0-0	10/6/22	consent
9/21/22	T & T	Paradisaea Restaurant	Valet parking		8-0-0 Deny	10/6/22	consent
10/18/22	DPR	811-827 Coast Blvd S	CDP, NDP, SDP & TM	677297	4-0-1	11/3/22 12/1/22	<b>Pulled</b> Approved 15-0-1
10/10/22	PDO	7945 Herschel Av	CDP	676691	5-0-1	11/3/22 12/1/22	<b>Pulled</b> Approved 16-0-1
10/18/22	DPR						
11/5/20	CPA	7606 Girard	SCR for CDP	664566	13-0-1	12/1/22	<b>Approved 16-0-1</b>
11/4/22	PDO	5680 La Jolla Blvd	NUP & deviation	1071808	Return 6-0-0 5-1-1	12/1/22 1/5/23	<b>Pulled</b> <b>Approve 14-1-1</b>
11/15/22	DPR	Sidewalk cafe					
11/15/22	DPR	6260 Waverly	SDP	1050666	4-1-1	12/1/22	<b>pulled</b>
11/4/22	PDO	5621 La Jolla Blvd	Sidewalk cafe	1064316	6-0-0 5-0-1	12/1/22	<b>consent</b>
11/15/22	DPR						
11/17/22	PRC	8311 El Paseo Grande	CDP, SDP	1053312	3-2-1 Deny	12/1/22	<b>pulled</b>
11/4/22	PDO	7854 Girard Ave	Sign, paint, awning, etc.		6-0-0	12/1/22	<b>consent</b>
12/13/22	DPR	5268 La Jolla Blvd	CDP	1061390	4-1-1	1/5/23	<b>consent</b>
10/19/22	T & T	7522 & 7554 Draper/7607 La Jolla Blvd	Amend CDP, SDP, PDP & CUP	698140	6-0-2 6-0-0 6-0-1	1/5/23	<b>consent</b>
11/14/22	PDO						
12/13/22	DPR						
12/20/22	DPR	5575 La Jolla Blvd	CDP & TM	1073585	5-1-1	1/5/23 2/2/23	<b>Pulled</b> <b>Approved 9-2-1</b>
1/18/23	T & T	LJ Concours d' Elegance	Street closure		8-0-0	2/2/23	<b>pulled</b>
<b>Date</b>	<b>Subcommittee</b>	<b>Project name</b>	<b>Permit Type</b>	<b>Project #</b>	<b>VOTE</b>	<b>Date to CPA</b>	<b>Approved by CPA</b>

1/18/23	T & T	Michael D. Brooks Memorial Bench	Install bench		8-0-0	2/2/23	<b>consent</b>
---------	-------	-------------------------------------	---------------	--	-------	--------	----------------

DRAFT

DRAFT