



La Jolla Community Planning Association Trustee Meeting **Minutes**

LJCPA
P.O. Box 889, La Jolla CA
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Aug 3rd, 2023, 6pm
The Bishop's School
Manchester Board Room
7607 La Jolla Blvd.
[Campus Map](#)

President: Harry Bubbins
1st VP: Diane Kane
2nd VP: Jodi Rudick
Secretary: Suzanne Baracchini
Treasurer: Larry Davidson

Regular monthly meetings: 1st Thursday each month.

Meeting will be recorded (audio only) for the purpose of taking minutes.

For attendance to count, sign-in must be in the member's name. Refer to projects or issues, not to applicants or opponents. For **action** items, Chair calls on the 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 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 Thursday, 4:00 pm

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

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Follow LJCPA on Instagram https://www.instagram.com/la_jolla_community_planning/

Procedural

1. **Call To Order 6pm (President)**
2. **Roll Call (Secretary)**
LJCPA Trustees, Present [15] Ahern, Baracchini, Brady, Bubbins, Courtney, Davidson, Fremdling, Kane, Rudick, Steck, Terry, Weiss, Weissman, Will, Williams
Absent [3] Hostomska, Kreideman, Rasmussen

3. Approve Agenda Action

Joe Terry - Adelante project: Russ Murfey developed and presented to three BRCC board members potential changes to the Adelante project in Bird Rock. The changes include the addition of retail space. The BRCC is evaluating his proposed changes to determine if it can support the project with those proposed changes. Therefore, at this meeting, I am not asking the CPA to consider rescinding its approval of this project.

Motion: To adopt the Agenda as presented
[Kane/Baracchini] Passed 13-1-1 [Terry Opposed, Bubbins Abstained]

4. Approve July 2023 Minutes Action

Motion: To approve July 2023 Minutes [Ahern/Kane] Passes Unanimously

Non-Agenda Public Comment

[Items not on the agenda 1 minute or less. No votes or action]

Kathleen Neil announced the La Jolla Shores Association formed a working group to improve the beach access walkway next to The Marine Room on Spindrift. The first in-person meeting will be on Thursday, August 10 11:30am - 12:30pm in the parking lot adjacent to the walkway.

Mike Costello requested LJCPA and subcommittees publish applicant materials online ahead of the meetings and at the same time that the agenda is posted.

Phil Merten referenced a letter he sent to LJCPA regarding the 6110 Camino De La Costa project. Stated applicant is asking for a variance but the City has yet to distribute a public notice saying that a variance is one of the requested permits. LJCPA approved the project at its last meeting, Mr. Merten asked for a new motion to reconsider the project.

Greg Jackson announced he is chairing a new By-Laws Update Committee (Greg Jackson, Suzanne Baracchini, Brian Earley, Lisa Kriedeman, Jodi Rudick, Bob Steck). No later than the November meeting the Committee will bring (1) Proposed "New" Bylaws, (2) Policy & Procedures Document (3) Outreach and engagement document. A survey will go out next week for community feedback, which will be made public and will then be presented to the Trustees in September.

Diane Kane reported the City of San Diego Planning Commission voted earlier today to recommend the Housing Action Package 2.0 move forward to City Council without SB10.

Consent Agenda

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

Committee/Board recommendations to which no Trustee objects. Consent items are voted together, without presentation or debate. Upon approval the Committee/Board recommendations become LJCPA's. Anyone attending tonight's meeting may "pull" Consent items for full discussion and vote at a subsequent meeting. Please state your name and reason for pulling the item.

5.1. **851 Forward Street (1062862/Anna Nagasugi, David Keitel)**

(Process 2) Coastal Development Permit to demo existing residence and garage for the construction of a new two story single family residence, detached one story ADU, and associated site improvements, located at 851 Forward Street. The 0.12-acre site is in the RS-1-7 and Coastal Overlay(Non-Appealable) zone within the La Jolla Community Plan area. Council District 1.

DPR 7/18/23:

MOTION: To make this presentation Final (Jackson/Will)

PASSES Unanimously

MOTION: Recommend to city that findings **CAN** be made (Jackson/Williams)

PASSES 5-0-1 (Will abstains as chair)

Motion: To approve the Consent Agenda [Steck/Kane]
Passed Unanimously 14-0-1

Comments from Elected Officials, Agencies & Other Entities

- **Council 1 (LaCava): Steve Hadley**, 619-236-6611, srhadley@sandiego.gov
Report - *Steve reported Emily Lynch have spent at least a month looking at everything in the La Jolla Community and is starting to pick up some of the work in D1. The Planning Commission requested some public outreach around SB10. Councilman LaCava is not supportive of SB10 as it is currently written. Diane Kane presented Steve with a gift and card to show the appreciation of the LJCPA for his service.*
- **SD Mayor's Office (Gloria): Emily Piatanesi**, 619-964-6637, epiatanesi@sandiego.gov
Report [Absent - provided the following report]

Planning Department

- *Planning Groups and community members are encouraged to complete the [Infrastructure Priorities Survey](#). The initial deadline is August 15, 2023.*
 - <https://www.sandiego.gov/planning/programs/work-programs/infrastructure-prioritization-engagement>

- *Prior iterations of collecting infrastructure priorities were done bi-annually (on every odd year) only through the Community Planners Committee and Community Planning Group platforms. The survey was open for a brief period of time, and submissions were largely (though not entirely) controlled by the Planning Group Chairs. Once the survey was closed, additional submissions were not accepted.*
- *This current survey methodology is opened to a much broader audience and can be completed by anyone—including the planning groups either collectively or as individuals. The survey will be open year round to collect input from residents.*
- *Similar to prior processes, survey data collected before August 15 will be sent to the City's Asset Managing Departments for evaluation and potential inclusion in their programmatic Fiscal Year 2025-2029 five year Capital Improvement Project submissions to the Engineering and Capital Projects Department.*
- *Unlike prior years, survey data will still be collected after 8/15 and will be considered the first submissions received for the Fiscal Year 2026-2030 outlook report development process.*
- *I wanted to be sure that you were aware of the initial survey deadline of August 15 for the purpose of including in the upcoming Fiscal Year programmatic evaluations.*
- ***The Planning Board is encouraged to take the survey as a board and/or via individual members.*** *We ask that you share this information with your residents to encourage a higher participation.*

Please let me know if you have any questions about the process.

Homelessness

- *Mayor Gloria partnered with City Councilmember Stephen Whitburn to propose the Unsafe Camping Ordinance, which was passed by the City Council on June 13, 2023, and signed into law. Enforcement of this ordinance has begun with the initial rollout at some City parks and schools.*
- *The Unsafe Camping Ordinance makes amendments and additions to the San Diego Municipal Code to prohibit tent encampments citywide. Additionally, it will prohibit tent encampments (regardless of shelter availability) at locations considered to be high risk to public health and safety.*
- *This ordinance is only one piece of the efforts our administration has taken to address homelessness citywide. As noted during the City Council meeting on June 13, 2023, [The Comprehensive Shelter Strategy](#), outlines our next steps to address homelessness citywide. This will include the creation of a Safe Sleeping program for people living in tents that will be provided by the City. These sites will create a safe place for people to go and access supportive services that doesn't block sidewalks.*
- *Safe Sleeping Program site: 20th and B street (As of the beginning of this week there were about 90 tents utilized of the 136 tents the site can hold).*
- *For frequent updates on our administration's actions to address homelessness, I encourage you to sign up for our [Homelessness Newsletter](#). In addition, please visit our Homelessness Strategies and Solutions Department [website](#) for a comprehensive overview of our continued work to address homelessness in San Diego.*

Public Safety

- *The San Diego Police Department's proposal to use Smart Streetlights and Automated License Plate Recognition technologies passed City Council on August 1, 2023.*
- County 3 (Lawson-Remer): Celsey Taylor, 858-289-9195, Celsey.Taylor@sdcountry.ca.gov Report [Absent]
- Assembly 77 (Boerner): Mariah Kallhoff, 760-434-7605, Mariah.Kallhoff@asm.ca.gov Report [Absent - [Shared a report](#)]
- Senate 38 (Blakespear): Aurora Livingston 760-642-0809, aurora.livingston@sen.ca.gov Report [Absent]
- SD Airport Authority: Ivonne Velazquez, 619-400-2453, ivelazqu@san.org Report [Absent]
- **SD Planning: ~~Marlon Pangilinan~~, Melissa Garcia**, 619-236-6173, magarcia@sandiego.gov Report - Melissa will be replacing Marlon as D1 rep. CPG reform is ongoing, the application is out for recognition of new and existing planning groups and must be submitted by end of year. Staff will review in January and City Council will address spring of 2024. CPG training is now online and urged trustees to complete questionnaires. Annual Land Development code Update is currently underway. SD Blueprint (General Plan refresh) is available online. Coastal Resilience Masterplan will identify specific needs along the coast to reduce the risk of sea level rise. Public engagement will begin in winter 2023.
- UCSD Planning: Anu Delouri, 858-610-0376, adelouri@ucsd.edu Report [Absent]

Local Project Reviews (**Action** as noted)

6. Local projects and items pulled from previous consent agendas.

- 6.1. **La Jolla Capital Improvement Projects & Budget Priority List - FY 23-24 (Diane Kane) Action** - Endorse prioritized list of projects proposed by LJCPA, LJP&B, BRCC, and LJSA. [View Priority List here.](#)

Diane Kane gave a presentation of prioritized projects for La Jolla based on community input.

Motion: To endorse La Jolla CIP and Budget Priority List - FY 23-24 Passed Unanimously 14-0-1

- 6.2. **5960 Camino De La Costa (681000, Mark House) PULLED from July Consent Agenda by LJCPA Trustee Patrick Ahern on behalf of neighbors wishing to remain anonymous, stating they were not notified about the DPR meeting and were not able to attend. They may have issues with the roof line, heights and scale.**

(Process 3) Coastal Development Permit and Site Development Permit for remodel of an existing 6,807 square-foot 2-story single family residence located at 5960 Camino de la Costa includes, new back- and side yard terraces, new pool & spa, balcony, hardscape sitework including new sitewalls. The 0.80-acre site is in the RS-1-5 Base Zone and Coastal Overlay (Appealable) Zone within the La Jolla Community Plan area. Council District 1.

5/9/23 DPR Motion:

Recommend that the city pending its full review **CAN** approve this project. (Jackson/Rasmussen)

PASSES 6-0-1 (chair abstains)

Applicant Mark House gave a presentation of the project. Discussion centered around view corridors, scenic overlooks, private views and existing ridgeline versus new ridgeline.

Motion: Findings CAN be made to approve this project [Steck/Baracchini]
Passed 11-3-1

[Yes] Baracchini, Brady, Courtney, Fremdling, Kane, Rudick, Steck, Terry, Weiss, Will, Williams

[No] Ahern, Davidson, Weissman [Abstain] Bubbins

- 6.3. **625 Wrelton Drive (696528 Phil Quatrino) PULLED from July Consent Agenda by Joe Terry - deserves more attention from the CPA. Joe stated the Coastal View Corridor should be checked.**

(Process 3) Coastal Development Permit to amend CDP No. 91-0400 for remodel and addition to existing two-story residence to become a three-story residence located at 625 Wrelton Drive. Work to include 186-square-foot first floor addition, 2,074-square-foot second floor addition, 115-square-foot penthouse, and decks. The 0.29-acre site is in the RS-1-7 Zone and Coastal Overlay (Appealable) Zone and Coastal Height Limit Overlay Zone within the La Jolla Community Plan area.

6/20/23 DPR Motion: Findings **CAN** be made (Rasmussen/Fremdling)
PASSES 4-3-1 (Chair Abstains)

Applicant Phil Quatrino was in attendance but did not present the project. There were questions and statements back and forth between

Joe Terry and Mr. Quatrino regarding view corridors. There was also discussion about height limits.

Motion: To send this project back to the La Jolla Planning DPR for reconsideration [Courtney/Terry]

Passes 10-4-1

[Yes] Ahern, Brady, Courtney, Kane, Rudick, Terry, Weiss, Weissman, Will, Williams

[No] Baracchini, Davidson, Fremdling, Steck [Abstain] Bubbins

- 6.4. **Castellana Residence (1062557,Shani Sparks/Jennifer Bolyn) PULLED from the July Consent Agenda by Leslie Henegar - stated she did not get to see the project at DPR and did not receive email with an agenda. Don (last name?) also pulled this item stating he needs more time and mental space to think about the project.**

(Process 2) - Coastal Development Permit (CDP), (Process 3) – Site Development Permit (SDP) To construct a three-story, 10,120-square-foot 6,292 (SF) residence on an existing vacant parcel (APN: 350-541-0600) located at Castellana Road, near Crespo Drive. The 0.27-acre site is in the Residential Single Dwelling Unit (RS-1-5) Base Zone, Coastal (Non-Appealable), Coastal Height Limitation and Geological Hazard Categories (12, 53, 27) Overlay Zones in the La Jolla Community Plan and Local Coastal Plan area.

6/20/23 DPR Motion: Findings **CAN** be made(Fremdling/Williams) **PASSES 6-0-2** (Costello abstained since absent for earlier discussion, chair abstained.)

The applicant, Jennifer Bolyn, presented changes that were made to the project and stated the project exceeded setbacks, earth tone color scheme, is under allowable FAR by 300 sq ft, compliant with height limit and parking requirements etc.

Leslie Henegar, a neighbor to the project, stated “this is a spec home, the largest home possible to extract the largest price possible” and referenced Page 81 of the La Jolla Community Plan and stated this project violates the Residential Land use section of The Plan.

Several other neighbors spoke against the project concerned about erosion, drainage and its consistency with the character of the neighborhood.

DPR Chair & LJCPA Trustee Brian Will stated he voted in favor of this project before it was altered and now thinks these recent improvements, to appease neighbors, have benefited the project more.

Motion: To approve the project [Will/Fremdling]
 [Yes] Baracchini, Brady, Courtney, Davidson, Fremdling, Kane, Rudick,
 Steck, Terry, Weiss, Weissman, Will, Williams
 [No] Ahern [Abstain] Bubbins
 Passes 13-1-1

- 6.5. **5646 Chelsea Street, (1079635, Sam Koob) PULLED from the July Consent Agenda by Greg Wadsworth who is representing neighbors. Would like more detail on this STVR more complete drawings, landscaping plan and encroachment into right of way. Primary concern is the staging plan and timeline.**

(Process 3) Coastal Development Permit, Proposed work for the demolition of an existing two-story single-family residence and the construction of a new two-story single-family residence with an attached garage, basement, and roof deck along with an attached ADU at 5646 Chelsea Avenue. [SDMC] 126.0702

6/20/23 DPR Motion: Findings **CAN** be made (Shannon/Fremdling)
PASSES 4-3-1 (chair declined to create tie and so abstained)

Owner/Applicant Daniel Magy presented the project. Various neighbors spoke in opposition of the project main issues were scenic overlooks, size of rooftop deck, effect on neighbors, and its potential to be a vacation rental.

Diane Kane (DPR member) stated she voted “No” on 6/20/23 for the same reasons stated by neighbors and insufficient information, this was the first time she was seeing the renderings. There were a lot of questions about the right of way. Diane stated the decks were a concern for neighbor privacy.

Motion: To return the project to the La Jolla DPR for further consideration.

[Yes] Ahern, Baracchini, Brady, Courtney, Davidson, Fremdling, Kane, Rudick, Steck, Terry, Weiss, Weissman, Williams
 [No] Will [Abstain] Bubbins
 Passes 13-1-1

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

7.

7.1. **University Community Plan & Local Coastal Plan Update**

Andy Wiese, (Chair, UC Planning Group Subcommittee) will present the groups envisioned scenario for this area and would like the LJCPA to support their

alternative. The City of San Diego Planning Department was invited to present their scenario of the Plan. [View Plan Update Here](#)

Chris Neilsen gave a presentation summarizing the UCPG's areas of concern relating to the UC Plan Update and its recommendations for commercial plazas in the Nobel Campus area west of I5 and South of La Jolla Village Drive.

Recommendations center around preserving commercial retail and parking among new and existing residential areas.

Mr. Nielsen asked that LJCPA support the UC Plan Update and endorse the University Community Planning Group comments to the City for the Discussion Draft of the University Community Plan Update, in particular those pertaining to the North Torrey Pines Employment Area and the Nobel/Campus Village Area.

Motion: To support the University Community Planning Group Recommendations to the City for the University Community Plan Update for the Nobel/Campus Village Area and Torrey Pines Employment Area

[Yes] Ahern, Brady, Courtney, Fremdling, Kane, Rudick, Steck, Weissman, Will, Williams

[No]Davidson, Terry [Abstain] Baracchini, Bubbins [Left Meeting] Weiss Passes 10-2-2

[Letter of Support](#)

Policy Discussion, Reviews & Recommendations (Action as noted)

Officer Reports (Action as noted)

Presidents Report: [Harry Bubbins]:

1: Asked trustees to please complete the most recent online training for CPG members ASAP.

<https://www.sandiego.gov/planning/community-plans/planning-group-resources>

[Attendance by all community planning group members at a Community Planning Group Orientation Workshop is required by City Council Policy 600-24. In order to meet the criteria for indemnification, this training must be completed within 60 days of being elected, or as soon as it is scheduled.]

2: July 22nd, 2023 the Historic Resource Board approved the La Jolla Coastal District National Registration Nomination.

3: 735 Nautilus Appeal - President Bubbins represented the LJCPA and defended the appeal according to the LJCPA By-Laws. Planning Commissioner stated architect Member of the public who spoke against the project "once again this person is wrong in his interpretation of the

municipal code and has brought yet another frivolous appeal which has wasted the applicants money and time and staff's time". The appeal was denied.

4: Speaking as a member of the public Mr. Bubbins spoke at a hearing regarding Searidge Drive to remove the tarp and shore up the bluff.

Secretaries Report: [Suzanne Baracchini] - None

Treasurer's Report: [Larry Davidson] - Larry Davidson presented the treasurer's report.

Beginning Balance, July 1, 2023	\$957.38
Total Income: (July Donations plus City Reimbursement)	(573.00)
Total Expenses:	0.00
Net Income-Expenditure:	573.00
Ending Balance, July 31, 2023:	\$1530.38

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

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.

Diane Kane gave a brief update on the La Jolla Park National Register District.

Brian Will asked trustees to send him information on why the two projects were sent back to DPR this evening so that he can relay to applicants where the deficiencies were and make the DPR meetings as productive as possible.

Dan Courtney encouraged Chairs of the LJCPA committees to take another look at 6110 Camino De La Costa and if there is enough change due to the variance then it should go back to the board of trustees as an agenda item.

Joe Terry

1: The CPA should discuss and approve the process for pulling an item from the consent agenda. Is it correct that the pre-COVID rule was to require an item to be pulled in person? Even if it were, does the CPA agree that should be the post-COVID rule?

2: The content of the minutes for CPA, DPR etc. meetings, The failure of the minutes to summarize comments by applicants, the public, trustees, or others appears to violate the bylaws and at a minimum makes the minutes much less useful. From the bylaws:

3) *MINUTES*: In addition, for each action item the record should include the names of the speakers, the nature of the public testimony, and whether each project applicant (whose project was subject to planning group action) appeared before the group.

3: Posting of project info on the CPA website prior to meetings: By no longer posting information from the applicants, the public etc. on the CPA website before meetings, the CPA has made it substantially more difficult for the trustee and others who attend CPA or DPR meetings to be well informed and to make well-informed decisions.

4: Process for revising the bylaws for the CPA, PDR etc: There should be an open process for revising the bylaws, which provides adequate time for CPA trustees and members and the public to understand and comment on any proposed changes before the CPA acts on them.

5: Process for adding items to the agenda before it is published: The CPA should discuss and approve the process for adding items to and reviewing the agenda before it is published.

Adjourn to next LJCPA meeting

Meeting Adjourned 9pm
Minutes prepared by Suzanne Baracchini, LJCPA Secretary
Next Regular LJCPA Meeting - September 7th, 2023, 6pm, The Bishops School.



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