



La Jolla Community Planning Association

Trustee Meeting Minutes

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

October 5th, 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

Join LJCPA, become a member, sign up here: <https://lajollacpa.org/membership-application/>

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

Procedural

1. **Called To Order 6pm (President)**
2. **Roll Call (Secretary)**
LJCPA Trustees, [18]:
Present [15] Ahern, Baracchini, Brady, Bubbins, Courtney, Davidson, Hostomska, Kriedeman, Rasmussen, Rudick, Steck, Terry, Weissman, Will, Williams
Absent [3]: Fremdling, Kane, Weiss
3. **Approve Agenda Action**
Suzanne Baracchini: Agenda Amendments 5.1 (add) LJSPRC 9/21/23, 5.2 (add) DPR, 5.3 (add) DPR, 5.4 (add) DPR 9/19/21,
Motion to approve Agenda with amendments: (Rudick/Baracchini)
Approved Unanimously: 14-0-1

4. **Approve September 2023 Minutes Action**
 Motion to approve Agenda with amendments: (Steck/Rasmussen))
 Approved Unanimously: 14-0-1

Non-Agenda Public Comment

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

Greg Jackson: Announced the next public meeting of the LJCPA Bylaws Update Committee will be on October 17th, 6pm, The Bishops School, La Jolla.

Sally Miller: Stated she lives on Nautilus Street and asked why it is a patchwork quilt, can anyone explain why the street is not being repaired?

Phil Merten: In July 2023, the LJDPB concluded “findings could be made” for project 625 Wrelton Drive. Findings cannot be made for this project as it violates the SDMC in a couple of different ways. Yesterday the project went before the Hearing Officer, the applicant was not present to answer officers questions. Project hearing was continued until October 18th, 2023. Mr Merten asked the LJDPB Chair to reschedule this project for another review.

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. La Jolla Shores Permit Review Committee (LJSPRC) Election of Officers:
9/21/23 LJSPRC Motion to Elect Andy Fotsch LJSPRC Chair (Haas/Davidson)
Passed Unanimously 4-0-0
- 5.2. **6432 El Camino del Teatro (1067856, Lauren Williams)**
 Process 3 Coastal Development Permit and Site Development Permit for the demolition of an existing single-family residence and the construction of a two-story, 7,982 square-foot single family residence. The 0.43-acre site is in the RS-1-5 Zone within the La Jolla
9/19/2023 DPR Motion: Findings CAN be made (Jackson/Williams)
PASSES 5-0-1 (Chair abstains)
- 5.3. **5270 Chelsea St (1081479, Rory Foubister)**
 Process 3 Coastal Development Permit and Site Development Permit to demolish the existing single-family residence and construct a new 6,234 Square Foot

two-story single-family residence and a 616 Square Foot detached accessory dwelling unit. The 0.29-acre site is in the RS-1-7, Coastal (Appealable) overlay zone within the La Jolla Community Plan area. Council District 1. This development is within the Coastal Overlay zone.

9/19/23 DPR Motion: Make this FINAL (Jackson/Fremdling)

PASSES 6-0-0

9/19/23 DPR Motion: Findings CAN be made (Jackson/Shannon)

PASSES 5-0-1 (Chair abstains)

PULLED by Micheal Costello (DPR Committee Member) was absent when this was heard by the DPR Committee. Impact on traffic was not addressed and solved.

- 5.4. **424 Sea Ridge Dr. (1050173, Kevin Leon, Mark Lyon, Ricardo Hernandez)**
Proposed renovations to an existing single family residence. 460 SQ. FT. of New Living Area. 505 SQ. FT. of New Roof Deck and Exterior Stairs.
9/19/23 DPR Motion: to Make FINAL (Jackson/Williams)
PASSES 6-0-0
9/19/23 DPR Motion: Findings CAN be made (Jackson/Rasmussen)
PASSES 5-0-1

Motion to approve Consent Agenda with Item 5.3 PULLED: (Rasmussen/Steck)
Approved Unanimously: 14-0-1

Comments from Elected Officials, Agencies & Other Entities (Action Item)

- Council 1 (LaCava): Emily Lynch, erlynch@san Diego.gov
 - City FY25 Budget Process has commenced, Councilmembers budget priorities will be published at <https://www.sandiego.gov/iba>
 - City crews will conduct D1 street light repairs in November. Please email any Get It Done Reports for Street Light Repairs to Emily at erlynch@san Diego.gov
 - La Jolla Shores FAR - CCC conditionally certified the 2021 LDC update which included the LJShores FAR update in September, the Planning Dept will bring it to City Council in the next few months then it will go back to CCC for certification.
- SD Mayor's Office (Gloria): Emily Piatanesi, 619-964-6637, epiatanesi@san Diego.gov
(Absent)
- County 3 (Lawson-Remer): Celsey Taylor, 858-289-9195, Celsey.Taylor@sdcountry.ca.gov
(Absent)
- Assembly 77 (Boerner): Mariah Kallhoff, 760-434-7605, Mariah.Kallhoff@asm.ca.gov
(Absent)

- Senate 38 (Blakespear): Aurora Livingston 760-642-0809, aurora.livingston@sen.ca.gov
 - Legislative session has ended for this year. The Senator has had 4 bills signed and is waiting for 3. Invited everyone to “Ending Homelessness Summit” on Oct 26th in Carlsbad
- SD International Airport, Ivonne Velazquez, 619-400-2453, ivelazqu@san.org (Absent)
- SD Planning: Melissa Garcia, 619-236-6173, magarcia@sandiego.gov (Absent)
- UCSD Planning: Anu Delouri, 858-610-0376, adelouri@ucsd.edu
 - UCSD Science Research Park build out was approved by UC Regents
 - Sept 26 new student convocation, school is back in session
 - UCSD Community Advisory Group comprises community leaders. Representatives from each different group to liaison with UCSD and share community priorities with the UCSD administration.

Local Project Reviews (Action as noted)

6. Projects pulled from previous LJCPA Consent Agendas

6.1. **5646 Chelsea Street, (1079635, Sam Koob)**

(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 Ave. [SDMC] 126.0702

6/20/23 DPR Motion: Findings **CAN** be made. **PASSES 4-3-1**

7/06/23 LJCPA Consent Agenda: **PULLED**

8/03/23 LJCPA Full Review, Motion: Send back to DPR for further review. **PASSES 13-1-1**

8/08/23 DPR Motion: Findings **CAN** be made. **PASSES 4-2-1**

9/7/23 LJCPA Consent Agenda: **PULLED by Sherri Lightner on behalf of Richard Kruse**
Reasons for PULL

*At the recent August 8th LJDPR meeting, there was a serious violation in the words & actions of one of the trustee's***, which may have adversely affected the public's willingness to address & comment on the Project, and adversely affected the trustee's vote & decision to approve this Project 4-2-1. This violation was per Bylaws Consent Agenda item, "5.(b). All interested members of the public were given an opportunity to address the Committee or Board. Any interested member of the public may comment on a consent agenda item." We request that this matter be reviewed prior to the September 7th LJCPA meeting via minutes, audio recording, discussion amongst other trustees present at the August 8th LJDPR meeting, public present at the August 8th LJDPR meeting, and this matter resolved accordingly. Time is of the essence!*

****A public statement was made by this trustee to the effect, "I am tired of the LJCPA dumping this type of case back on us (LJDPR)..." Further, this trustee stated, "...you (Richard Kruse) and other neighbors in your neighborhood don't want change & are unwilling to accept change."*

This statement was inappropriate, (both personally & publically) offensive & unacceptable for a trustee to make such a statement, and publicly as such! At the recent Aug 3rd LJCPA meeting, the trustees voted to return this project to the LJDPR by a vote of 13-1-0, which is far removed from that of the LJCPA "dumping" the project back on the LJDPR! It is our opinion that few if any trustees on the LJCPA would appreciate statements such as that above? Something is broken in the Committee to Sub-Committee to Committee process, which needs to be addressed & resolved! Please consider these requests! Very Truly Yours, Richard Kruse

Applicant Presentation: Sam Koob gave a general overview of the project

Micheal Costello: Spoke about neighbors being concerned about intrusion into their yards from balconies and roof decks. Suggested roof deck be removed.

Damien?: Asked about total structure height and about "viewline" when driving south on Chelsea. Made a comment about neighboring lots recently being sold.

John Shannon: DPR member, stated he encourages applicants to speak to neighbors. Main concern was the roof deck and visibility into other people's properties.

Brian Will: [DPR Chair] Its quite common for the committee to pull decks etc back to protect neighbors privacy. This house is boarded on 3 sides by public streets, there is only one interior property line and that property is 2 stories and existing yards are not compromised.

Sherri Ligthner: Wanted to know where solar collectors and batteries are going to go and will they meet the 30 foot height limit.

Motion to approve (Baracchini/Rudick)

Vote Count: (Yes): Ahern, Baracchini, Brady, Hostomska, Kriedeman, Rasmussen, Rudick, Steck, Terry, Weissman, Will, Williams **(No):** Courtney, Davidson **(Abstain)** President Bubbins

Motion Passes: 12-2-1

6.2. **1028 Muirlands Drive, (687245, Mark House)**

Substantial Conformance Review. Original Project Description: LA JOLLA (Process 2) Coastal Development Permit to demolish an existing single family residence and construction of a 8,425-square foot, two-story, residence with a three car garage located at 1028 Muirlands Drive. The 0.36-acre site is in the RS-1-2 Zone, Coastal Overlay Zone (Non Appealable) and Coastal Height Limit Overlay Zone within the La Jolla Community Plan area, Council District 1.

8/08/23 DPR Motion: Project substantially conforms. **PASSES 6-0-1**

9/7/23 LJCPA Consent Agenda: **PULLED** by Sherri Lightner on behalf of Phil Merten

Reasons for PULL *The project simply does not comply with the San Diego Municipal Code because:

1. The 9.4 ft. high swimming pool retaining walls within the rear yard setback exceed the maximum allowed retaining wall height of 6 ft. within a rear setback;
 2. The proposed Overall Structure Height of 46.5 ft. exceeds the maximum allowed Overall Structure Height of 40 ft. These unfortunate issues of non-compliance with the SDMC will be explained in detail at the October Trustee meeting. Thank you for removing the GOODMAN RESIDENCE from the September Consent Agenda. Philip A. Merten AIA Architect
 858-459-4756 Phil@MertenArchitect.com

Applicant Presentation: Mark House gave a general overview of the project.

Phil Merten: Explained his reasoning for pulling this item from the September Consent Agenda as stated above*

Motion to approve (Baracchini/Rudick)

Vote Count: (Yes): Ahern, Baracchini, Brady, Courtney, Hostomska, Kriedeman, Rasmussen, Rudick, Steck, Weissman, Will, Williams **(No):** Davidson, Terry **(Abstain)** President Bubbins

Motion Passes: 12-2-1

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

Policy Discussion, Reviews & Recommendations (**Action** as noted)

Officer Reports (**Action** as noted)

Presidents Report: [Harry Bubbins]:

- Attended UCSD Community Advisory Kick Off Meeting - talked about campus development and student housing.
- Bird Rock Elementary School Modernisation - design task force meeting on Oct, 18th.
- Joe Terry asked when will the LJCPA apply for CPG Certification and whose decision is it, the LJCPA Board of Trustees or the LJCPA Members? Harry referred Mr. Terry to the Bylaws Update Committee.
- Brian Will stated has had a couple of requests over the years to add projects to the DPR Agenda without applicants present. Suggested the LJCPA might address this in the LJCPA bylaws update.

Secretaries Report: [Suzanne Baracchini]:

Encouraged Trustees and Committee Chairs/members to complete the CPG Training.

Treasurer's Report: [Larry Davidson]:

Beginning Balance, Sept 1, 2023	\$1616.38
Total Income: (September Donations)	34.00
Total Expenses (Go Daddy):	(199.98)
Net Income-Expenditure:	(165.98)
Ending Balance, Sept 30, 2023:	\$1450.40

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.

Dan Courtney: Made comments about the introduction of the La Jolla Shores FAR. Which projects will have to abide by the new FAR's? Mr. Courtney received an email from a City Planner stating "Once the code changes are adopted it will apply to all projects in the pipeline, sometimes exceptions are made for projects already in the pipeline." I think this might be a shock to some property owners in the Shores.

Brian Will: [DPR Chair] Stated he was shocked that a City planner would state such a thing in an email to Mr. Courtney an applicant is/was always held to the code that is in place when an applicant submits a project.

Joe Terry: Would like to add a "Discussion item" to the LJCPA November Agenda. *"Should the LJCPA rescind its approval of the proposed Adelante Townhome project allowing DPR & PDO to review substantive revisions to the project."* Mr Terry referenced two sections of the LJCPA Bylaws as support for his request: Article II, Section 2: and Article VII, Section 5:

Judy Rudick: Announced events this upcoming weekend are Arts & Wine Festival and Spirits Festival at Museum of Contemporary Art. Tasha Boerner will be presenting Environmental Awards at Recreational Center and Sen. Blakespear Meet and Greet at Coast Walk Trail. There are 4000 underground parking spots in La Jolla, get your \$5 parking pass for any day at <https://lajollabythesea.com/visitor-information-2/>

Dan Rasmussen: Asked if the addition of retail to the Adelante Townhome project would prompt further review?

Brian Will: Stated in general one of the most powerful things the LJCPA does is not to say Yes or No to a project but is to make incremental improvements to projects as for example applicants agree to move a roof deck in four feet or add retail space to a project, the little things that make the project better. If [Adelante Townhomes] is added as an agenda item in November we should think long and hard about the message we want to send to applicants if we hold up projects for doing what we asked them to do.

Adjourn to next LJCPA meeting

Meeting Adjourned 8:30pm

Next Regular LJCPA Meeting - November 2nd, 2023, 6pm, The Bishops School.



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