



La Jolla Community Planning Association

Trustee Meeting Minutes

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

November 2nd, 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/

Please note for future meetings: Anyone making a comment or asking a question please state your name and use the microphone provided otherwise your comments will not be recorded in the meeting minutes. Thank you for your cooperation.

Procedural

1. **Call To Order 6pm (President)**
2. **Roll Call (Secretary)**
LJCPA Trustees: Present [18] Ahern, Baracchini, Brady, Bubbins, Courtney, Davidson, Fremdling, Hostomska, Kane, Kriedeman, Rasmussen, Rudick, Steck, Terry, Weiss, Weissman, Will, Williams
3. **Approve Agenda Action**
Motion: to approve Agenda: (Steck/Baracchini)
Approved Unanimously: 18-0-0

4. **Approve October 2023 Minutes Action**
Motion: to approve October Minutes: (Baracchini/Steck)
Approved: 17-1-0 (Weiss Abstained stating absence as a reason)

Non-Agenda Public Comment

[Each speaker is allowed to speak up to two minutes about items not on the agenda. The Presiding Officer shall exercise discretion to determine whether such period of time should be reduced or extended based upon such factors as the length of the agenda or substance of the agenda items, the number of public commenters, the need for the Board to conclude its business as expeditiously as is practicable, among other factors.]

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. **Request for Street Closure Baraat Wedding Procession**
 Proposed for Friday December 8 the event will be part of a cultural (Indian) wedding ceremony; the procession will start on the portion of Coast Blvd where it meets Coast South Blvd ending at the foot of the Museum of Contemporary Art San Diego (Sabrina Singh, Event Planner for Atherton/Lugani Wedding)
10/17/23 LJT&T Motion: Approve Request for Street Closure Baraat Wedding Procession Proposed for Friday December 8, 2023
PASSES 6-0-0
- 5.2. **8011 La Jolla Shores Drive, La Jolla, CA 92037 (1063139/Pierce Addition)**
 Single Family Residence • Applicant's Rep: Chandra Slaven 619-316-7645 chandra.slaven@gmail.com • Project Manager: Jose Bautista • Project Description : A 258-square-foot garage addition and a new 773-square-foot second story addition with a roof deck. • Recommendation of approval of a Site Development Permit (SDP).
10/19/23 LJPRC Motion: Findings CAN be made for project (Courtney/Shannon)
PASSES 3-1-1

Motion: to approve the Consent Agenda: (Will/Kriedeman)
Approved Unanimously: 17-0-1

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

- **Council 1 (LaCava): Emily Lynch, erlynch@sandiego.gov**
 - Connect with Community Rep. - Nov. 17th, 9:30am - 12:30pm, La Jolla Library
 - Questions on Sidewalk Vending Ord. have been sent to D2 for clarification

Ray Weiss: [Assembly Bill 1033](#) passed by CA Legislature and has a provision that allows ADU's to be condominiums and I would like everyone to support it as it allows people who are downsizing and returning to live with their families avoid gift tax and reassessment of the property, so a tremendous advantage for old folks. I hope that the City of San Diego will opt in.

Diane Kane: Thanked Councilman LaCava for his help in getting the intersection at Hillside and Torrey Pines fixed. Neighbors were skeptical that the engineering would work and they were pleasantly surprised with the outcome.

Brian Will: Asked for a future update on the Housing 2.0 Update, priority seems to be shifting from micro units to small family units, encouraging 3 bedroom ADU's.

Dan Courtney: Asked for clarification on which projects would be affected by the new La Jolla Shores FAR rules.

Emily Lynch: Confirmed that only projects submitted, once the new FAR rules are in effect, would be subject to the new FAR rules.

- SD Mayor's Office (Gloria): Emily Piatanesi, 619-964-6637, epiatanesi@sandiego.gov (absent)
- County 3 (Lawson-Remer): Celsey Taylor, 858-289-9195, Celsey.Taylor@sdcounty.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 (absent)
- SD International Airport, Ivonne Velazquez, 619-400-2453, ivelazqu@san.org (absent)
- **SD Planning: Melissa Garcia, 619-236-6173, magarcia@sandiego.gov**
 - Confirmed that [Community Planning Group Annual Training](#) is recommended for all persons involved in the planning process, that includes trustees, subcommittee or joint committee to receive City indemnification. CP 600-24 says voting members are required to attend annual training within 60 days of being elected and no later than June 1st of each year.
 - CPG Recognition Application deadline is 5pm, Dec. 31st 2023, individual assistance is available on the City Website.
 - 2023 Code Update Language should be released in the next few weeks, public workshops will follow.

Greg Jackson: Asked that Melissa confirm with the City Attorney that training is required annually, Greg stated that what Melissa stated above is not what the [Ordinance O-19883](#) states. The Ordinance states the training is only required one time.

Diane Kane: I took the CPG training and was surprised that Marlon stated “ministerial decisions by staff could be appealed to someone from the building land use or code compliance”. Diane asked how this process works? Is there a new org for code enforcement at the City?

Melissa Garcia: Was not familiar with Marlons statement and code enforcement is still within the DSD and there is no separate code enforcement organization.

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

Local Project Reviews (Action as noted)

6. Projects for full review:

6.1. **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)

10/5/23 PULLED from LJCPA October Consent Agenda by Micheal Costello (DPR Committee Member) was absent when this was heard by the DPR Committee. Impact on traffic was not addressed and solved.

Micheal Costello: after pulling this item from the October Consent Agenda I proceeded to meet with the applicant via zoom and was able to resolve my concerns about parking with the applicant/architect. Mr. Costello asked that the project be approved.

Joe Terry: asked for confirmation that view corridors had been established on this project since this is a property between the ocean and the first public roadway.

Rory Foubister (Applicant): Confirmed that ocean view preservation had been established on both sides of the property.

Motion: to approve the project without further review and approve the DPR recommendation that findings CAN be made: (Weiss/Kriedeman)

Approved: 17-0-1

6.2. **1585 Coast Walk (1069943/Haley Duke)**

Project proposes a Site Development Permit (SDP) and Coastal Development Permit (CDP) to demolish a portion of an existing tennis court and site improvements (hardscape and landscape) and two detached garages and construct a 1,750 square foot (sf) addition to an existing two-story Single Family Dwelling over basement with garage parking for 4 vehicles, a 1,192sf Accessory Dwelling Unit (ADU) on the lower level, and a Lot Tie Agreement for Lots 19 & 20. The project is located at 1585 Coast Walk within Lot 19 (APN 350-131-31-00) and Lot 20 (APN 350-131-17-00) in Block 46 of La Jolla Park, in the RS-1-7 zone, Coastal Overlay Zone, Parking Impact Overlay Zone (Coastal), Transit Area Overlay Zone, Transit Priority Area, and Mobility Zone 2 within the La Jolla Community Planning Area. (current scope has been modified and is now only a remodel/addition to the rear of the existing home at 1585).

10/17/23 DPR MOTION: Findings CAN be made (Jackson/Fremdling) PASSES [6-1-1](#)

Trustee Lisa Kriedeman (Principle, Island Architects): Recused herself for the vote since this is her project.

Haley Duke (Island Architects) & Matt Peterson (Attorney): Gave a detailed presentation of the project and the project's lot lines and its relationship to the paved right of way used by the public between the home and the ocean. Mr. Peterson stated that historically, when issuing permits for homes along Coast Walk, the City has always treated properties as extending out to the mean high tide line. Mr. Peterson addressed a turn around project that was claimed by certain parties to be approved by the City and fully funded. Mr. Peterson stated the City confirmed this claim is not true. There has been a request for property owners to dedicate additional land toward the width of the paved right of way but this is not related to this issue before us tonight.

Don Schmidt: Asked about the materials being used in the remodel compared to those on the existing home.

Haley Duke: Presented a slide with materials being used.

Treger Strasburg: Asked about the relationship of this home to the neighbors and privacy issues. Neighbors were present and stated it was not an issue.

Diane Kane: Asked is the public right of way an easement and how is it established in mapping. Is it recorded anywhere? Are any view corridors recorded over the property? Does Mean High Tide Line (MHTL) fluctuate with Sea Level Rise?

Matt Peterson: It is effectively an easement but is classified as a City Right of Way. It has been described in many surveys recorded at the County Recorder's

Office. There are no view corridors recorded for the property, no views are blocked. The CCC believes MHTL is not fixed.

Glen Rasmussen: Mr. Rasmussen stated he is concerned with the public right of way and provided handouts to Trustees to support the argument that the lot lines for this property (which the owners are taxed on) are considerably inland from the paved roadway that does not define the edges of the public ROW.

A detailed legal and technical conversation ensued.

Motion: to accept (approve) this project, that meets all criteria conditional on the owners not contesting any future City Decisions as to the boundaries of the public right of way. (Rasmussen/Weiss)

Vote:

[YES]: Bubbins, Brady, Courtney, Fremdling, Hostomska, Kane, Rasmussen, Terry, Weiss

[NO]: Ahern, Baracchini, Davidson, Rudick, Steck, Weissman, Will, Williams

[ABSTAIN]: Kriedeman

Motion Passes: 9-8-1 (President Bubbins voted YES to break the TIED Vote)

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

City Digital Information Systems:

(Information Only)

People in San Diego should be able to get information, access resources, and request services from the City easily. City employees also deserve easy-to-use technology and optimized processes to effectively serve customers. This [draft strategy](#) identifies gaps in how the City of San Diego currently serves people, suggests tangible ways to improve, and provides long-term recommendations to meet and ultimately exceed customer expectations.

Presenter: Moriah Gaynor, City of San Diego.

Presenter [Alex Hempton, Deputy Director, Performance & Analytics Depart. City of SD]:

Shared information regarding the Core Values, Guiding Principles, Recommendations and Resources of the City of San Diego DCX (Digital Customer Experience) Strategy. Read the [full report](#) for more information.

Policy Discussion, Reviews & Recommendations (Action as noted)

Bylaws Update Progress (Action)

The Bylaws Update Committee (Jackson, Baracchini, Earley, Kriedeman, Rudick, Steck) has drafted new Bylaws, Operating Procedures, and a Community Participation and Representation

Plan to be submitted with LJCPA's application to be recognized as the Community Planning Group for La Jolla under the amended City Council Policy 600-24.

The draft documents, along with background materials and Editor's Notes listing all the changes, are available via <https://lajollacpa.org/2023-bylaws-update/>. The Committee asks that Trustees review the documents (or at least the Editor's Notes), and authorize the Committee to complete its work.

If such a motion passes, the Committee will continue to gather public comments and edits. It will incorporate those, as applicable, into final documents for approval by Trustees at their December meeting, and then by Members at a special meeting that same evening.

Greg Jackson (Chair, Bylaws Update Committee): Greg presented the [different options](#) for LJCPA moving forward and the principle bylaw changes being driven by CP 600-24.

A robust discussion ensued, in particular concern was expressed about the "No Meeting Attendance" requirement in order to vote in Trustee Elections.

Motion: that the Bylaws Update Committee continue to move forward and complete its work. (Kane/Rudick)

Motion Passes: 17-0-1 (Vote was taken, President Bubins Abstained)

Officer Reports (Action as noted)

Presidents Report: [Harry Bubbins]:

Housing Package 2.0 will be at City Council on November 13th, 2023

Diane Kane: Commented on the following:

Street Vending - Attended a meeting called by the Mayor, as a representative of LJCPA, to look at locations (Children's Pool, Scripps Park, and La Jolla Shores) for First Amendment Expressive Activities in La Jolla Parks. Locations were identified for 4x8 pads for Expressive Activities (Dance, music, art, photographer, Tee shirts with Political Slogans etc). Discussion ensued about enforcement and how this will be funded.

CPC - formed a subcommittee to look into DSD approval of projects that do not meet code or meet the community plans. Diane submitted 15 projects already for this project.

HRB - independent budget analysis office reported on the preservation program at the City trying to prove it was holding up project review and it proved not to be true. They came up with 7 recommendations.

Secretaries Report: [Suzanne Baracchini]:

CPG Annual Training - The October 31st Deadline has passed to complete the Annual CPG Training, 3 LJCPA Trustees and 21 Committee Members have not completed the training and remain unindemnified by the City.

Treasurer's Report: [Larry Davidson] - no data received at time of publishing this agenda. Larry provided the report below during the meeting: **(There was a correction of the October Treasurer's report Minutes reflecting an ending September balance of \$1616.38)**

Beginning Balance, Oct 1st,, 2023	\$1616.38
Total Income:(Sept (\$34)Oct (\$23) Donations)	57.00
Total Expenses:	(00.00)
Net Income-Expenditure:	(57.00)
Ending Balance, Oct 30th, 2023:	\$1673.38

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

Coastal View Corridor Committee:

Joe Terry: After the LJCPA's Ad-Hoc Coastal View Corridors Committee (CVCC) reviewed the establishment and enforcement of coastal view corridors in La Jolla, it was clear neither is adequate and La Jolla is losing views of the ocean, which are of great value to La Jolla. A major concern was that unlike the La Jolla Community Plan and Local Coastal Program Land Use Plan and La Jolla Planned District, the regulations in §132.0403 Supplemental Regulations of the Coastal Overlay Zone do not require unobstructed coastal view corridors.

Therefore, the Ad-Hoc Committee proposed changes to those regulations, which are the main regulations for establishing and enforcing coastal view corridors.

The proposed changes principally address that major concern and often are based on language in the grant deeds used to establish coastal view corridor easement across private property in La Jolla

The Ad-Hoc Committee presented its proposed changes to the CPA at the March meeting, after which the CPA passed a motion to authorize the committee to work with the City to craft a proposal.

On April 26, 2023, I submitted a Land Development Code Amendment Request Form for Chapter 13: Zones (3-2021), Article 2: General Development Regulations, Division 4: Coastal Overlay Zone.

On Oct 31, Seth Litchney (Program Manager, Housing Policy) said they are wrapping up the review of the Land Development Code amendment requests submitted to the portal and will be reaching out to the submitters in the next few weeks.

The Ad-Hoc Committee has not made progress on the rest of its very ambitious plan.

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.

Brian Will: Stated he was not familiar with Trustees having to leave the room during a project presentation if they are an applicant on a project.

Lisa Kriedeman: Stated she looked into this in the current bylaws (which are being updated). The bylaws currently state if you are the project presenter you do not have to leave the room, however Lisa had full confidence in her team from Island Architects to conduct the presentation therefore she chose to leave the room so there could be no possible conflict of interest.

Joe Terry: asked that reconsideration of the CPA's approval of the Adelante project be added to the Dec agenda.

Adjourn to next LJCPA meeting

Meeting was adjourned at 8:30pm

Next Regular LJCPA Meeting - December 7th , 2023, 6pm, The Bishops School.

MInutes Prepared by: Suzanne Baracchini, LJCPA Secretary



[Visit the LJCPA Website](#)

[Sign Up for our Email Updates](#)

[Become a Member \(its Free!\)](#)