



La Jolla Community Planning Association

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

Annual Report: April 2023 – March 2024

LJCPA Organization, Membership and Elections

Joint Committees of The La Jolla Community Planning Association:

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

Ad Hoc Committees of The La Jolla Community Planning Association:

- o Coastal View Corridor Committee: Joe Terry, Chair
- o Bylaws Update Committee, Greg Jackson, Chair

2023 Election, Meetings & Website

Eight Trustees were seated in April 2023, including 4 incumbents (Davidson, Weiss, Steck, Ahern) and 4 new or returning Trustees (Courtney, Williams, Bubbins, Barrachini) in April 2023 after a successful election. The LJCPA started the year with 18 Trustees; one Trustee (Mike Costello) term ended and the seat was filled during the next regular election. New Trustees were sworn in at the April 2023 meeting. New Officers included President Harry Bubbins, 1st VP Diane Kane, 2nd VP Jodi Rudick, Secretary Suzanne Baracchini and Treasurer Larry Davidson. As of February 2024, we had 186 members. We always seek new members and welcome everyone in the community.

The LJCPA held 12 regular meetings during the period beginning in March, 2023. In-person meetings, averaging around 50 persons, resumed at the Bishop's School. New Trustee Brian Williams graciously arranged for this meeting venue when the Recreation Center and Library schedules were unable to accommodate LJCPA meeting dates/times. Local government officials attended the meetings and provided valuable information to the community.

Thanks to LJCPA Member Greg Jackson, the LJCPA Website continues to provide all data and project-related information to the public. This includes project plans and extensive materials from project applicants, letters, and comments for each item on the agenda. The website 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. The LJCPA also expanded its role and communications on social media and created an Instagram account @la_jolla_community_planning.

LJCPA 2023 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:

- Submit Code Update proposals in March 2023 Code Update Cycle: to clarify descriptions of Coastal View Corridors, 50% remodel CDP exemptions, and FAR on beachfront parcels; and to require Geotech studies for basements. Proposals not accepted by City--again.
- Ask DSD Code Enforcement to address blocked Coastal View Corridors. Request acknowledged but not executed.
- Join with Parks & Beaches and the LJ Shores Association to support an EIR to analyze impacts of seasonal closure of Point La Jolla and Boomer Beach for sea lion pupping. CDP extended for another 7 years. City will prepare a Long Term Management Plan w/o EIR assessment.
- Support Neighbors for a Better San Diego ADU Ordinance update proposals.
- CPG Reforms: Updated Bylaws and created new Operating Procedures per City direction. Submitted revisions after Member meeting on January 4, 2024. Currently awaiting city decision whether the La Jolla CPA or an alternative group, the La Jolla Planning Group, will be designated the community's recognized planning group.
- Joined with Parks & Beaches & LJ Shores Association to support revisions to SD sidewalk vending ordinance that clarify type and location of allowable First Amendment Expressive activities in coastal zone. Areas of highest concern are Children Pool, Scripps Park/LJ Cove and LJ Shores beach and boardwalk. Revised ordinance is only a partial fix; more revisions may be needed to further restrict locations/definitions of expressive activities.
- Supported CPC recommendations for Code Revisions during 2023 Code update cycle.
- Supported Senate Bill 411 to amend the Brown Act to allow virtual meetings of community groups, statewide without a declared emergency.
- Supported La Jolla Park Historic District nomination to the National Register of Historic Places at city and state hearings.
- Supported UCPG Plan & Coastal Plan alternative to retain commercial retail and parking among new and existing residential areas for commercial plazas in the Nobel Campus area west of I-5 and South of La Jolla Village Drive.
- At Councilmember's request, supported use of DIF Funds to widen and repair sidewalk at Scripps Park.
- Monitored & supported La Jolla Shores FAR update through City & Coastal Commission approval.
- Submitted prioritized Capital Improvements Project List in September to CM LaCava 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.

Ad Hoc Committee Work

Coastal View Corridor Committee (CVCC) is composed of representatives from the Bird Rock Community Council (Barbara Dunbar, Don Schmidt), Parks & Beaches, Inc. (Melinda Mereweather) and the LJ CPA (Meredith Baratz, Joe Terry).

In 2022, CVCC reviewed the establishment and enforcement of coastal view corridors in La Jolla. Because neither is adequate, La Jolla is losing valued views of the ocean. 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. The Ad-Hoc Committee proposed changes to those regulations that were presented to the CPA at the March meeting. The CPA authorized the committee to submit proposed changes to DSD through the Code Update process.

On April 26, 2023, the CVCC Committee Chair 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) affirmed the Land Development Code amendment requests were submitted to the portal. In November, LJ CPA was informed none of its proposals were accepted. We will submit code change proposals again in 2024, with better guidance from the City to clarify the code definition of what a coastal view corridor is, describing how it is defined and what constitutes “obstruction”.

Other items in the CCVC work plan can be continued by the committee in 2024-2025. These include:

Mapping affected parcels in the city’s GIS database; preparing model easement language for consistency and clarity; and preparing draft Informational Bulletin for DSD staff consideration. Other remedies include: a DSD staff permit approval checklist; a property owner checklist; a central database 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.

Bylaws Update Ad Hoc Committee, Chaired by Greg Jackson, was initiated in July to revise the LJ CPA Bylaws. Members included: Suzanne Baracchini, Brian Earley, Lisa Kriedeman, Jodi Rudick, and Bob Steck. All planning groups were required to revise their Bylaws and to submit new Operating Procedures to SD Planning Staff by December 31, 2023 for review and approval by City Council in order to maintain city recognition and indemnification.

Public Meetings on September 19, October 17, November 2 and January 4 were held to discuss changes to the LJCPA Bylaws. The draft documents, along with background materials and Editor’s Notes listing all the changes, were available via <https://lajollacpa.org/2023-bylaws-update/>. Public participation included suggestions for inclusion, revisions, edits and overall public sentiment. Trustees authorized the Committee to complete its work at the November meeting.

After an intensive 6-month public review of the revised Bylaws, new Operating Procedures, and new Public Outreach and Engagement Plan, the final product was discussed. The committee included alternatives to 17 specific parts of the text in its proposed Bylaws and Operating Procedure documents for Members and Trustees discussion and adoption. The package was approved by LJ CPA membership at a Special Meeting before the January 4, 2024 regular meeting and submitted to the city for review.

Joint Committee Work

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 the City. They reviewed 14 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 2023, the LJ CPA and its sub-committees have reviewed 56 projects. Thirty discretionary projects were referred to the **Development Permit Review Joint Committee**. The 13 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 4 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-two projects were pulled from the Consent Calendar for review by the full Planning Group, with 20 overwhelmingly approved. Of the remaining projects, 2 were denied for non-compliance with applicable codes.

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

Prepared by Diane Kane, 1st Vice President

Approved by LJCPA Membership, April __, 2024

LJCPA Building Project Reviews 1/2023– 1/2024*

***Projects approved unless otherwise noted**

Date	Subcommittee	Project Name	Permit Type	Project #	VOTE	Date to CPA	Approved by CPA
1/5/23	DPR	5268 La Jolla Blvd	CDP	1061390	4-1-1	1/5/23	Consent
1/5/23	DPR T & T PDO	7522 & 7554 Draper/7607 La Jolla Blvd	CDP, SDP, PDP, and CUP Amend-ments	698140	6-0-1 6-0-2 6-0-0	1/5/23	Consent
1/5/23	DPR LJCPA PDO DPR	5575 La Jolla Blvd Adelante Townhomes	CDP & Tentative Map	1073585	5-1-1 Approve 12/20/22 Approve 3/13/23 Denied 6-0-1 4/11/23 Approve 3-2-0	1/5/23 3/2/23 3/13/23 4/11/23 5/4/23	Pulled approved 9-2-1 Rescind approval 10-0-1 Approved 10-3-1
1/5/23	PDO DPR	5680 La Jolla Blvd	NUP	1071808	6-0-0 5-1-1	12/ 1 /22 1/5/23	Pulled Approved 14-1-1
1/5/23	DPR	6260 Waverly	SDP	1050666	4-1-1	1/5/23	Pulled
1/5/23	PRC	8311 El Paseo Grande	CDP SDP	(1053312	3-2-1 NO	1/5/23	12-3-1 Approved
2/2/23	T & T	Concours d'Elegance	Street Closure	No Parking Permit	8-0-0	2/2/23 3/5/23	Pulled Approved 10-0-1
2/2/23	T & T	Michael D. Brooks Memorial Bench			8-0-0	12/1/22 2/2/23	Approved 10-0-1
2/2/23	DPR PDO	5575 La Jolla Blvd.	CDP & TM	1073585	5-1-1 6-1-1	3/2/23	Pulled 9-2-1 Approve
3/2/23	T & T	La Jolla Christmas Parade and Holiday Festival	Street Closure Permit		10-0-0	3/2/23	Consent

Date	Subcommittee	Project Name	Permit Type	Project #	VOTE	Date to CPA	Approved by CPA
3/2/23	T & T	Parking Space Closure/ Athenaeum's Annual Benefit	Street Closure Permit		10-0-0	3/2/23	Consent
3/2/23	T & T	Change of Hourly Parking Limit/Fay Avenue			10-0-0	3/2/23	Consent
3/2/23	DPR	7056 Vista Del Mar	1060098	CDP: SFR remodel, ADU & deck	7-0-1	3/2/23	Consent
					Endorse design; Approve project pending Code Update;		
5/4/23	DPR	6825 La Jolla Blvd	693412	CDP & Sewer Easement vacation Convert SFR office/retail; add 2 nd floor & JADU	6-2-1	3/2/23 5/4/23	Consent
5/4/23	DPR	6308 Avenida Cresta	106770	CDP for Demo & new SFR	7-0-1	3/2/23	Consent
3/2/23	PRC	8330 Prestwick Dr	1065876	CDP for Demo & new SFR	5-0-2	3/2/23	Consent
4/11/23	PDO	La Jolla Coastal Historic District	National Register nomination		7-0-0	4/11/23	Pulled
4/11/23	DPR	6208 Avenida Cresta	CDP Demo & new SFR	690811	5-1-1	4/11/23	Consent
4/11/23	DPR	7213 Castellana	CDP new SFR vacant parcel	1062557	5-1-1	4/11/23 5/4/23	Pulled Project Denied 8-3-3
4/11/23	DPR	812 Havenhurst Pt	CDP & SDP	697754	5-2-1 Denied	4/11/23 5/4/23	Pulled Approved

Date	Subcommittee	Project name	Permit Type	Project #	VOTE	Date to CPA	Approved by CPA
7/6/23	T & T	Concerts by the Sea/Scripps Park	Parking Space Closure		6-0-0	7/6/23	Consent
7/6/23	PRC	2326 Calle Chiquita	CDP, SDP, EOT	1086526	6-0-1	7/6/23	Consent
7/6/23	PRC	8283 Prestwick Drive	CDP, SDP	1074569	6-0-1	7/6/23	Consent
7/6/23	DPR	5960 Camino De La Costa	CDP, SDP	681000	6-0-1	7/6/23 8/6/23	Pulled Approved 11-3-1
7/6/23	PRC	9860 La Jolla Farms Road	CDP, SDP	1055647	3-0-1	7/6/23	Consent
7/6/23	DPR	625 Wrelton Drive	CDP	696528	4-3-1	7/6/23 8/6/23	Pulled Return to DPR 10-4-1
7/6/23	DPR	Castellana Residence	CDP, SDP		6/20/23 6-0-2	7/6/23 8/6/23	Pulled Approved 13-1-1
7/6/23	DPR	5646 Chelsea Street	CDP New SFR & ADU	1079635	6/20/23 4-3-1 8/8/23 4-2-1	8/3/23 9/7/23 10/5/23	7/6/23 Pulled Return to DPR 13-1-1 Pulled 12-2-1
6/1/23	PRC	305 Calle Del Cielo	SDP, CDP	68249	7-0-0	6/1/23 7/6/23	Pulled 17-0-1 Approved
8/3/23	DPR	851 Forward Street	CDP SFR & ADU	1062862	5-0-1	8/6/23	Consent 14-0-1 Approved
9/7/23	T & T	Newly elected T & T Officers			9-0-0	9/7/23	Consent 13-0-1 Approved
9/7/23	T & T	La Jolla Art & Wine Festival	Street Closure & Parking Permit		9-0-0	9/7/23	Consent

Date	Subcommittee	Project	Permit Type	Project #	VOTE	Date to CPA	Approved by CPA
9/7/23	DPR	1028 Muirlands	CDP/SCR	687245	6-0-1	9/7/23 10/5/23	Pulled 12-2-1
9/7/23	DPR	1641 Crespo St	CDP Slope repair	1086714	4-1-1	9/7/23	Consent
10/5/23	PRC	La Jolla Shores PRC Officer Elections			4-0-0	9/7/23	Consent
10/5/23	DPR	6432 El Camino del Teatro	CDP, SDP	1067856	5-0-1	9/7/23	Consent
10/5/23	DPR	5270 Chelsea St	CDP, SDP	1081479	Final Vote 6-0-0 5-0-1	9/7/23 11/2/23	Pulled 17-0-1
10/5/23	DPR	424 Sea Ridge Dr			Final Vote 6-0-0 5-0-1	9/7/23	Consent
11/2/23	T & T	Baraat Wedding	Street Closure		6-0-0	11/2/23	Consent
11/2/23	PRC	8011 La Jolla Shores Drive	SDP	1063139	3-1-1	11/2/23	Consent
11/2/23	DPR	1585 Coast Walk	CDP, SDP	1069943	6-1-1	11/2/23	9-8-1
12/7/23	DPR	LJ Country Club Plan Amendment	Amend CDP, SDP, CUP & Hillside Review	1104046	7-0-1	12/7/23	Consent
12/7/23	DPR	Coast Walk Lots 1 & 2	CDP, SDP For SFR & ADU	10741072	7-0-1	12/7/23	12-0-1
6/1/23	PRC	2382 Via Capri Ct.	CDP, SDP	647594	6-1-1	6/1/23	Consent
6/1/23	PRC	8025 Calle Del Cielo	CDP, SDP	688307	5-0-2	6/1/23	Consent