

**La Jolla Community Planning Association  
Annual Trustee Election (3-7 PM)  
Trustee Meeting (6:15 PM)  
7 March, 2024 Minutes  
La Jolla  
Recreation Center, 615 Prospect Street**

**LJ CPA Trustee Annual Election**

Polls opened from 3:00 PM – 7:00PM at the La Jolla Recreation Center. Election volunteers included: Janie Emerson, Greg Jackson, Donna Aprea, Larry Davidson, Diane Kane, Sherri Lightner, Darcy Ashley and Bill \_\_\_\_\_. Voting members needed to appear in person and to present a valid ID to acquire a ballot. Seven candidates ran for 7 vacant Trustee seats: Glen Rasmussen, Brian Will, Lisa Kriedeman, Chas Dye, Adrian Feral, Alex Matov and Steven Yang. Ballot counting occurred after the polls closed, with results announced during the meeting, as follows: Rasmussen (41); Will (40); Kriedeman (38); Dye (37); Yang (35); Feral (34); Matov (32).

**March LJCPA Meeting**

**Meeting called to order by President Bubbins at 6:15 PM.**

**Roll Call:** Present: Ahern, Brady, Bubbins, Courtney (arr. 6:35), Davidson, Fremding, Kane, Kriedeman, Rasmussen, Rudick, Steck, Terry, Weiss, Will, Williams; Absent: Hostomska, Weissman.

1. **Agenda:** Motion to approve the agenda: 1<sup>st</sup> Steck; 2<sup>nd</sup> Rasmussen; **Approved unanimously (14-0-1).**
2. **Minutes:** Motion to approve minutes as submitted: 1<sup>st</sup> Rudick; 2<sup>nd</sup> Davidson; **Approved unanimously (14-0-1).**

**Non-Agenda Public Comments (2 minutes)**

Don Schmidt: Happy to have meeting back at Rec. Center.

**3. Consent Agenda**

**3.1. La Jolla Christmas Parade & Holiday Festival.** No discussion.

Motion to approve closures & no parking areas associated with 68<sup>th</sup> annual event on Sunday, December 8, 2024: 1<sup>st</sup>: Kane, 2<sup>nd</sup>. Rasmussen. **Approved 14-0-1.**

## Comments from Elected Officials, Agencies & Other Entities

**SD Planning:** Melissa Garcia announced a Code Update Workshop in City Heights and a new Preservation & Progress Initiative to begin shortly. She also provided an update on Planning Groups, noting that all planning groups responded with updated Operating Procedures by the January deadline, and will be formally processed by City Council within the next few months. Uptown and La Jolla had two planning group proposals that are being evaluated by planning staff for Council discussion/action. Kathleen Neill asked about possible amendments to Council Policy 600-24 that could address impacts to Planning Groups and was referred to Marlon Pangilinan for updates.

**Council District 1:** Emily Lynch announced a community workshop with the Councilmember (meeting particulars??)

**UCSD:** Anu Delouri & Robert Claussen announced a Notice of Preparation (NOP) for a UCSD Long Range Development Plan, updating the current plan for a new population target by 2040. The plan will study East Campus sites for new housing. It will be accompanied by an updated Environmental Impact Report (SEIR) analyzing proposed growth, its impacts, alternatives and mitigation. The public process inviting input from interested parties includes a 30-day Scoping Period that has already started. Comments and information can be found at: [env-review@UCSD.edu](mailto:env-review@UCSD.edu) A recorded public meeting at the UCSD Faculty Club will be held on March 20 at 6:00 PM. There will be a 45-day review period for the Draft Plan and EIR, with the package going to the UC Board of Regents next year.

**Public questions:** Is the EIR new, or an update of an existing document? It will be an update of the 2018 LRDP EIR.

Comment: Please hold the Regents meeting adopting the new plan at the UCSD campus.

Response: no meeting time or place has yet been determined.

Question: What is the new maximum population on campus?

Response: The current 43,000 population is anticipated to increase to 50,000. Ms. Delouri noted that there is a huge student demand for UCSD slots. With 150,000 applications received in the past year, UCSD is #2 in the nation, behind UCLA at #1.

Question: UCSD has acquired 2 hospitals, El Centro & Alvarado. What is the ultimate population goal?

Response: ¼ million applications to UC system statewide; out-of-state applications also up.

Goal is to provide housing for 65% of students for a 4-year period, plus a housing guarantee for faculty & staff.

Question: Will the trolley help alleviate on campus parking demand?

Response: 5-6,000 trolley riders attend campus daily; 1<sup>st</sup> and 2<sup>nd</sup> year students are not allowed to have cars on campus.

Question: What is in-state vs. out-of-state student split?

Response: More California students mandated; in-state students now at 80%.

Trustees Ahern, Courtney & Kane: Have Regents' meeting at UCSD; encourage community outreach; spread UCSD educational/cultural/opportunity benefits around wider San Diego community.

#### **4. 7777 Girard (1094657/Steele). Action Item.**

This item was pulled from the February Consent Agenda by Trustee Joe Terry, who wanted confirmation that the proposed second story mezzanine was not a third story. Project Architect Mark Steele clarified that the California Building Code has a standard definition of a mezzanine: it can be no larger than 1/3 the area of the floor unit below it. As defined, the project does not include a third story, but a tall second story, where the mezzanine area will be used as a bedroom. The project meets the 30 ft. height limit and the PDO/Code that allow only 2 stories in the Village. **Motion:** to support LJ PDO & LJ DPR committee findings that 7777 Girard complies with permit & code requirements. Rudick 1<sup>st</sup>; Rasmussen 2<sup>nd</sup>: **Roll-call Vote: 13-0-2.** (Yea: Brady, Courtney, Davidson, Fremding, Kane, Kreideman, Rasmussen, Rudick, Steck, Terry, Weiss, Will, Williams; **Abstain:** Bubbins, Ahern).

#### **5. 627 Genter “La Jolla Christian Fellowship” (1055455/Leon). Action Item.**

This item was pulled from the February Consent Agenda by resident Andrea Russell, who cited a DSD Project Cycle Update Letter, dated February 29, 2024, that was issued after community review by the LJCPA Development Permit Review and Traffic and Transportation committees. The letter was based upon City Attorney review that concluded the project did not qualify for a parking exemption earlier granted by DSD staff, and now needed a minimum of 23 additional onsite parking spaces.

Project representative, Architect Kevin Leon, noted that the applicant had not received the February 29, 2024 DSD letter. He reviewed project revisions that responded to earlier DSD staff comments: the window schedule was changed to address HRB concerns; new bathrooms and elevator met ADA requirements; landscaping was added on Draper Ave.; the project was under the 30 ft. height limit. Mr. Leon also clarified how the project complied with RM 1-1 zone requirements by meeting allowable commercial uses and occupancy load (max. 300 allowable; actual 88 w/ 200 during heaviest use periods). He disagreed with the City Attorney’s ruling on parking, and provided an email dated March 23, 2023, detailing provisions of the parking exemption earlier granted by DSD Staff. Despite later cancellation of the Rte. 140 bus line, the project was grandfathered into the regulations in effect at the time the permit application was filed. No deviations or variances were required under the Conditional Use Permit that had an occupancy limit of 300.

Trustee Rudick summed up testimony to date: that parking was a neighborhood concern and that the Rte. 140 bus line was not returning in the near future. She asked how attendees were currently getting to the church, and if they were not taking the bus, where were they parking? It appeared that the additional construction was adding new services for the existing population. Also noted was that due to recent code revisions, ALL commercial uses were exempt from parking requirements.

**Public Comments:** The church pastor replied that the new space was for 88 kids who traveled to the site with their parents, biked or walked. An additional 1800 kids, who needed an after-school space to hang out, were within walking distance at LJHS. On Sunday mornings, while the nearby Farmer’s Market took up residential parking space, the church rented nearby parking

spaces at LJHS and provided golf carts that shuttled church attendees to Sunday services. Several church members commented that they lived in the neighborhood and walked to the site. There were many young families in the congregation with kids in day care and bible study who walked or rode bikes to the site. They were not adding vehicular traffic. Further public comments supported safe spaces for kids as an identified community need. The church's out-of-school programs and activity spaces provide conferences, training and counseling. The adult-supervised social interaction improves mental health and address teen related depression, self-harm and suicide. Most of the kids live in La Jolla, age groups range from infants to college. AA meetings used to be held at the church but are no longer part of the program. A church member noted that the church had a right to build, and that reasons for denial were arbitrary and capricious. Another public member asked when the project application was filed, as both the project and applicable regulations had changed since earlier community review. In response, Brian Will, Chair of DPR, noted that timing of community review is tricky: early review enables public input into a project that can evolve, yet later review enables consideration of a more complete project.

**Trustee Comments:** Trustee Courtney commented that parking in La Jolla is terrible, project exemption from the TPA was regrettable, and the Rte. 140 bus line would not be returning prior to 2025. Trustee Williams, who works in schools, noted interaction with kids is changing and that LJ needs public spaces where change can be addressed/accommodated. Other churches in LJ (e.g., St. James & Mary, Star of the Sea) don't have on-site parking. LJ CPA is a community forum where a need has been identified that has strong community support. Trustee Terry noted the project complied with the PDO & LDC and that many arguments against it were not relevant. Trustee Brady, who supported the project as a member of the T & T Joint Committee, objected to using the Rte. 140 bus line demise to require parking. Trustee Will agreed that DSD flipped on TPA requirements, and that the applicant should be held to codes in effect at the time of permit application. Trustee Kriedeman noted the LJ CPA should check relevant code requirements, but should also use its discretion in providing community sentiment to DSD.

**Motion:** to support findings of DPR and T & T Joint Committees (1<sup>st</sup>, Rudick; 2<sup>nd</sup> Kane; **Roll-call Vote: 12-2-1 (Yea:** Ahern, Brady, Courtney, Fremding, Kane, Kriedeman, Rasmussen, Rudick, Steck, Weiss, Will, Williams; **Nay:** Davidson, Terry; **Abstain:** Bubbins).

#### **6. Letter requesting City to enforce local code/zoning rules (Courtney) Action Item.**

This item was pulled from the February Consent Agenda by Trustee Joe Terry who thought the draft letter ignored the primacy of state law that defined SFR as 6 or fewer unrelated residents, in favor of LJ Shores PDO, that prohibited supportive housing for the mentally ill unless it was a "protected use." Trustee Courtney asked for a LJCPA ratification of the LJ Shores PDO vote that determined congregate care facilities "cannot do anything other private homeowners can't do in a SFR zone." The property in question was already under city investigation for PTSD outpatient drug distribution activities, in violation of their state supportive housing license for the mentally ill. Trustees determined there were two separate issues: state medical licensing requirements & local zoning use requirements. Kathleen Neill noted that LDC has a unit that routinely tracks congruence between state and local laws, and that this state-local interface was already under review.

Trustees decided to modify the letter contents to ask city authorities whether state licensing laws were being violated by conducting outpatient activities at this location. The President was directed to note the questionable conduct was in La Jolla, with local PDO Code Compliance as the administrative issue, but to not identify the specific property. **Motion:** 1st Weiss; 2<sup>nd</sup> Rasmussen; **Roll-call Vote: 13-1-1.** (**Yea:** Ahern, Brady, Courtney, Davidson, Fremding, Kane, Kreideman, Rasmussen, Rudick, Steck, Weiss, Will, Williams; **Nay:** Terry; **Abstain:** Bubbins).

#### **7. Municipal Code Update. (Kathleen Neill)**

In the current Code Update Cycle, only Item #20 specifically concerns La Jolla. It pertains to major and minor projects, that are determined by the LJ Shores Advisory Committee, whose members are appointed by the mayor. An Informational Bulletin provides more detail on the process and code issue. Although there was no formal motion for collective action, Trustees were encouraged to individually submit public comments to the city's online portal before the end of March. Other Code Update issues of interest are a 10:1 bonus for childcare facilities in the RM1-1 zone. This only applies in commercial calculations of Gross Floor Area. This is bad for lots on canyons as it changes slope calculations.

#### **President's Report**

President Bubbins noted that the Community Planners Committee has approved a letter to the City asking for mandated elections within 60 days for new groups that successfully challenge existing Planning Groups for community representation. UCSD Health plans have been extended to East County and Hillcrest. There is a Trustee vacancy due to the resignation of the Secretary. An election will be held to fill the vacancy in accordance with new Operating Procedures. Officer elections will be in April after swearing in new Trustees. Due to Brown Act noticing requirements for Special meetings, the Annual meeting, normally held in March, will precede the April regular meeting.

**Secretary's Report:** 1<sup>st</sup> VP Diane Kane is acting as Secretary for this meeting due to position vacancy. New officers will be elected in April. As all officer positions will be vacant, Trustees are encouraged to consider running as officers next month.

**Treasurer's Report:** noted in the agenda. Receive and file.

#### **Trustee Comments**

A general discussion about LJCPA response to the new planning group challenging LJCPA for official city recognition ensued.