



## La Jolla Community Planning Association

PO Box 889, La Jolla CA 92038  
<https://lajollacpa.org>  
[info@lajollacpa.org](mailto:info@lajollacpa.org)

**Trustee Meeting**  
**5 Dec 2024, 6pm**  
**La Jolla Community Center**  
**6811 La Jolla Blvd**

President: Harry Bubbins  
Vice Presidents: Parick Ahern,  
Glen Rasmussen  
Secretary: Adrian Feral  
Treasurer: Lisa Kriedeman

Regular monthly meetings: 1st Thursday. Refer to projects or issues, not to applicants or opponents. For **action** items, chair calls on 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 Erik Gantzel, 3rd Tuesday, 4:00 pm

### Meeting started at LJCC at 18:05

### A Member Meeting Quorum was achieved

Present: Ahern, Brady, Bubbins, Courtney, Dye, Fremdling, Jackson, Kriedman, Steck, Terry, Will

Absent: Davidson, Feral, Matov, Rasmussen, Weiss, Williams, Yang

**Approve Agenda**  
unanimous

#### 1. Approve Minutes

Mr. Terry:

Item #3: “arein” spelling (needs space) – “are in”

5.3: Nonappealable should be non-Appealable

5. Non-appealable should be Non-Appealable

### Trustees made comments about pulling projects and how cpa can meet needs

*If special facilities or access are required (for example, to display presentations), notify the Chair one week prior to meeting. If a Sign Language interpreter, aids for the visually impaired, or Assisted Listening Devices (ALDs) are required, please contact the City's Disability Services Coordinator at 619-321-3208 at least five (5) workdays prior to the meeting date to ensure availability.*

President said we can address later – not well defined

#8 approved amendment: minutes should include that we're approving those regulations.

Survey results should be included in minutes. Mark Bucon

Approved with comments.

## **2. Non- Approve Agenda**

## **3. Agenda Public Comment**

Items not on the agenda, 2 minutes or less. No discussion, votes, or action.

Jannie Emerson – Neighbors for a Better California

Spoke in opposition of high-rise residential project on Turquoise St. in Pacific Beach

Congratulations on City of La Jolla petition signatures.

Mark Bucon

Owns 6716 La Jolla Boulevard.

States that someone said we're not approving/considering enough projects

Mr. Bucon presented survey about 3 story buildings, 95 respondents.: Overwhelming majority want to keep 2 story limit, keep FAR, and keep traditional buildings

Staff review comments (approved by consent) even though proposal exceeds FAR

Why was special permit issued? No discretionary permits were found. By consent we have approved project that neither staff nor community approve of.

Kathleen Neil

Spindrift walkway. There is a new PM

Torrey pines Road – 2 streetlights are damaged. Prospect and Torrey Pines streetlight pole repaired and a new audible signal installed.

Coast walk and Torrey Pines – street light never put in – SD transportation department says April is next cycle of street light repair.

Concerns about Turquoise Street high-rise in PB. Is it a hotel? What is meaning of low income? Is there a deed restriction (yes 50 years).

Mary Soriano update for La Jolla Town Council

Vice President Peter Wulf was interviewe on Fox News about the Turquoise high-rise.

LJTC is working w/ David Alvarez on AB1287 (relating todensity) 5g tower on. Bike path. – will be discussed at LJTC meeting on 12-Dec-2024.

75<sup>th</sup> Anniversary meeting will include workshop to gather ideas/input regarding infrastructure investments that might garner funding.

Trudy Glowa

Regarding nextdoor.com posts on developer of turquoise. The company is out of San Francisco. David Alvarez notes AB1287 makes it easy for developers. AB1287 was modified like a person who has had too much plastic surgery, and it is no longer helpful. 4 bldgs on turquoise have been put for sale. Sharp fitness is now owned by the developer. Waiting to hear from California Housing in Sacramento but they don't take questions from general public.

Candice.

Turquoise High-Rise. There was meeting in the beginning of November. There is concern that a lot of people don't realize what a detriment it is to the community. Bird rock elementary is 2 blocks away – traffic will be a huge problem. People in all communities need to get involved. Short time frame. Don't let anything slip under the rug. We need to find a way to band together and get loud.

#### **4. Non-Agenda Trustee Comment**

Items not on the agenda, 2 minutes or less. No votes or action.

Dan Courtney

LJCPA certified in May over LJCPG. I feel it's time we increase participation and diversity. By Laws reforms are being put together by Mr. Jackson. Move meeting times to accommodate work schedules. We represent community not developers. Regarding pulling items from consent agenda: trustees should be ok – some projects span multiple groups.

Greg Jackson

Will send a google doc to trustees and members on how to suggest by law changes. Will be acted on in March. If you're not on list, email [info@ljcpa.org](mailto:info@ljcpa.org)

Patrick Ahern  
Children's Pool break wall is now open.

## Consent Agenda

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

Committee recommendations to which no Trustee objects. Consent items are adopted by acclamation without presentation or debate, and the Committee recommendations become LJCPA's. Anyone attending the meeting may "pull" Consent items by citing relevant provisions the item violates or new information that could not have been made available to the Committee. "Pulled" items are removed from Consent, and are discussed and voted on separately at a subsequent Trustee meeting.

#### 5.1. **7231 Encelia Dr (1114404, Marengo)**

**DPR Description:** A Coastal Development Permit (CDP). The project is located in a 14,615 sq ft lot (0.33 acre) and is located in the RS-1-4 Zone in the Coastal Overlay Zone - APP 1, within the La Jolla Community Plan. Council District 1. We are proposing the demolition of an existing 3,500 sq ft house and proposing a 2 story over basement single family residence, the project includes a basement of 3,735 sq ft, First floor of 3,450 sq ft and second floor of 3,858 sq ft, for a total of 11,043 sq ft (only 7,308 sq ft counted toward F.A.R. per 113.0234(a)(2)(B)). The project is also proposing a first floor deck of 1,374 sq ft. Project is in the Coastal Height Limit Overlay Zone and it's proposing a 29'-5" overall height.

**DSD Description:** Coastal Development Permit to demolish a 3,500-square-foot single dwelling unit and to construct a 14,922-square-foot two-story single dwelling unit over basement with associated site work, located at 7231 Encelia Drive. The 0.33-acre site is in the RS-1-4 Base Zone and the Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan Area. This development is within the Coastal Overlay Zone (Non-Appealable) and the application was filed on June 10, 2024.

*DPR 19 Nov: findings **CAN** be made, 5-2-1*

Dan Courtney – There is a FAR violation.

Size is actually 7K square feet, not 14K square feel.

Greg Jackson: item cannot be pulled.

#### 5.2. **7227 Fairway Rd (1120571, Sparks)**

**DPR/DSD Description:** Coastal Development Permit for the demolition of a two-story single dwelling unit and construction of a 6,958 square foot two-story single dwelling unit and the basement. The project located at 7227 Fairway Road will include also associated site grading hardscape and landscape. The 0.45-acre site is in the RS-1-4 Base Zone, Coastal Height Limit Overlay Zone (CHLOZ), Coastal Overlay Zone

(COZ), Parking Impact Overlay Zone (PIOZ), Paleontological Sensitivity Area, Affordable Housing Parking Demand, Very High Fire Hazard Severity Zone (VHFSZ), Geologic Hazard Category, Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan Area. Council District 1. This development is within the Coastal Overlay zone and the application was filed on August 28, 2024.

*DPR 19 Nov: findings CAN be made, 7-0-1*

5.3. **7957 Princess St, “Coastal Trail” (1109252, Heatherington)**

Mick Reynolds:

Please pull based on new information requested

Applicant: wants to know what issue is.

Item is pulled.

5.4. **8303 La Jolla Shores Dr “Cielo Mar” (1085883, Fotsch)**

Pull – violates grading code. Sd 142-0130A 15110.0301D is contrary to grading code. Additionally, recommendation is premature b/c environmental doc has not been published.

2<sup>nd</sup> person requests pull. Objections of neighboring property owner not being recorded.

Item pulled. (next mtg January 9)

## Comments from Elected Officials, Agencies, & Other Entities

- Council 1 (LaCava): Emily Lynch, 619-236-6159 , [erlynch@sanidiego.gov](mailto:erlynch@sanidiego.gov)

Not here

- SD Mayor's Office (Gloria): Fatima Maciel, 619-218-7083, [FaMaciel@sanidiego.gov](mailto:FaMaciel@sanidiego.gov)

Not here

- County 3 (Lawson-Remer): Evan Bridgham, 858-285-5243, [Evan.Bridgham@sdcounty.ca.gov](mailto:Evan.Bridgham@sdcounty.ca.gov)

Not here

- Assembly 77 (Boerner): Andrés Guerts-Barreto, 916-319-2077, [andres.guerts@asm.ca.gov](mailto:andres.guerts@asm.ca.gov)

Not here

- Senate 38 (Blakespear): Aurora Livingston 760-642-0809, [aurora.livingston@sen.ca.gov](mailto:aurora.livingston@sen.ca.gov)

Not here

- SD International Airport, Ivonne Velazquez, 619-400-2453, [ivelazqu@san.org](mailto:ivelazqu@san.org)

As of last month new T1 phase 1A is 76% complete. Next September complete. On schedule. August – new t1 parking plaza open. 20% off parking.

- SD Planning: Melissa Garcia, 619-236-6173, [magarcia@sanidiego.gov](mailto:magarcia@sanidiego.gov)

Not here

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

Not here

## Project Reviews (Action as noted)

### 6. 8081 Calle del Cielo (1104216, Marengo)

**DSD/PRC Description:** Coastal Development Permit & Site Development Permit to demolish an existing one-story 2,217 square foot single family-residence and build a two-story single family-residence over basement for a total of 12,929 square foot with 6 parking spaces at 8081 Calle Del Cielo. The 0.46 acre site is in the LJSPD-SF base zone, Coastal (Non-appealable) overlay zone (COZ) (N-APP-2), ( Coastal Height Limit Overlay Zone (CHLOZ) Parking Impact Overlay Zone (PIOZ-Coastal Impact) Parking Standards Transit Priority Area (PSTPA), Transit Priority Area (TPA), Affordable Housing Parking Demand, Paleontological Sensitive Area, Very High Fire Hazard Severity Zone (VHFSZ) within the La Jolla Community Plan area. Council District (1). This development is within Coastal Overlay zone Non-Appealable and the application was filed on October 5, 2023.

**PRC 10/17:** findings **CAN** be made, 6-0-1; **pulled** from 11/7 Consent by J Emerson

**Motion to approve. Motion: Jackson, Second: Courtney. 9 Yay, 0 Nay, 1 Abstain (Bubbins)**

## Policy Items (Action as noted)

(none)

**Officer & Committee Reports (Action as noted)**

**President**

**Secretary**

**Treasurer**

Beginning Balance Nov. 2024 \$

Total Income (donations)

Total Expenses (\$0.00)

Net Income – (Expenses)

Ending Balance as of

## **7. Adjourn to Next Trustee Meeting**

Regular meeting ●9 January 2024●, 6pm, location TBD

Meeting adjourned 7:17PM.