



# La Jolla Community Planning Association

PO Box 889, La Jolla CA 92038  
https://lajollacpa.org  
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

## 1. Approve Agenda

## 2. Approve Minutes

## 3. Non-Agenda Public Comment

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

## 4. Non-Agenda Trustee Comment

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

## 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**

*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.*

**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)**

**DPR Description:** A Site Development Permit (Process Three) for a coastal access pathway and stairs at 7957 Princess Street. The California Coastal Commission (CCC) will process the Coastal Development Permit (CDP) in a separate action.

**DSD Description:** Site Development Permit (Process 3) for a coastal access pathway and stairs at 7957 Princess Street. The Coastal Development Permit will be processed by the California Coastal Commission in a separate action. The site is in the Residential Single Dwelling Unit (RS-1 -7) Base Zone, Coastal (Appealable) and Coastal First Public Roadway Overlay Zones within the La Jolla Community Plan Area. This development is within the Coastal Overlay zone, and the application was filed on February 22, 2024.

*DPR 19 Nov: “While the DPR has no issue with the physical plans presented, we cannot recommend approval of the project as a whole until the following issues are well thought out, planned, and funded: Security (access control, loitering and noise prevention and enforcement), Biological Preservation (Education and supervision), Traffic Study/Control Plan,” 7-0-1*

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

**PRC Description:** The project proposal combines three parcels (APN 346-250-08-00, APN 346-250-09-00, and APN 346-250-10-00) into a single lot. The intention is to subdivide this lot into six parcels, each for constructing a single dwelling unit with shared access to Calle del Cielo. The project also involves the demolition of a 5,958.5-square-foot single-family residence and attached garage at 8303 La Jolla Shores Drive. A private road will be constructed to serve six single-family homes, each ranging from 11,729 square feet to 16,270 square feet, along with garages and pool/spa facilities. The 4.45-acre site is situated at 8303 La Jolla Shores Drive in the La Jolla Shores Planned District Single Family Zone, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limit Overlay Zone, and Coastal Parking Impact Overlay Zone, all falling within the La Jolla Community Plan. The project involves three main processes:

1. Process 4 - Tentative Map for creating the six parcels, per San Diego Municipal Code (SDMC) Section 125.0430.
2. Process 3 – Site Development Permit for developing a major project in the La Jolla Shores Planned District, according to SDMC Section 1510.0201(d).
3. Process 2 - Coastal Development Permit for the increase in density and demolition of an existing single dwelling unit, as per SDMC Section 126.0707(a).

**DSD Description:** Process Four, Tentative Map, Site Development Permit, and Coastal Development Permit to consolidate three parcels (APN 346-250-08-00, APN 346-250-09-00, and APN 346-250-10-00) into a single lot and to subdivide the lot into six parcels for the construction of one Single Dwelling Unit at each parcel with common access to Calle del Cielo. The proposed project was previously noticed as described above; however, the project scope also includes the demolition of an existing 5,958.5-square-foot single dwelling unit with an attached garage. The proposed dwelling units range from 11,729 square feet to 16,270 square feet and include garages and pool/spa facilities. The 4.45-acre site is located at 8303

La Jolla Shores Drive in the La Jolla Shores Planned District Single Family (LJSPD-SF) Zone, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limit Overlay Zone, Coastal Parking Impact Overlay Zone, within the La Jolla Community Plan and Council District 1. The application was filed on April 5, 2023.

*PRC21 Nov: findings **CAN** be made for a process 4, tentative Map, CDP and SDP to combine three parcels (APN 346-250-08-00, APN 346-250-09-00, and APN 346-250-10-00) into a single lot, 5-0-0*

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

- Council 1 (LaCava): Emily Lynch, 619-236-6159 , [erlynch@sandiego.gov](mailto:erlynch@sandiego.gov)
- SD Mayor's Office (Gloria): Fatima Maciel, 619-218-7083, [FaMaciel@sandiego.gov](mailto:FaMaciel@sandiego.gov)
- County 3 (Lawson-Remer): Evan Bridgham, 858-285-5243, [Evan.Bridgham@sdcounty.ca.gov](mailto:Evan.Bridgham@sdcounty.ca.gov)
- Assembly 77 (Boerner): Andrés Guerts-Barreto, 916-319-2077, [andres.guerts@asm.ca.gov](mailto:andres.guerts@asm.ca.gov)
- Senate 38 (Blakespear): Aurora Livingston 760-642-0809, [aurora.livingston@sen.ca.gov](mailto:aurora.livingston@sen.ca.gov)
- SD International Airport, Ivonne Velazquez, 619-400-2453, [ivelazqu@san.org](mailto:ivelazqu@san.org)
- SD Planning: Melissa Garcia, 619-236-6173, [magarcia@sandiego.gov](mailto:magarcia@sandiego.gov)
- UCSD Planning: Anu Delouri, 858-610-0376, [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu)

### 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*

### Policy Items (Action as noted)

(none)

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

#### President

#### Secretary

#### Treasurer

Beginning Balance Oct. 2024 \$2,110.24  
 Total Income (donations) \$63.00  
 Total Expenses (\$0.00)  
 Net Income – (Expenses) = \$63.00  
 Ending Balance as of Nov. 12, 2024, \$2,173.24

#### 7. Adjourn to Next Trustee Meeting

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