



La Jolla Community Planning Association Trustee Meeting Minutes

LJCPA
P.O. Box 889
La Jolla CA 92038
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info@lajollacpa.org

January 9th, 2025, 6:30pm
La Jolla Recreation Center
615 Prospect Street 92037
(Joint LJTC & LJCPA)

President: Harry Bubbins
1st VP: Patrick Ahern
2nd VP: Glen Rasmussen
Notes by: Mary Soriano
Treasurer: Lisa Kriedman

PROCEDURAL

1. **Call to Order: 6:52pm**
2. **Roll Call;**
LJCPA Trustees (18)
Present: Ahern, Bubbins, Rassmussen, Terry, Kriedeman, Will, Williams, Dye, Jackson, Weiss, Fremdling,
Absent: Courtney, Yang, Brady, Feral, Davidson, Matov, Steck
3. **Approve Agenda: Action**
Motion to approve Agenda:
Approved Unanimously:
4. **Approve Minutes: Action**
Not Approved

Non Agenda Public Comments

Marcela Bothwell: Turquoise Tower
Base units in question
HCD letter to break the height limit
Patti Garay: 5G Cell Tower on bike path

RF Radiation

Setbacks

5G Cell Towers Townhall hosted by La Jolla Town Council, Thursday February 13, 2025 at La Jolla High School Auditorium

Kathleen Neil: Jan 21st 4:00pm at library - Torrey Pines Guard Rail

Phil Merten: Plans need to be shared online

Wampler: ACLJ

8,000 signatures received

January 30th deadline NEED \$100,000, Balance: \$47,000 for LAFCO funding

Consent Agenda

5. Consolidate, Accept, & Adopt Committee Judgments

5.1. 7344 Brodiaea Way (1105943, Norouzi)

Applicant: (Process 3) Coastal Development Permit & Site Development Permit to demolish an existing house and replace with 5,515 square foot three-story single-family residence at 7344 Brodiaea Way. The 0.70-acre lot is located in the RS-1-4 base zone, Coastal (non-appealable) overlay zone, Coastal Height Limit Overlay Zone (CHLOZ), Parking Impact Overlay Zone (PIOZ) and contains Sensitive Vegetation, Steep Hillside and Brush Management designations, all within the La Jolla Community Plan Area.

DSD: (Process 3) Coastal Development Permit & Site Development Permit to demolish an existing house and replace with 7,514 square foot three-story single-family residence at 7344 Brodiaea Way. The 0.70-acre lot is located in the RS-1-4 base zone, Coastal (non-appealable) overlay zone, Coastal Height Limit Overlay Zone (CHLOZ), Parking Impact Overlay Zone (PIOZ) and contains Sensitive Vegetation, Steep Hillside and Brush Management designations, all within the La Jolla Community Plan Area.

*DPR 17 Dec: **APPROVE** 7-0-1*

5.2 8101 Prestwick Dr (1090277, Marengo)

Applicant: Demolition of existing 3,119 sq ft house and construction of a 5,888 sq ft 2 story over basement of 6,551 sq ft not counted in F.A.R per 113.0234(a)(2)(B) single family dwelling unit within la Jolla shores plan district. Requesting a site development permit and a coastal development permit

DSD: Coastal Development Permit and Site Development Permit for the demolition of an existing 3,119 sq. ft. single dwelling residence and the construction of a new two-story 5,888 sq. ft. single dwelling residence over a 6,551 sq. ft. basement located at 8101 Prestwick Drive. The 0.739-acre site is in the LJSPDSF, Coastal Overlay (non-appealable)

zone, Coastal Height Limit Overlay Zone of the La Jolla Plan Community area within Council District 1.

PRC 19 Dec: APPROVE 5-0-1

5.3 2326 Calle Chiquita (1107761, Sessa)

Applicant/DSD: Public Service Easement Vacation, a Coastal Development Permit and Easement Vacation located at 2326 Calle Chiquita. The 0.52 -acre site is in the La Jolla Shores Planned District Single Family (LJSPD-SF) zone in the Coastal Overlay (NON-APPEALABLE) zone of the La Jolla Community Plan Area.

PRC 19 Dec: APPROVE 5-0-1

Motion to Approve Consent Agenda:

Voted Unanimously with Joe Terry's comments:

Comment:

Trustee Terry: Project 4.1 SQFT in question.

Policy Items (Action as noted)

6 San Diego Housing Commission (DeWitt/Ho/DeFranco)

The San Diego Housing Commission (SDHC) performs three major program functions that create affordable housing opportunities:

- Federal rental housing assistance provider for more than 16,000 low-income households, annually;
- Partner to address homelessness, including HOUSING FIRST – SAN DIEGO, SDHC's landmark homelessness action plan; and
- Affordable housing developer, investor and lender—producing more than 23,000 affordable housing units currently in service through partnership developments and acquisitions.

SDHC staff will provide a brief overview of their agency's work, including an update on the Draft Affordable Housing Preservation Ordinance and how it will impact affordable housing preservation in San Diego.

Comments:

Merriweather: Veterans in Los Angeles are given housing.

Trustee William: LJ low income housing serve same purpose as SDHC.

SDHC: Density Bonus works off of Area Median Income

Speaker: Affordable vs Low Income

Trustee Ahern: Task Force working group, Dan Courtney recommends

Motion to Approve:

Voted

Note: Attach Presentation Slide and AMI Chart: Agency Overview, Preserving Affordable Housing: Draft Ordinance, NOAH Units/Affordable Housing Preservation Strategy & Implementation.

Project Reviews (Action as noted)

7. 7957 Princess St “Coastal Trail” (1109252, Heatherington) Action

Applicant/DSD: 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.

*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; Pulled by Slaven/Reynolds*

Comments:

Phil Wise: Homeowner 7949 Princess St 92037

Procure Fire Insurance

Russell: Homeowner 7959 Princess St 92037

Mitigate effects once built

Traffic study one lane road

Insurance will not cover defense clause

Last ladder below water

Trash pickup, graffiti (Maintenance plan?)

Merriweather: Approve design of stairs

The access has been approved and is now being restored.

The property owner who bought from the woman who owned the 1961 Hopi House was taken to court by Tomi Chani and the Coastal Commission, and he lost!

Emergency Access was during the time of litigation.

Kathleen Neil: Coastal Access 1. Marine Room 2. Princess St

Reynolds: Owns house on Princess St cliffs

Unstable cliffs

Duration of construction

Where are materials stored?

City Assessment record not consistent with community plan.

Surfrider: Supportive, access points enjoyed by community

Speaker: Bluffs and water levels changing

Staircase will be underwater

Dangerous Access

Addy (SIO): Access to the coast is important

People are responsible

Kumeyaay land should be accessible

Trustee: Metal ladder underwater?

Design is still in process: 1. Safe 2. Stormwater 3. Graffiti

Motion to Approve LJCPA's consideration is the design: Glen Rasmussen

Vote Count: YES (6), NO (5)

Motion passes: 6 – 5- 0

7.1 8303 La Jolla Shores Dr “Cielo Mar” (1085883, Fotsch) Action

Applicant: 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: 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 1,172 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.

*PRC 21 Nov: **APPROVE** 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; Pulled by Merten*

Comments:

Phil Merten: There is no draft Negative declaration
City has not reviewed these plans nor recycled through the comments
Issues with design of project.

Tentative Map

No certification of Environmental Project

Blanchard French Law Firm representing a neighbor: Setbacks are not in
Boundary dispute

Applicants are not dealing with the neighbors (lawyer read email trail of this)

Kathleen Neil: Size restrictions are not in place.

Owner adjacent: Exports the noise, rather than share.

Six individuals buying from one owner of property/general property

Where are Escrow Instructions?

Trustee Terry: Height and basement in question.

Elevated swimming pool allowed?

Setback in conformity?

Maximum retain walls height?

Would it harm LJCPA to decide, until DSD review all documents?

Trustee Kriedeman: Addresses size of lot and setbacks.

Without environment documentation can be adjusted.

Eucalyptus trees

Trips of truck

Trustee Rasmussen: Size of wall will be looking at?

Ray Weiss: Not internally consistent of documents

Conflict of Interest with LJCPA Brian Will and Andy Fotsch to be a conflict.

PRC conflicting info.

Mr. Seagal evidence of compromise with neighbors.

Motion: LJCPA recommends the City approves (Jackson):

2nd: Kriedeman

Vote count: YES (7), NO (4)

Motion Passes: 7 – 4 – 0

(Brian Will recused himself)

Note: Attach Phil Merten's slides, Blanchard French Law Firm

Reports & Comments (Action as noted)

1. Non-Agenda Trustee Comments

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

No Comments

President:

Secretary: (absent)

Treasurer: Lisa Kriederman

Beginning balance: \$2, 023.24

Donations: \$52.00

Expenses: \$0.00

Ending balance: \$2, 075.24

Meeting Adjourn: 9: pm

Notes taken by: Mary Soriano

Edited & Approved by: Greg Jackson

Next Trustee Meeting

Regular meeting 6 February 2025, 6pm, location TBD