



## La Jolla Community Planning Association

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

**Trustee Meeting**  
**4 September 2025, ~6 pm**  
**La Jolla Recreation Center**  
**615 Prospect, La Jolla**

President: Lisa Kriedeman  
Vice Presidents: Greg Jackson  
Harry Bubbins  
Secretary: Adrian Feral  
Treasurer: Glen Rasmussen

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 starts once room is available and set up*

- 1. Approve Agenda**
- 2. Approve Minutes**
- 3. Non-Agenda Public & Trustee Comments**

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

### Consent Agenda

#### **4. Consolidate & Adopt Committee Judgments (Will/Gantzel/Fotsch) **Action****

Committee recommendations to which no Trustee objects, adopted without presentation or debate.

Recommendations adopted via Consent (whether **approve** or **reject**) become LJCPA's. **Anyone attending the meeting may object to and "pull" Consent items, but only by citing grounds listed in OP §3.1.4.** "Pulled" items ordinarily are discussed and voted on separately at a subsequent Trustee meeting.

##### **4.1. **5421 Bellevue** (1136705, Slaven)**

Lot Line Adjustment between two adjacent parcels, each with an existing single dwelling unit, located at 5421 and 5407 Bellevue Avenue. The 0.39-acre site is in the Residential Single-Unit (RS-1-7) Base Zone, Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan Area. A Process 2 Coastal Development Permit, pursuant to San Diego Municipal Code (SDMC) Section 126.0707(f) is required for any coastal development involving a subdivision pursuant to the Subdivision Map Act and any other division of land requires a Coastal Development Permit

**DPR 19 Aug: **APPROVE**, 6-0-1**

*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.*

**4.2. 516 Forward (1138143, Escobedo)**

Process Two (City Staff Decision) Coastal Development Permit for the partial demolition, remodel, and addition of a second story to an existing one-story single dwelling unit located at 516 Forward Street. The 0.14-acre project site is in the RS-1-7 (Residential - Single Unit) Base Zone, Coastal (Non-Appealable) Overlay Zone, Coastal Height Limit Overlay Zone, Maintenance Assessment District for Bird Rock, Sustainable Development Area, Complete Communities Mobility Choices – Mobility Zone 2, Transit Area Overlay Zone, Transit Priority Area, Paleontological Sensitivity Area, and Geologic Hazard Category 52 within the La Jolla Community Plan Area, Council District 1. This development is within the Coastal Overlay Zone and the application was filed on June 23, 2025.

**DPR 19 Aug: APPROVE, 6-2-2**

**provided DSD enforces Code- required removal of existing curb cut**

**4.3. La Jolla Art & Wine Festival (McFarlane)**

Request to close streets and parking spaces for annual festival scheduled for October 10-11, 2025

**T&T 19 Aug: APPROVE, 10-0-0**

**4.4. 0 Ruelle Nice “Montoro Estates” (1135846, Miller)**

Coastal Development Permit and Site Development Permit to construct a 2-story 8,025 square foot single dwelling unit with a basement, 3 car garage (basement level), and 2 car garage (main level), at a vacant lot located on Ruelle Nice (APN 346-832-1200). The 0.38-acre site is in the LJDPA-SF Base Zone, Coastal (Appealable) Overlay Zone within the La Jolla Community Plan Area. Council District 1. This development is within Coastal Overlay zone (APPEALABLE) and the application was filed on May 30, 2025.

**PRC 21 Aug: APPROVE, 5-0-2**

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

- Council 1 (LaCava): Joaquín Quintero, 619-510-6873, jquintero@sandiego.gov
- SD Mayor’s Office (Gloria): Fatima Maciel, 619-218-7083, FaMaciel@sandiego.gov
- County 3 (Lawson-Remer): Evan Bridgham, 858-285-5243, Evan.Bridgham@sdcounty.ca.gov
- Assembly 77 (Boerner): Sarah Shulkin, 858-481-7704, sarah.shulkin@asm.ca.gov
- Senate 38 (Blakespear): Aurora Livingston 760-642-0809, aurora.livingston@sen.ca.gov
- SD International Airport, Ivonne Velázquez, 619-400-2453, ivelazqu@san.org
- SD Planning: Melissa Garcia, 619-236-6173, magarcia@sandiego.gov
- UCSD Planning: Anu Delouri, 858-610-0376, adelouri@ucsd.edu

### Projects (Action as noted)

(none)

### Policy & Other Items (Action as noted)

**5. Association for the City of La Jolla Update (Kane)**

Following recent acceptance of a completed application, the Local Agency Formation Commission (LAFCO) is continuing research into the feasibility of cityhood for the community of La Jolla. ACLJ has restructured its Board and is forming committees to support the next steps in the LAFCO process. Information on the LAFCO timeline, anticipated budget, needed consultants. and opportunities for public participation will be addressed.

## 6. “Major Project” Agenda Category (Jackson) **Action**

Updated proposal: Officers designate a Committee/Board-voted item as a “Major Project” and make it a full Agenda item (rather than add it to the Consent Agenda) if

- total gross **floor area grows** by more than 8,000 square feet,
- **units increase** by more than 4,
- **units fall short** of site zoning limits by more than 4,
- the applicant **requests waivers** of major provisions in Municipal Code (including the PDOs),
- it requires **approval by Planning Commission or City Council** (Process 4 or 5), and/or
- it is otherwise designated as a Major Project by **Committee/Board vote**.

If no Trustee wishes to discuss a Major Project, then the President may deem the committee recommendation to be ratified without objection, exactly as if it had been on the Consent Agenda.

## Reports (**Action** as noted)

**President**

**Secretary**

**Treasurer**

## 7. Adjourn to Next Trustee Meeting

2 October 2025, 6pm, LJ Recreation Center

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