



La Jolla Community Planning Association

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Trustee Meeting
2 October 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

Present: Leon, Will, Remen, Mr. Williams, Ms. Williams, Jackson, Rasmussen, Ahern, Steck, Weiss, Feral, Bubbins, Brady

Absent: Kreidemen, Pleiss, Soriano, Dye, Davidson

1. Approve Agenda:

Approved by consent.

2. Approve Minutes:

Approved on consent with the following revisions to Sept Minutes:

Trustee Weiss was present, not absent as indicated in the roll.

Item 5 omitted trustee discussion regarding the Association for the City of La Jolla and the following is added:

Trustees confirmed the LJCPA is at the service of the City of San Diego, that our actions are for the betterment of San Diego through the enhancement of the La Jolla Community Plan. The proposal for the City of La Jolla should be a dialogue between the City and the the Association for the City of La Jolla and that an opportunity to discuss both sides of the proposal should be had and invites the City to send representatives to initiate a dialogue representing both sides of the issues that would result in the potential creation of City of La Jolla. To have representatives from the City at future discussions and presentations brought before the LJCPA regarding the City of La Jolla would be greatly welcomed. The Trustees agreed that no position shall be had in support or against the City of La Jolla proposal presented, and thanks all the community members who participated in the great effort towards becoming the City of La Jolla for their care of the community LJCPA represents for the City of San Diego .

3. Non-Agenda Public & Trustee Comments

Resident comment on the Cabrillo and Pearl sink hole repair made by COSD and now its worse ,would wish the City could repair again. Was recommended to report on Get It Done.

Resident comment regarding the various new Black Top Slurry projects through the city and mapping tool release to keep track of newly slurried roads. Mention of the inconsistent start and stop of sections only for slurry projects, when the entire street should be completed at once. Frustration with the piecing of infrastructure projects destroying newly repaired roads.

Consent Agenda

No objections to unanimously approved without recommendation

4. Consolidate & Adopt Committee Judgments (Gantzel) Action

Committee “approve” or “reject” recommendations to which no Trustee objects; these are adopted without presentation or debate and 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 voted on at a subsequent Trustee meeting.

4.1. La Jolla Presbyterian Fall Festival (Fitz)

Request to close streets and parking spaces for festival scheduled for October 29, 2025
T&T 16 Sep: **APPROVE, 7-0-0**

Projects (Action as noted)

- 5. 516 Forward (1138143, Escobedo) Action** 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 RS1-7 (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 pulled from 9/4 Consent by J Shannon (bulk & scale inconsistent with neighborhood character)**

Many neighbors were present and voiced concern over the bulk and scale of the current construction and privacy concerns to the adjacent lots. The current driveway was of concern in whether it would remain and the designer would address this issue as the cycle issues from Development Services would require. Discussion regarding the 50 percent rule and the demising of walls in excess during the course of construction triggering the Coastal Development Permit process was had among Trustees and this being an issue at large in the community. The owner of the property and designer

reiterated that the design is in full compliance and that the property would most likely be sold at project completion.

ACTION : Trustee Steck brings a Motion to APPROVE seconded by Trustee Brady Vote: 9 yays- 3 nays 1 abstained.

- 6. 1510 Soledad Av (1137775, Vercio) Action Coastal Development Permit and Public Right-of-Way Vacation to include the vacation of excess right of way originally intended for street purposes. The project also proposes constructing a new 4,494-squarefoot, two-story single dwelling unit, 1,205-square-foot basement, and an attached 780-square-foot, two story accessory dwelling unit (ADU) on a vacant lot located east of Cowrie Avenue and Soledad Avenue, also known as Assessor's Parcel Number (350-231-1500) DPR 16 Sep: **APPROVE, 6-1-1 Major Project per criterion (e), right-of-way vacation****

A lengthy discussion was had by residents, interested parties and Trustees. Main concerns were the community needs for a park, whether or not the right existed for the city to dedicate the land as a park and associated process involved as desired by some, storm water concerns of great importance to stakeholders and adjacent residents, the value of the proposed vacation to adjacent owner, assurances of the presented pocket park in conjunction with the proposed development would remain accessible in the future, and the size and scale of the development. No consensus was had on the project. Unclear areas identified by the audience were explained by the presenters, but the scale of the vacation and size of the allowed development without the vacation was not apparent. Trustee appreciated the effort to add dwellings and accessory dwellings to an underutilized lot and creation of open space at the cost of the owners is a move in the right direction for community members, though audience members remained hesitant of the Development Services quick recommendation to vacate and allow development with no regard to the serious storm water risks associated with the location. The stagnant nature of the current conditions of the lot were brought to light and concerns of noticing to the public for the proposed development was made apparent by audience members who were concerned that they were only made aware of the development this late in the review process. Members in the audience confirmed no noticing poster as required was visible on the site previously , or currently. Other nearby and adjacent parcels are also in proposed development or predevelopment stages that would compound this proposal for sidewalk creation, driveway location and stormwater mitigation. Proposal to have all projects reviewed at the same time to have a holistic design was not feasible as the concerned parcels are at significantly different stages of development or proposals and is not realistic to hold this proposal on other future proposals.

ACTION: Trustee Ahern brings a motion to table the decision to Approve and form a 30 day working group led by himself to bring all interested parties concerns voiced at this meeting to consensus and bring a solid proposal for recommendation to next meeting is seconded by Trustee Brady.

Vote: is 9 yays- 3 nays 1 abstained.

7. **Cuvier Street Vacation (679621, Williams)** Action Endorse applicant request that LJCPA recommendation be expanded to endorse a Plan Amendment in connection with this project, as specified by the City. Original description & actions: Cuvier Street right-of-way vacation, CDP, and lot-line adjustment located south of Prospect Street, next to the La Jolla Recreational Center (615 Prospect) and The Bishop's School. The site is located in the LJPD-6 and OP-1-1 Zones, and Coastal (Non-appealable-2) Overlay zone within the La Jolla Community Plan and Council District 1. DPR 11 May 2021: **APPROVE, 5-0-1 T&T 19 May 2021: APPROVE, 10-0-0 Trustees 4 Nov 2021: APPROVE, 14-2-1 Major Project per criterion (e), plan am**

ACTION: Motion to approve by Trustee Seck seconded by Trustee Aahern. Vote: 10-1-1 with Trustee Mr. Williams recused.

Policy & Other Items (Action as noted)

8. **UCSD Banner District (Shepler/Delouri)** UC San Diego is pursuing City approval to establish a Banner District, allowing the university to install branded banners on City-owned light poles along key corridors in adjacency to the campus. This effort supports UC San Diego's goal to enhance campus visibility, create a welcoming environment for the community, and reinforce its identity as a regional hub for education and innovation.

UCSD Representatives gave a thorough presentation of the bounds of the proposed Banner District, time permitting, and trustee discussion focused on the sunset of the newly proposed district with concerns over limiting the district to only one side of certain thoroughways. Presenters responded that the sunset of the District would be only on the vote of the City Council. It was proposed the banner districts should be constrained to only one side of UCSD adjoining streets with the representatives confirming that if approved, would absorb both sides as is customary to other defined Districts. Several Trustees and members voiced concern of this applicability and wished the district be limited to and not extended to include La Jolla Shores Drive from Horizon to Naga Way. The LJ Shores Banner District has similar concessions and should be brought in unison to the City Council with this proposed district as the areas are adjacent and relevant to each other.

Reports (Action as noted)

President:

9. Appoint Elections Committee for 2026 regular election (Action) Current Committee members are Aprea (chair), Emerson, Fremdling, Dye; Committee should have two Trustee members. (corrected 9/26) Next regular election is in March, cohort A (currently Ahern, Bubbins, Davidson, Steck, Weiss & J Williams); all but Bubbins and Williams are termed out.

ACTION: approved without opposition.

Secretary :

Treasurer:

August 31, 2025 Beginning Balance \$1445.29 September Donations +\$9.11 September Expenditures -\$199.99 September 23, 2025 Ending Balance \$1254.41 10.

Adjourn to Next Trustee Meeting 6 November 2025, 6pm, LJ Recreation Center