



## La Jolla Community Planning Association

PO Box 889, La Jolla CA 92038  
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**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*

**Present:** Brady, Bubbins, Davidson, Dye, Feral, Jackson, Leon, Pleiss,  
Rasmussen, Soriano, Steck, J. Williams,  
**Absent:** B. Williams, Weiss, Remen, Will, Ahern

1. **Approve Agenda (Motion to Approve : Bubbins, Jackson)**
2. **Approve Minutes (Motion to Approve : Weiss, Dye)**
3. **NonAgenda Public and Trustee Comments**

Member Emerson announced Shamrock Wisdom Author event at Warwicks on Sept 7th .

A Member from PB Planning group spoke to the benefits of inter collaboration between the coastal groups and announced that on Sept 24 a First Responders Appreciation Event will take place at De Anza Cove.

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### Consent Agenda

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4. **Consolidate and Adopt Committee Judgements ( Will/Gantzel/Fotsch )**

**Item 4.2 is pulled from agenda for bulk and scale by a member .**

**Consent Agenda As Revised above is Approved on consent, and unanimous vote.**

#### **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

#### **4.2 516 Forward (1138143Escobedo)**

~~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~~

#### **4.3 La Jolla Art and 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 LJDPD-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**

Ms. Fatima from the Mayors Office spoke of the Department of Transportation controlled lands in partnership with the city for homeless outreach and the jurisdictional red tape has been overcome by an agreement between the State and City. A member in the audience inquired of the actual number of relocated non domiciled persons per the declared sixty six abatements performed since the program inception as it is unclear how many persons have been relocated and at what cost to the City.

Ms. Shulkin from Assembly Blakespear made aware the Sept 12 deadline for legislation to be sent to the Governor. AB 87 Density Bonus Law Revisions in response to Turquoise Tower proposed by Blakespear will be sent to the Governor . A discussion with member on the status of SB 79 and the last minute changes that limit its reach within the trolley stop in La Jolla only, but members recognized the impact on other communities. No position on SB 79 was made by LJCPA.

Ms. Delouri from UCSD Planning announced the passing of Chancellor Robert C. Dynes who was a devoted educator and shared his vision as a student in founding the Preuss School and

made significant advances for the UCSD mission. He will be missed by his community and his vision lives on in the lives he touched with his efforts. An announcement of the UCSD banner district and full presentation at October meeting was had.

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**Policy and Other Items (Actions as Noted)**

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

Ms. Kane presented the current status of La Jolla City Hood , what it took to get this far, a unprecedented achievement for La Jolla and gaining attention nationwide, but moving forward funding is the priority to keep the City Application going. A formal feasibility and cost study may now be performed for the certification process. The majority of the cost are in Attorney fees for compliance of the certifying body. Ultimately the City of La Jolla will be decided by City of San Diego vote.

**6. “Major Project” Agenda Category (Jackson ) Action  
(Motion To Approve : Bubbins/ Brady)**

Discussion on Major Project criteria for basis for full LJCPA Review at trustee meeting given the history of the last bylaw revision that has restricted project review under strict standards. Opening the standards to thresholds that will allow fully compliant projects to be reviewed by the LJCPA on the basis of waivers, floor area modifications unit increases greater than 4 , process 4 and 5 and as designated by committee and board vote as Major Projects.

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**Reports**

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**7. Adjourn to next meeting October 2nd .**