



La Jolla Community Planning Association

PO Box 889, La Jolla CA 92038
<https://lajollacpa.org>
info@lajollacpa.org

Regular Trustee Meeting
Thursday 6 August 2026, ~6 pm
La Jolla Recreation Center
615 Prospect

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

Regular monthly meetings: 1st Thursday. 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

Materials LJCPA makes available online or at the meeting are solely to support discussion of associated Agenda items at the meeting. Such materials may be subject to copyright; if so, they may not be copied, distributed, or used for other purposes without permission from their creator(s)

Present: Brady, Bubbins, Etienne, Feral, Jackson, Kriedeman, Leon, Pleiss, Rasmussen, Sacks, Soriano, Veno, Will

Absent: Dye, Remen, Amos, Williams J.

1. Approve Agenda Action

Motion to approve : Jackson 2nd : Veno

2. Approve Minutes Action

Approved by Acclamation .

3. Non-Agenda Public & Trustee Comments

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

A Member from the Historical Society brought to the attention of the Trustees Planning Department Environmental Determination to allow for demolition of the Red Roost , a national registered historic building. A statement of fact for the new owners understanding at the purchase of the building that it was a historical building and should be held responsible for rehabilitation.

John Huston , a neighbor to a Project Presented and approved before LJCPA on Forward street wanted clarification on the submitted IB 620 from LJCPA to DSD to clarify that the second curb cut was not to be had in the scope change during construction triggering a CDP. Municipal code citation for the disallowance of non conformin dual curb cuts was stated and was seeking LJCPA assistance in holding DSD accountable to properly administering the current Municipal Code.

*******Informational Note:** IB 620's are used to communicate Actions from Community Planning Organizations to the approval or denial of a presented project to the Authority Having Jurisdiction: Development Services. It is the procedure of LJCPA to not include

*recommendations for DSD to accurately prescribe the municipal code towards projects and only include conformance recommendations from the La Jolla Community Plan. ******

Kathleen Neil gave an update on the delay of the K rail project on Torrey Pines.

Ashley Mackin Solomon announced her promotion to Editor of LJ Light and that it would be her last meeting as a reporter. A grand applause was had, and the Trustees are grateful for her reporting over the years and wish her well in her new position.

4. Ratify DPR member Action Hafsa Ammermann, appointed by LJTC.

Approved with no objections

Consent Agenda

The Consent Agenda is APPROVED without objection.

5. Consolidate & Adopt Committee Judgments Action

Committee “APPROVE” or “REJECT” recommendations to which no Trustee objects, and which therefore become LJCPA’s judgments by unanimous consent without presentation, discussion, or debate. 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.

5.1. 8381 El Paseo Grande (1136597, Fotsch/Cocjin)

Coastal Development Permit and Site Development Permit to demolish an existing 1,915 square foot 2- story single dwelling unit, and to construct a new 2,784 square foot 2-story single dwelling unit over basement with an attached 784 square foot accessory dwelling unit. The 0.12-acre site is in the LJSPD-SF Base Zone and Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan Area and Council District 1. PRC 7/16: APPROVE, 5-0-0 (Fotsch recused) Materials: <https://tinyt.co/4jdu>

5.2. La Jolla Shores Beach Access & Signage (CCC application 6-26-0420,

Castellanos/Kellogg) Endorse the La Jolla Beach & Tennis Club’s proposal allowing the public to use the beach west of the Marine Room’s west wall. Whenever the water’s edge is eastward of the Marine Room’s west wall, the public may pass through the Club’s property along a 10-foot buffer of dry sand along the water’s edge. Signage will be placed in acceptable locations to inform the public about this access. PRC 7/16: APPROVE, 6-0-0 Materials: <https://tinyt.co/4k4f>

5.3. La Jolla Art & Wine Festival (McFarlane)

Event footprint, layout, and street closures are unchanged from prior years. Streets will close Friday, October 9, 2026, and reopen Sunday, October 11, 2026, with traffic control in place throughout the event; signage will be posted 72 hours in advance. T&T 7/21: APPROVE, 6-0-0

5.4. Long Term Public Access on Coast Walk (Churchill, Fake, Merryweather)

Traffic & Transportation Board supports permanent public access to Coast Walk Street and Trail and recommends removal of signage stating or inferring that access to the public road is subject to permission of private property owners. T&T 7/21: APPROVE, 6-0-0

Comments from Elected Officials

Agencies, & Other Entities • Council 1 (LaCava): Joaquín Quintero, 619-510-6873, jquintero@sanidiego.gov • SD Mayor's Office (Gloria): Fátima Maciel, 619-218-7083, FaMaciel@sanidiego.gov • County 3 (Lawson-Remer): Quinton Grounds, 858-285-5243, Quinton.Grounds@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@sanidiego.gov • UCSD Planning: Anu Delouri, 858-610-0376, adelouri@ucsd.edu

Pulled & Major Projects "Major" if project (a) gross floor area grows >6,000 sq ft, (b) units increase >4, (c) units fall short of zoning limits by >4, (d) requires variance/waiver of major Code/PDO provisions, (e) is Process 4 or 5, and/or (f) is so designated by Committee/Board.

6. 1835 Spindrift Dr (1098839, Barragan) Action

Demolish an existing 3,214-square-foot three-story single-family residence and construct a two-story, 6,085-square-foot single-family residence with pool, spa, and a 4,254-square-foot basement that includes a 340-square-foot Accessory Dwelling Unit, six-car garage, gym, media room, laundry, mechanical, and storage spaces. The 0.16-acre site is located at 1835 Spindrift Drive in the La Jolla Shores Plan District Single Family (LJSPD-SF) Zone, La Jolla Shores Archaeological Study Area (LJSASA), Coastal Overlay Zone (Appealable and Non-Appealable area 2), Coastal Height Limitation Overlay, Parking Impact Overlay (Beach impact), Transit Area Overlay, and Parking Standards Transit Priority Area within the La Jolla Community Plan Area. PRC 7/16: **REJECT**, 5-0-1 Bulk and scale, FAR, lack of articulation, 5' tall wall in front yard Major: (a) GFA growth, (f) so designated by PRC Materials: <https://tinyt.co/4jdx>

Item 6 was differed to a vote after Item 9, as the applicant was not present at the time the item was called. A discussion was had amongst Trustees and audience regarding the proposed rejection from PRC. Though there was consensus to adopt the recommendation, procedural clarity was needed to approve the recommendation without a presentation from the applicant. **A motion to approve the recommendation (REJECT) was NOT passed : (8 no- 4 yes- 1 abstained)** A new Motion to defer action to the next meeting to give the applicant the opportunity to present at which time, if no presentation is had, the rejection is to be approved. **This motion brought by Bubbins and 2nd by Sacks Passed : (10 yes - 2 no - 1 abstained)**

7. 8332 Calle Del Cielo (1154920, Martin/Slaven)

Action Coastal Development Permit and Site Development Permit to demolish an existing one-story, 3,427- square-foot single dwelling unit to construct a new two-story, 3,945-square-foot single dwelling unit with an attached two-story, 3,391-square-foot guest house, including associated site improvements, located at 8332 Calle Del Cielo. The 0.47-acre

site is in the LJSPD-SF Base Zone, Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan Area in Council District 1. PRC 7/16: APPROVE, 3-2-1 Major: (f) so designated by PRC Materials: <https://tinyt.co/4jdy>

Tim Martin presented the project and described new regulation of “Zone Zero “ and its impact on the projects overall landscaping. Drainage was to be pumped to the street through managed “wetland” systems and discharging to the city storm drains. A 4 ft dedication was to create a contiguous sidewalk, though the city wished for a non contiguous sidewalk, but is not in character with the rest of the street. The presentation of a sport court and neighbor acknowledgement and non issue was presented with graphics to present the sport court in the immediate vicinity . Audience members question if there was lighting on the sport court and the applicant confirmed no lighting was to be had.

Motion to APPROVE Jackson: 2nd Ettien with no Opposition .

8. 6947 Country Club Dr (1133374, Slaven) Action

Coastal Development Permit to construct a new 4,975-square-foot, one-story single dwelling unit over a 5,407-square-foot basement with a 900-square-foot garage at a vacant lot, located at 6947 Country Club Drive (APN 352-28-0500). The 0.72-acre site is located in the RS-1-4 zone, Coastal (Non-Appealable) Overlay Zone, Sustainable Development Area, Complete Communities Mobility Zone 4, Coastal Height Limit Overlay Zone, Affordable Housing Parking Demand, Paleontological Sensitivity Area, Very High Fire Hazard Severity Zone, Geologic Hazard Category 2, within the La Jolla Community Plan and Council District 1. This development is within the Coastal Overlay Zone (Non-Appealable-1). DPR 7/21: APPROVE, 4-1-1 Major: (a) GFA growth Materials: <https://tinyt.co/4je0>

The applicant deferred the presentation to Architect Enrique from HSM Dallas Architecture. A presentation of the design and characteristics of the project was made to demonstrate conformance with the community plan and Coastal Act . The project was well received by the Trustees and the audience. A member questioned the construction parking mitigation , and the presenter stated that off street parking was provided and a staging area was incorporated to the site plan to mitigate construction impacts. A trustee asked if the firm had completed a coastal project prior in California, and the applicant responded that this is the first project with a CDP and the facility of permitting was due to the expertise of the Applicant.

Motion to APPROVE : Feral : 2nd Will without Objection.

9. 1595 Coast Walk (1154891, Halak/Marengo) Action

Neighborhood Development Permit and Site Development Permit for proposed improvements within the public right-of-way (ROW), including deviations to allow a new driveway and two existing guest parking spaces to remain at an existing single-dwelling unit. The project includes widening portions of Coast Walk ROW to a minimum width of 20 feet at 1595 Coast Walk. The 0.17-acre site is in the RS-1-7 (ResidentialSingle Unit) zone, the Coastal (Appealable) Overlay Zone, the Coastal Overlay Zone First Public Roadway, the Parking Impact Overlay Zone (Beach Impact), the Transit Area Overlay Zone, the Parking Standards Transit Priority Area, the

Sensitive Coastal Overlay Zone (Coastal Bluff), and the La Jolla Shores Archaeological Study Area within the La Jolla Community Plan Area. Council District 1. DPR 7/21: APPROVE, 3-1-1 (Marengo recused) Major: (e) Process 4 Materials: <https://tinyt.co/4kHJ> Other Items (Action as noted)

President Kriedeman Recused, 2nd President Jackson as acting President.

Claude-Anthony presented the proposed NDP to maintain a non conforming driveway and front street parking. A lengthy presentation regarding Coast walk implications regarding overall street with , vacations, and parking on the ROW impact from the resulting project. Procedure for the process four and segregating this scope from the residential remodel of the primary structure was made to clarify why this was piecemealed . Questions regarding the nonconforming front street parking was clarified by the presenter stating that the front street parking was permissible when the lot and structure was originally created. A Member of the audience wished clarification on the purpose of the dedication and why widening the street was required and that no gates would be installed at the driveway.

Robin Madaffer, Representative for the direct neighbor, wished not to oppose the proposed NDP , but wished the project would receive the same scrutiny the adjacent properties had regarding driveway and ROW improvements. She bring three main review pints to the attention of the audience and trustee: The parking for the single family is constricted to the garage at the rear of the property and the front street parking is non conforming and non compliant, historically and currently. Second, the plans do not show existing street frontage parking that potentially would be removed from the proposed vacation and proposed landscaping . Lastly, the site condition proximity to the bluff edge, fire zone and historic review of coast trail make this project presentation premature without a final action of environmental determination of the coast trail .

The presenter respectfully disagreed with the assertions of Madaffer, and confirmed the parking was in conformance historically, removal of parking will not happen with the proposed ROW improvements, CA stated the NDP was for Right of Way and Yard requirements only and not for any improvements regarding Coast Walk.

A Member of the audience spoke to the historical use of the street dating back to the 1970s and how previous council member resided and did what was necessary to park their vehicles. A historical note to how the parking public spaces was had when Council Member Scott Peters led community engagement to create the current parking arrangements on coast walk.

Trustee Soriano questioned the construction parking and how that will impact the Coast Walk access. CA stated that parking is tight and even the contractors will have to park off site to accommodate the site conditions.

Acting President Jackson observations to Madaffers three points as already presented at DPR and are objectionable at the Trustee Presentation of the project. He asserts that it is the role of

LJCPA to review projects at early stages of development and that it is appropriate to present the project prior to any Environmental determination of congruent projects associated with the area.

Motion to APPROVE DPRS recommendation Sacks : 2nd Will (9-2-1- Kriedeman Recused)

10. Free Parking at City of San Diego Beaches and Bays (Campillo)

The City maintains an extensive network of public beaches, bays, and shoreline parks. Access to the City's beaches and bays is supported in part by a system of parking lots that allow residents and visitors to reach these public spaces. Currently, the City does not charge for parking in beach and bay parking lots that it owns and operates. The proposed ballot measure would add a new section to the San Diego Municipal Code establishing that parking in City-owned beach and bay parking lots shall remain free of charge. Materials: <https://tinyurl.co/4hZX>

Council Member LaCava presented the proposal , gave a history as to why this was needed and gave a history of the parking fee for city revenue that led to the necessity of this proposal. He confirmed that this is not a ballot measure, rather a municipal code update to restrict the council's power. There is a sunset date of ten years.

A member of the audience wished to know if the street parking would be included , LaCava responded that it was for City Parking lots, not street parking only.

A Member wished to know which lots become part of the exemption. LaCava stated staff report would show which parking lots would be included in the ordinance.

Trustees thanked the Council Member for his presentation and are grateful for his representation of our concerns on this matter.

11. LOSSAN Corridor Track Realignment (Halter) Action

Presentation by RideSD documenting the current status of SANDAG's project to re-align the Coaster train tracks along the Del Mar Bluffs, and requesting LJCPA endorsement of a letter in favor of train track realignment. Materials: <https://tinyurl.co/4IVW>

A Motion to acknowledge that the letter will acknowledge SanDag has spent the time and money and encourages a expedited selection of alternative path to be considered was presented by Trustee Bubbins and 2nd by Veno. (10-2-1)

Treasurer Report

May 31, 2026 Beginning Balance \$1,149.17 Donations +53.53 Expenditures -0.00 July 31, 2026 Ending Balance \$1,202.70

12. Adjourn to Next Trustee Meeting 3 September 2026