

# La Jolla Community Planning Association

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## Trustee Final Minutes 4 March 2021, 6pm

President: Diane Kane  
1st Vice President: Greg Jackson  
2nd Vice President: Helen Boyden  
Secretary: Suzanne Weissman  
Treasurer: Mike Costello

Regular Monthly Meetings: 1st Thursday, LJ Recreation Center, 615 Prospect St  
(Meetings are being held online during the pandemic health emergency)

**Registration:** <https://lajollacpa.org/ljcpa-online-meeting-instructions/>  
**Materials:** <https://lajollacpa.org/ljcpa-trustees-3-4-2021-materials-comments/>

Viewing, listening, and speaking at meetings require registration. To have attendance counted toward membership or voting, registration must be in the member's name. Meetings are recorded, and recording is publicly available. Mobile or noisy **devices should be off or silent**, and **microphones muted** except to speak.

**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 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 Monday, 4:00 pm
- T&T – Traffic & Transportation Board, Chair David Abrams, 3rd Wednesday, 4:00 pm

**LJCPA welcomes donations** in cash at physical meetings or by check to "LJCPA". Please email the Treasurer ([emsmike@san.rr.com](mailto:emsmike@san.rr.com)) for instructions and address.

## → Annual Meeting (separate agenda) before Trustee Meeting ←

### 1. Call to Order 6:04pm, (action items)

#### Approve Agenda (action)

**Motion:** Amend agenda to separate coastal height limit recommendation from other code update recommendations in item 7.1 to allow a separate vote on that item. (Neil/Jackson)

**Boyden:** Amendment is not necessary.

**Jackson:** In previous discussion Neil wanted to go ahead with amendment.

**Vote:** 10-4-1: Motion carries

**In Favor:** Brady, Costello, Davidson, Ish Jackson, Mangano, Manno, Neil, Shannon, Weiss

**Opposed:** Boyden, Fitzgerald, Steck, Weissman

**Abstain:** Kane (chair)

**Motion:** Approve agenda as amended. (Jackson/Brady) **Vote:** Unanimous: Motion carries.

#### Approve Minutes (action)

**Kane:** Correct spelling of city engineer in item 7 – Nagelvorcht

**Motion:** Approve minutes as corrected. (Boyden/Jackson) **Vote:** Unanimous: Motion carries

### 2. Non-Agenda Public Comment

*Opportunity for public to speak on matters not on the agenda, 2 minutes or less. No votes or action unless requests have been submitted to the President in writing and properly noticed at least 72 hours in advance.*

#### Comments from Chris Ward (Assembly 78)

**Ward:** In the State Assembly we are working on the following:

- Eviction moratorium, getting rental assistance out.

- Vaccination strategies and funding
- Getting schools to reopen with fund for vaccinations for teachers. We are looking at April 1 to mid-April deadline.
- Bills for climate adaption with colleagues – Toni Atkins SB1 on sea level rise, Assembly bills for conservation efforts for native species along coastline, poaching and extinction.
- Housing and homeless related issues
- District support for Community Colleges, transit system.
- A major function of our office is to help with unemployment issues, other issues with state agencies. We have back channels to trouble shoot for anyone having trouble getting needed help.
- Contact my assistant Ansermio Estrada, [Ansermio.Estrada@asm.ca.gov](mailto:Ansermio.Estrada@asm.ca.gov)

**Rasmussen:** FYI: Planned power outage tonight from 10pm to 7am that affects my area south of Nautilus near Windansea, but not other areas.

**Merten:** Be aware that Development Services Department is dropping the ball. The City has approved 3 projects that should have had a Coastal Development Permit, but none was required: 416 Nautilus, 1395 West Muirlands and 2 other major projects, one that the City admitted needed a CDP, but has refused to stop construction on any project.

**Emerson: Election Committee:** Thanks to the election committee. 60 ballots were returned, 4 were ineligible due to lack of return addresses. Results: Kane, 49; Will, 47; Rasmussen, 40; Hostomska, 39; Shannon, 37; Rudick, 36, Marengo, 26. The top 6 will be seated. Shannon can serve for 1 year; that seat will be on next year's ballot for a 2 year term.

### 3. Consent Agenda (consolidated action item)

The Consent Agenda enables LJCPA to ratify recommendations from joint Committees or Boards that findings CAN or CANNOT be made. Those recommendations thereby become LJCPA's. The public may comment on consent items, but there is no presentation or debate. Anyone may request a consent item be pulled for full discussion by LJCPA at a subsequent meeting.
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#### 7595 Hillside (522708, Gonzales)

(Process 3) Site Development Permit and Coastal Development Permit to demolish an existing dwelling and construct a 7,091 sq ft 2-story over basement dwelling located at 7595 Hillside Dr. The 0.797-acre site is in the single family (SF) zone of the La Jolla Shores Planned District, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area. CD 1.

- **PRC: Findings CAN be made 5-1-1**

#### 8553 La Jolla Shores Dr (672419, Reichenberg)

(Process 3) Coastal Development Permit and Site Development Permit for a new detached 1200 sf Companion Unit with a new 474 sf detached garage located at 8553 La Jolla Shores Drive. The 0.44-acre site is located in the LJSPD-SF zone and the Coastal (Non-APP) overlay zone within the La Jolla Community Plan Area and CD 1.

- **PRC: findings CAN be made 4-3-0**

#### (pulled) 6767½ Neptune Pl, Windansea Barrier (666879, Neri)

~~(Process 4) CDP and SDP for a Public-Private partnership to install public improvements along the west side of Neptune Pl. between Westbourne St & Palomar Ave. Improvement to include (gazebo). The 2.75-acre (approximately 1,376 linear feet) site is in the OP-1-1 and RM-3-7 Base Zones and Coastal (App.) Overlay Zone within the La Jolla Community Plan Area and CD1.~~

- ~~• **DPR: findings CAN be made 6-1-1**~~

#### **1141-1171 Coast Blvd (676701, Benton)**

(Process 3) Neighborhood Use Permit and Coastal Development Permit to construct an open-air landscape deck on an existing concrete deck above a two-level underground parking garage at the La Jolla Cove Hotel and Suites located at 1141-1171 Coast Boulevard. The 1.32-acre site is in the La Jolla Planned District Zone 5, the Coastal (Appealable Area) Overlay Zone, and the Sensitive Coastal Overlay Zone within the La Jolla Community Planning area, and CD 1.

- **DPR: findings CAN be made 7-0-1**
- **PDO: APPROVE 8-0-0**

#### **LJ Christmas Parade and Holiday Festival (Kerr Bache)**

Approve the La Jolla Christmas Parade and Holiday Festival Temporary Street Closures and No Parking areas related to the 64th event on December 5, 2021

- **T&T: APPROVE 10-0-0**

#### **Smart Parking and Wayfinding Pilot Project (Rudick)**

Approve the La Jolla Coastal Access Parking Board Smart Parking and Wayfinding Pilot Projects

- **T&T: APPROVE 10-0-0**
- **PDO: APPROVE 8-0-0**

#### **Hillside Drive Signage (Kane)**

Recognize that traffic safety issues exist for large trucks entering and exiting Hillside Drive requiring correct additional signage for direction, and ask the Chairs of LJ T&T Board and LJCPA to approach Staff at City Traffic Engineering Division to have this discussion

- **T&T: APPROVE 10-0-0**

**Boyden:** Questioned PRC minutes for item 3.1 and address confusion on item 3.2.

**Motion:** Approve consent agenda items 3.1, 3.2, 3.4, 3.5, 3.6, 3.7. (Jackson/Weiss) **Vote:**

Unanimous: Motion carries.

**Item 3.3, 6767 ½ Neptune Pl, Windansea Barrier – 666879 Pulled.**

## **4. Representatives of Officials, Agencies, & Other Entities**

**Council 1 (Joe LaCava):** Steve Hadley, 619-236-6611, [srhadley@sandiego.gov](mailto:srhadley@sandiego.gov)

**Hadley:** Council Member is meeting with undergrounding people to get update on those projects. The City is running behind; we are asking what timeline we can reasonably expect. Block1-M1 includes Manna and other streets in that area that are in dispute over soil moisture. We asked for LJ Parkway to be repaved. Other streets that are bad are tied to projects that will be repaved when projects are completed, i.e., Via Capri. Pavilion is now delayed until fall due to Covid – workers not working and disrupted supply chains.

They will be asking for an exemption to the summer moratorium. A new timeline is forthcoming.

**SD Mayor's Office (Todd Gloria):** Matt Griffith, [griffithm@sandiego.gov](mailto:griffithm@sandiego.gov) not present

**Assembly 78 (Chris Ward):** Ansermio Estrada, 619-645-3090, [ansermio.estrada@asm.ca.gov](mailto:ansermio.estrada@asm.ca.gov)  
see item 2.1 for Chris Ward comments.

**Senate 39 (Toni Atkins):** Miller Saltzman, 619-645-3133, [Miller.Saltzman@sen.ca.gov](mailto:Miller.Saltzman@sen.ca.gov) not present

**SD Planning:** Marlon Pangilinan, [mpangilinan@sandiego.gov](mailto:mpangilinan@sandiego.gov)

Pangilinan, Kudos to Janie and the election committee for a smooth election process.

**UCSD Planning:** Anu Delouri, [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu) defer to Jeff Graham

## 5. City/State/UCSD Project Reviews

### La Jolla Innovation Center (UCSD presentation)

Jeff Graham, Executive Director of Real Estate for UC San Diego. Joined by **Anu Delouri**, **Alyssa Helper**, **Lauren Levers** from Campus Planning Department:

Slide presentation summary and views of proposed buildings and surrounding area:

- Location: South of UC Campus at site of former Rock Bottom Brewery. One acre site purchased by UC convenient to pedestrian/bicycle bridge from campus, two light rail trolley stations.
- Project will be occupied by Health Sciences and School of Medicine and UCSD Extension. These were formerly located in leased property on that site, but the buildings do not meet new UC seismic standards. The researchers need to be near the VA Medical Center and the campus.
- It will be a state-of-the-art facility with office and educational uses pertaining to UC San Diego Health Sciences and extension with programs for veterans, seniors, children's health and the larger community.
- Building design: 7 stories above grade and 2 levels below grade for parking, a ground floor café for residents and public, surface and landscaping improvements and better access to pedestrian bridge.
- Construction to begin mid 2021, occupancy late 2023.
- The University is implementing at its expense smart traffic signals along LJ Village Dr. from 805 to Genesee Ave. to create better traffic circulation.
- Extensive studies in preparation of EIR show that the project does not require any mitigation.
- Draft EIR is out for public review, public hearing was held on Feb. 25. The Final EIR is expected to be complete late April, early May to present to Regents at May meeting. Construction to begin shortly after. Questions or comments at [commplan@ucsd.edu](mailto:commplan@ucsd.edu)

**Baroff:** Will extension building on Governor and 805 continue in use? **Reply:** That site will continue; only classrooms in old modular building will be moved.

**Courtney:** How will increased traffic be mitigated? **Helper:** CEQA no longer requires an analysis of traffic congestion. No mitigation required for traffic, only mitigation was required for noise and energy during construction.

**Boyden, Naegle, Manno, Rasmussen, Kane** commented that building did not fit in area, 100 ft. height was too high, design unattractive, University encroaching into the community.

**Reply:** University has mission to educate Calif. students and UC San Diego campus is mandated for growth. We do our best to respect the community.

**Shannon:** If not located on campus, would research no longer belong to University?

**Reply:** We do research in many different locations that is all UC research.

Further discussion about projects not in long range development plan: If contingency arises that was not anticipated on LRDP, such as this project, then the University can acquire land or a lease to meet the need. When University acquires land or leases space in the community then the acquisition or lease allows the UC state entitlement authority to have jurisdiction over local development. An EIR will be done.

## 6. Local Project Reviews (action item)

### 8405 Paseo del Ocaso (560839, Wilson)

(Process 3) Coastal Development Permit and Site Development Permit to demolish an existing single dwelling and construct a 4,430 sq-ft two story single to tie into an existing garage located at 8405 Paseo De Ocaso. The 0.12-acre site is in the Coastal Overlay Zone (non-appealable) in the SF zone(s) of the La Jolla Shores Planned District of the La Jolla Community Plan area. CD 1.

- **PRC: findings CAN be made 5-1-1**

**Presentation: Hayley Duke, Architect:** I will focus on revisions since our presentation in October

- Bulk and Scale: Reduced square footage to .74 FAR from over .80 which fits into neighborhood. Increased stepping from 1<sup>st</sup> to 2<sup>nd</sup> level from 56% to 100% of 2<sup>nd</sup> floor stepped back
- Setbacks: 15 ft. frontage on Paseo del Ocaso pulled back to 17 ft. Garage in front remains at 20 ft. Rear 1<sup>st</sup> floor setback increased to 6.6 ft; 2<sup>nd</sup> story is set back 24'7" which is consistent with neighborhood. Street side yard setback increased from 2 ft. to 4 ft.
- We asked City staff to remove street trees but they refused.
- Provided further examples how project fits with neighborhood.

**Merten:** I represent M/M Robert Cavaiola who own the property directly east of this property. A CPG must focus their review on the LDC. The LJPDO defines setbacks to be in conformity with those in the vicinity distinguished from the 300 ft. radius of surrounding neighborhood. Vicinity means adjacent properties. The revised 4 ft. setback on the side and the 6 ft. 6" rear setback are not in conformance with those in the vicinity. Examples of how rear setbacks are not in conformity were provided. Also the FAR of .74 is 35% greater than those in the 300 ft. radius and 23% greater than any other in the rest of San Diego. The street trees are in a view corridor. Findings cannot be made.

**Davis:** Setbacks and height exceed regulations. 30% landscaping requirement not met. Drainage problems.

**Naegle:** Some FAR's on applicant's chart are inaccurate because they include basement.

**Courtney:** Street trees are not good reason to deny project

**Davidson:** Good design, problem with metal trellis on top.

**Jackson:** PDO was written as an ordinance saying "we'll know it when we see it."

Impressions of neighbors are the only criteria. Very difficult to interpret and enforce.

Nothing City staff can apply on an objective basis, so they ignore it. It causes us to deny projects based on battles among neighbors based on their impressions of what a neighborhood should look like.

**Motion:** Findings cannot be made because insufficient setbacks out of conformity with the vicinity as required by the LSPDO. (Costello/Neil) **Vote:** 4-12-1 Motion fails

**In Favor:** Costello, Ish, Manno, Neil

**Opposed:** Ahern Boyden, Brady, Courtney, Davidson, Fitzgerald, Jackson, Mangano, Shannon, Steck, Weiss, Weissman

**Abstain:** Kane (chair)

**Motion:** Findings can be made to move project forward (Jackson/Fitzgerald) **Vote:** 11-5-1 Motion carries.

**In Favor:** Ahern Boyden, Brady, Courtney, Fitzgerald, Jackson, Mangano, Shannon, Steck, Weiss, Weissman

**Opposed:** Costello, Davidson, Ish, Manno, Neil

**Abstain:** Kane (chair)

## 7. Policy Discussions & Reviews (action items as noted)

### Code Update other than Height Limit (Kane,), action item

Endorse DPR suggestions for code revisions

**Motion:** Endorse all DPR code update suggestions with exception of Height Limit. (Jackson/Steck) **Vote:** 15-1-1 Motion carries: Courtney opposed.

### Code Update Height Limit, action item

**Kane:** There are three different ways to measure height limit in SDMC. Code requires compliance with all three, but the most restrictive must prevail. Reviewers don't always look at all sections of the code. Our suggestion is to consolidate these three different methods to make it clear that they all pertain to height limit. No changes were made, only a clarification.

**Merten:** Coastal 30 ft height limit was enacted by public vote; no code change will take it down. The 30 ft. height limit measurements in code are clear. I don't think anything needs to be changed.

**Neil.** This approach is not simplifying the code, just adding verbiage. Code amendment is not way to approach this issue.

**Boyden, Davidson, Costello, Manno, Fitzgerald, Jackson** comments: This addition is useful; it will not change the code. Clarification overdue, enforces DSD review.

**Little:** DSD wants us to revise code so it complies with technical bulletin 5.4. This amendment will begin to erode Prop. D. (See materials & comments for detailed explanation.)

**Motion:** Adopt this recommendation to Code Update. (Jackson/Fitzgerald) **Vote:** 13-3-1 Motion carries.

**In Favor:** Ahern, Boyden, Brady, Costello, Davidson, Fitzgerald, Ish, Jackson, Mangano, Manno, Shannon, Steck, Weissman

**Opposed:** Courtney, Neil, Weiss

**Abstain:** Kane (chair)

### 7.3 Beach Bonfires (DeFranco), action item

draft letter for possible endorsement  
Presentation,

**Dorrie DeFranco,** Resident of Barber Tract: Barber Tract runs from Marine St. Beach, Sea Lane through Vista de la Playa, south of White Sands retirement to Windansea. The neighborhood association voted to ban wood and charcoal fires at the beach; to allow propane devices. We have a letter from LJ Parks & Beaches in support. Slides describing the issues:

- Air pollution from wood fires and smoke
- Debris pollution from burnt logs, ashes
- Fire threat
- Current signage inadequate and often unheeded
- Insufficient enforcement
- Compromise: Limit fires to propane fire pits and bar-b-ques
- Many other beach areas are in agreement

**Merryweather:** Beach fires are important part of life in CA; banning wood fires hard to enforce; just requires common sense. No fires on sand.

**Courtney:** There are too many restrictions

**Weiss:** We should take health implications seriously.

**Emerson:** We are not banning beach fires, only the fuel used.

**Costello:** Beach fires are hazardous. Other toxic materials are often burned.

**Brady:** All community groups need to bring health risks to attention of City staff.

**Motion:** Support sending letter of endorsement: (Boyden/Weissman) **Vote:** 13-3-1 Motion carries.

**In Favor:** Ahern Boyden, Brady, Costello, Davidson, Fitzgerald, Ish, Jackson, Manno, Shannon, Steck, Weiss, Weissman

**Opposed:** Courtney, Mangano, Neil

**Abstain:** Kane (chair)

## 8. Officer Reports (action as noted)

### Treasurer (see [Materials & Comments](#) for report)

Costello: Beginning balance: 2/1/2021	\$793.21
Income	0
Expense: GoDaddy	\$ 63.51
Ending balance: 2/28/2021	\$729.70

**Secretary** no report

**President** (action as noted, see [Materials & Comments](#) for details)

### **8.1.1. Working committee on Reservoir**

**Kane:** The working group to look at LJ Reservoir met with James Nagelvorcht, chief engineer for city who is interested in working with us, Bilal Orqat, project manager and Elif Cetin, focusing on the engineering aspect and staff from DSD who are writing the EIR along with people from community: Jack McGrory, Patrick Ahern, Angeles Leira, Tom Brady, Brian Earley, Larry Davidson, Xander Simpson, Claudia Baranowski, Cindy Hazuka, Tom Fetter, Dene Oliver, Julie, Fiss, Kent McNeill. We will be meeting weekly; our goal is to get reservoir built in the least damaging and safest way for the community and the environment, to monitor construction and make it a safe process for the community. Our deadline is mid-April.

**Motion:** Approve the members of the working group listed above. (Weiss/Mangano) **Vote:** unanimous. Motion carries

**Kane:** We have had two meetings of the Coastal View Corridor Committee. First, they looked at what information we already have on public coastal overlooks and access in the Community Plan. Now we are looking at public view easements over private property to assess what is known and if City can enforce.

**Kane:** Gilman Bike Path committee: We met with City staff and Chris Neilson, chair of UCPG to discuss bike lane configuration. UCPG is updating its community plan. Gilman Dr. is on the border between UC and LJ. We discussed speed limit reduction to 35 mph, which is required for sharrows. from 50 mph on Gilman Dr. To do that the road would need to be reclassified from a 4 lane major road to a 4 lane collector road. Chief engineer could see that happening, but both planning groups would need to change their community plans to change classification of that road. Something done to road to lower speed would need to be done. Adding the bike land and sharrows would automatically lower speed. Just replacing a 50 mph sign with a 35 mph sign would not be sufficient to lower speed. Crosswalks will be supported by both groups.

## **9. Non-Agenda Trustee Comment**

*Opportunity for Trustees to comment on matters not on the agenda, 2 minutes or less*

**Neil:** New trustees need to attend City workshops for new trustees E Cow programs are online.

**Brady:** Thanks to Dan Courtney for speaking and to our Council Member for voting to oppose the STVR ordinance at the City Council meeting. Also thanks to Diane, Patrick and Jack McGrory and community members for working on the gigantic LJ Reservoir project that will have an huge effect on our community.

## **10. Reports from Standing, Ad Hoc, and Other Committees**

### **Election Committee (information)**

Trustee election results. *See above under Item 2, Non-Agenda Public Comment.*

## **11. Adjourn 9:17 pm to next LJCPA meeting**

Regular meeting 1 April 2021, 6 pm