



La Jolla Community Planning Association Trustee Meeting **Minutes**

LJCPA
P.O. Box 889, La Jolla CA
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June 1, 2023, 6pm
Bishops School
Main Dining Room
7607 La Jolla Blvd.
La Jolla, CA 92037

President: Harry Bubbins
1st VP: Diane Kane
2nd VP: Jodi Rudick
Secretary: Suzanne Baracchini
Treasurer: Larry Davidson

Regular monthly meetings: 1st Thursday each month.

For attendance to count, sign-in must be in the member's name. Refer to projects or issues, not to applicants or opponents. For **action** items, chair calls on the 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 Brian Earley, 3rd Tuesday 4:00 pm

Join LJCPA, become a member, sign up here: <https://lajollacpa.org/membership-application/>

Follow LJCPA on Instagram https://www.instagram.com/la_jolla_community_planning/

Procedural

1. **Call To Order 6pm (President)**
2. **Roll Call (Secretary)**
LJCPA Trustees [18]:
Present [16] Ahern, Baracchini, Brady, Bubbins, Courtney, Davidson, Fremdling, Hostomska, Kane, Kreideman, Rudick, Steck, Terry, Weiss, Weissman, Williams
Absent [2] Rasmussen, Will
3. **Approve Agenda **Action****
Amendments to agenda:
Item 8.2 (Consent Agenda) project number and scope are incorrect, amended to: Project No: 672343/Lopez, Scope of Project: Substantial Conformance Review for a new two-story single family residence with an attached garage, partially covered deck and related site work. CDP# 1012109 SDP#1314584
Motion to approve agenda as amended - Steck /Fremdling
Motion Passed unanimously 17-0-1

4. **Approve [April 2023 Minutes](#) Action**
 Amendments to April 2023 minutes:
Lightner: Correct spelling of Sherri Lightner
Terry: 1: Suggested edits to minutes for May 4 Trustees' meeting
 Coastal Development Permit and Tentative Map for the demolition of an existing office building, subdivision of one lot into 13 condominium units, and construction of one new two-story multi-family residential building with a basement level, covered parking, and roof decks totaling 21,485 square feet located at 5575 La Jolla Boulevard. The 0.30-acre site is in the La Jolla Planned District-4 Zone (LJPD-4) and Coastal Overlay Zone (Non-Appealable 2) within the La Jolla Community Plan area.
 PDO findings - 3/13: findings CANNOT be made, 6-0-1 :
 DPR 4/11: findings CAN be made, 3-2-0
 2: Craig Bender [Bird Rock Merchant Group]: Merchant district has experienced significant growth over the past year. Working on "Welcome to Bird Rock" signage. Exploring more street lighting. Adelante occupies one of the most important corners in Bird Rock; the project is taking away merchants from the neighborhood. Sets a precedence. Craig's conclusion was that meeting the LJPDO requirement for ground floor retail space is critical for the survival of Bird Rock merchants.
- Motion to approve agenda - Kane /Fremdling**
Motion Passed unanimously 17-0-1
5. **Approve [May 2023 Minutes](#) Action**
 Amendments to May 2023 minutes:
 Correct spelling of Sherri Lightner
 Correct spelling of Patrick Ahern
Motion to approve agenda - Kane/Fremdling
Motion Passed 15-0-3
6. **President - Swear in newly elected trustee Dan Courtney**
 Dan Courtney was sworn in as a trustee by LJCPA President Bubbins during the Presidents Report section of this meeting.
7. **Trustee Attendance & Consideration of Vacancy Action**
President Bubbins: Declared a vacancy due to a trustee absence during the COVID emergency virtual meetings. Suzanne Baracchini missed meetings during this time frame due to not having a WiFi connection however she did fulfill her secretarial duties in all cases. President Bubbins stated he would be ashamed to lose Trustee Baracchini. President Bubbins spoke to City staff at length about this
[:Section 4: of LJCPA Bylaws](#)
Motion to retain Suzanne Baracchini - Brady /Steck
Motion Passed unanimously 17-0-1

Non-Agenda Public Comment

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

Sherri Lightner: Trustee absences used to be reported in the LJCPA secretaries report. Reviewing the rules on how folks are removed from committee appointments would be very helpful after witnessing the removal of Mike Costello from the DPR Committee to achieve a quorum. The rules concerning absences are in the CPA's bylaws.

Don Schmidt: The rules seem to differ by committee. Given the DPR's rules, Mike Costello should not have been removed from the DPR. I'll file a complaint.

Kathleen Neil: 1: Spoke about a working group under the La Jolla Shores Association, to improve the **Marine Room Beach Access Walkway off Spindrift**. The California Coastal Commission did not support previous ideas. Please contact Kathleen if you would like to be involved **2:** Permanent **Torrey Pines Guard Rail** grant funded last year and money received by City of San Diego Engineering & Capital Improvements Department and is in the design phase. If you would like to have input on its design email for more information kneil@att.net

Consent Agenda

8. Consolidate, Accept, & Adopt Committee Judgments **Action**

Committee/Board recommendations to which no Trustee objects. Consent items are voted together, without presentation or debate. Upon approval the Committee/Board recommendations become LJCPA's. Anyone may "pull" Consent items for full discussion and vote at a subsequent meeting.

- 8.1. **8305 Calle Del Cielo "Calle Del Cielo Residence" (682249, Fotsch)**
PULLED - by Hiliary Lowe representing client/neighbors at 8315 Calle Del Cielo to ensure that changes discussed at PRC have been reflected in the final plans. Item will be moved to LJCPA July Agenda for Project Review.
 (Process 3) Site Development and Coastal Development Permit to demolish an existing 4,545 square foot single family residence and attached garage and construct a new 11,754 square foot single family residence and garages.

LJSPRC 5/18 findings **CAN** be made, [7-0-0](#)

- 8.2. **2382 Via Capri Ct "Capri Residence" (647594, Diamond)**
[Substantial Conformance Review](#) Combination building permit for a new two-story single dwelling unit. LJSPD-SF. Costal: NAPP-2. Brush Management. Transit Priority Area. Geo Haz 22. Geologic Hazard Category 12. SD Unified. CDP# 1012109 SDP#1314584

LJSPRC 5/18 findings **CAN** be made [6-1-1](#)

- 8.3. **8025 Calle Del Cielo, “ESPINOSA” (688307, Huntsman)**
 (Process 3) Site Development Permit and Coastal Development Permit for the construction of a 2-story, single family residence with subterranean parking garage and accessory dwelling unit for a total of 17,744-sf. The project also includes a carport, pool and spa.

LJSPRC 5/18 findings **CAN** be made [5-0-2](#)

Motion to approve Consent Agenda Items 8.2 & 8.3 - Ahern/Fremdling
 Motion Passed unanimously 17-0-1

Comments from Elected Officials, Agencies & Other Entities

- SD Mayor’s Office (Gloria): Emily Piatanesi, 619-964-6637, epiatanesi@san-diego.gov
 Provided reports on completion of La Jolla Parkway.
 Asked for support of the Unsafe Camping Ordinance which will need to pass a full council. The Land Use Housing Committee recommended that the Unsafe Camping Ordinance include additional items therefore the Cities Comprehensive shelter strategy and Safe Sleeping Sites will go before the council.
- Council 1 (LaCava): Steve Hadley, 619-236-6611, srhadley@san-diego.gov
[Spaces As Places](#): City of San Diego Council recently voted unanimously to adopt the direction of the California Coastal Commission (CCC) regarding Spaces As Places (1st reading) and will return to council on Tuesday, June 6th for a second reading, if passed will move on for a hearing at the CCC at a later date. Steve provided copies of the [Beach Impact Area Map](#) where Spaces As Places locations will be required to replace any parking spaces lost. Resurfacing of La Jolla Shores Drive will occur once the undergrounding is complete. Steve presented outgoing LJCPA President Diane Kane with a special commendation from the City Council of San Diego.
- County 3 (Lawson-Remer): Celsey Taylor, 858-289-9195, Celsey.Taylor@sdcounty.ca.gov
- Assembly 77 (Boerner): Mariah Kallhoff, 760-434-7605 Mariah.Kallhoff@asm.ca.gov
 Provided a [written report](#)
- Senate 38 (Blakespear): Aurora Livingston 760-642-0809, aurora.livingston@sen.ca.gov
- SD Airport Authority: Ivonne Velazquez, 619-400-2453, ivelazqu@san.org
- SD Planning: Marlon Pangilinan, 619-235-5293, mpangilinan@san-diego.gov
- UCSD Planning: Anu Delouri, 858-610-0376, adelouri@ucsd.edu

Local Project Reviews (**Action** as noted)

(none)

City/State/UCSD Project Reviews (Action as noted)

(none)

Policy Discussion, Reviews & Recommendations (Action as noted)

(none)

Officer Reports (Action as noted)

Appointments:

Representatives to and members of Committees, Joint Committees, & Boards

Use this [LINK](#) to view appointments

Lighthner: Commented that ad hoc committees are typically of limited duration as per the bylaws and wondered if LJCPA wanted to consider making them standing committees She would be interested in seeing agendas/minutes posted for these committees.

Kane: These ad hoc committees have been tasked with goals and once complete will be evaluated for becoming a standing committee. Ad hoc committees report out in public meetings at LJCPA.

Action: Appoint/Ratify

Motion to approve appointments as listed - Steck/Rudick

Motion approved unanimously 17-0-1

Presidents Report: [Harry Bubbins]:

1: Dan Courtney was sworn in as a trustee by LJCPA President Bubbins.

2: Thanked Bishops School for hosting the LJCPA June meeting.

3:LJCPA outreach continues via Enhance La Jolla, Instagram Page.

4: Attended [May Community Planners Committee](#) monthly meeting: Cannabis Equity Initiative will be heard as an informational item at the San Diego Planning Commission on June 8.

Housing Package 2.0 - there were many speakers in opposition to SB10, item was continued to August 3rd at Planning Commission.

4: Planning Group Reform: LJCPA has formed an ad hoc committee to update LJCPA Bylaws, we will wait until June 12th trustee training workshop is completed. City will provide guidance on CPG reforms re bylaw updates etc. "to comply and gain City recognition."

Secretaries Report: [Suzanne Baracchini]

Asked committee Chairs to please submit meeting minutes in a timely manner which enables the secretary to prepare the LJCPA Trustee agenda advance of the 72 hour deadline.

Treasurer's Report: [Larry Davidson]

Reported as stated below

| | |
|--------------------------------------|-----------------|
| Beginning Balance, May 1, 2023 | \$820.38 |
| Total Income: | 77.00 |
| Total Expenses: | (0.00) |
| Net Income-Expenditure: | 77.00 |
| Ending Balance, May 31, 2023: | \$897.38 |

Reports from Standing, Ad Hoc and other Committees (information only)

(none)

Non-Agenda Trustee Comment (information only)

Opportunity for Trustees to comment on matters not on the agenda, 2 minutes or less. No votes or action unless properly noticed at least 72 hours in advance.

Baracchini - Smart Coast California - Sea Level Rise Planning Summit [Brief Overview] - stated she will report on this meeting at a later date.

Brady: San Diego Planning Commission met today, DSD recommended that SB10 provisions be approved fortunately that didn't happen the PC Chairman was very concerned about SB10 as we should be and would like to see LJCPA consider having a group attend the August 3rd meeting to speak out about SB10 before it gets to the City Council. The Planning Commission had a hybrid meeting and were able to participate. Hybrid meetings would really help the community of La Jolla.

Ahern: Spoke about Torrey Pines Railing that K Neil is paying attention and would be great if CalTrans does fund this project. On the other Spindrift project plans were done for the gentle steps without a railing. The Coastal Commission doesn't want any obstruction to the sand. Now going with a new concept under the La Jolla Shores Association.

Hostomska: At the crossing of Torrey Pines and La Jolla Village Drive people are coming at night from the theater and cannot easily make it across the seven lane intersection. She reported to Brian Earley at Traffic & Transportation who will look into this further.

Courtney: An issue he has been concerned with in the past called the "commercial clusterization" of La Jolla (banners, advertising etc.) particularly on the overpasses like at UCSD/La Jolla Village Drive. It's against the Law to hang these banners. We want people to look at the beauty of La Jolla rather than at advertising. Wants to speak to the La Jolla Historical Society who receives money from the annual car show that hangs such advertising banners, this is not the image he thinks La Jolla wants to see.

Terry: There is room for improvement for most organizations. The CPA demonstrated that very well last month in the process it used to approve the proposed Adelante Townhomes development.

Here are four examples of fundamental errors the CPA made.

1. The CPA should have a “trust but verify” policy for any info it received from an applicant, community groups, its own committees, and the public. Too often, trustees forget or choose not to verify that info or to consider how it has been shaded to a speaker’s advantage. Arguments of convenience are normal but the CPA and its committees should identify whoppers and not use them in support of their recommendations. In addition, they should note irrelevant arguments of convenience and not use them in support of their recommendations.

With respect to the proposed Adelante Townhomes development, examples of the whoppers include the following assertions:

- a. The vacancy rate for commercial property in Bird Rock exceeds 20%, when it may be less than 5%.
- b. The density bonus meets the provisions of the Land Use Code, when it meets some of those provisions and some provisions of the LJPDO only if it qualifies for the requested density bonus, incentives and waivers, for which it may not qualify.
- c. Bank loans are not available for mixed-use developments, when they are.
- d. The Director of San Diego Housing Commission confirmed their density bonus assumptions and valuations are correct, when what he confirmed is that the applicant looked at the correct table and row to calculate the density bonus and number of incentives allowed if the one unit met the criteria for an affordable dwelling unit. He did not confirm that it met those criteria.
- e. The applicant knows what is best for the Bird Rock Community, but the Bird Rock Community Council and the Bird Rock Merchants Group do not. This self-serving assertion should have raised red flags.

2. The CPA used the DPR 4/11 3-2-0 decision that findings CAN be made and all but ignored the PDO 3/13, 6-0-1 decision that findings CANNOT be made, even though the PDO’s decision should be given more weight with respect to findings concerning the LJPDO. For example, Brian Will [DPR Chair] was asked about the DPR’s decision to support the project but only asked Deborah Marengo (PDO Chair) when the LJPDO was established.

3. One Trustee asked about the last time LJPDO was updated or reviewed and, in response to the answer, suggested that was too long ago to be relevant. The trustees (jury) should have been instructed to ignore those comments and reminded that their bylaws call for a review process that uses the regulations and guidelines established in the San Diego Municipal Code and La Jolla Community Plan in effect at the time of the project submittal to the City of San Diego. That comment demonstrates the need for more training for trustees and a checklist for the CPA and each of its committees to help ensure they are complying with their bylaws. Such checklists should, among other things, list what the CPA or committee is supposed to consider, what it is not supposed to consider, etc. The CPA and each of its committees should prepare their own checklist, and the CPA should review the checklist for each committee. Once finalized, the CPA should make the checklists public and update them as necessary. Such checklists can help ensure the CPA and its committees do not crash and burn or become a popularity or beauty contest.

4. The CPA failed to recognize or care about the fundamental and adverse change approval of this project would have on the Bird Rock community and was willing to make a recommendation to the City without having the information required to know if the project complies with the LJPDO and other parts of the SDMC.

Bubbins: Okay, you can draft a checklist.

Davidson: Asked for details on June 12th training for CPG trustees and committee members.

Bubbins: The City stated they will be releasing the training on June 12th.

Davidson: There are 6 months left until CPG reforms go into effect and we need to start planning potentials and perhaps Mr. Hadley can provide input on the changes that will impact us so we can be ready for Jan 2024.

Adjourn to next LJCPA meeting

Motion to adjourn meeting at 7:28pm - Baracchini/Rudick

Motion passed unanimously 17-0-1

Next Regular meeting July 6th, 2023, 6pm