



La Jolla Community Planning Association

Special Trustee Meeting Final Minutes

(rescheduled February 1st Trustee Meeting)

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

February 22nd, 2024, 6pm
La Jolla Community Center
6811 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.

Meeting will be recorded (audio only) for the purpose of taking minutes.

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 (President) 6:01pm**
2. **Roll Call (Secretary)**

LJCPA Trustees,[18]: Present: Brady, Bubbins, Courtney, Davidson, Fremdling, Kane, Rasmussen, Rudick, Steck, Terry, Weiss, Weissman, Will, Williams. **Absent:** Ahern, Barracchini, Hostomska, Kriedeman.

3. **Approve Agenda Action**

Motion: (Courtney/Brady): amend Consent Agenda to include action item from Permit Review Committee meeting on 1/18/24 approved 5-0-2 to request the "Chair submit a letter to DSD requesting the City to enforce local code and zoning." Property located at 2075 Torrey Pines Road used as mental health facility in violation of La Jolla Shores PDO. 2/3 vote required. Motion approved unanimously. Motion to approve amended Agenda approved unanimously.

4. Approve January 2024 Minutes Action

**Motion: (Kane/Courtney) Approve January 4, 2024 Regular Trustee Meeting Minutes.
Motion approved unanimously.**

5. Trustee Candidate Forum & Election Procedures

Candidate bios/statements are posted on the LJCPA website.

Voting will be in person on March 7, 2024 at the La Jolla Rec Center from 3 to 7pm.

Statements were heard from following candidates:

Glen Rasumssen

Brian Will

Chas. Dye

Adrian Ferel

Alex Matov

Statements from candidates not present read by Diane Kane

Lisa Kriedeman

Steven Yang

Non-Agenda Public Comment

Kathleen Neil: The land development code update cycle is underway. Two of the 67 updates affect La Jolla, one about the LJPDO and one about the La Jolla Shores PDO. The planning department is still taking comments from the public and public meeting will take place on February 29. See me if you are interested in further information or commenting. The amendments will go to Land Use and Housing then to the Planning Commission for approval on March 28, then to the City Council.

Volker Hoehne: representing San Diego Freedivers. Bottom Scratchers was the first spearfishing club in LJ formed in 1933; a group of ordinary men who became the grandfathers of scuba diving because they are the fathers of skin diving. a commemorative plaque to honor these courageous men will be placed on a boulder placed on the grass side overlooking nomans, point La Jolla and boomers beaches. Installation of the plaque is in collaboration with Parks and Beaches.

Consent Agenda

6. 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 attending tonight's meeting may "pull" Consent items for full discussion and vote at a subsequent meeting. Please state your name and reason for pulling the item.

6.1. 5440 La Jolla Mesa Drive (1092538/David Vergani)

(Process 2) Coastal Development Permit for a lot line adjustment

between two properties located at 5421 Linda Rosa Ave and 5440 La Jolla Mesa Drive within the RS-1-7 & RS-1-5 base zones, respectively. Coastal

(Non-appealable) Overlay Zone; Coastal Height Limit Overlay Zone; Parking Impact Overlay Zone (Coastal); La Jolla Community Plan area. Council District 1.

[LJDP 12/19/23](#)

Motion (Kane/Leira): Findings CAN be made for approval.

Passed: Unanimously.

6.2. 7969 Prospect Place ADU (1083070/Luis Espinoza)

(Process 3) Coastal Development Permit application for a 500-square-foot Accessory Dwelling Unit (ADU) to be constructed as an addition to an existing 4,553-square-foot Single Dwelling Unit (SDU) constructed in 1937 located at 7969 Prospect Place in the RS-1-7 zone in the La Jolla Community Plan. Overlay Zones: Coastal (Appealable), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Beach and Coastal), Sensitive Coastal, Transit Area, Transit Priority Area, Affordable Housing Parking Demand and Coastal Bluff.

[LJDP 12/19/23](#)

Motion (Kane/Leira): Findings CAN be made for approval.

Passed: Unanimously.

~~**6.3. 7777 Girard Ave (1094657/Mark Steele)**~~

~~The existing two-story building to be demolished and replaced with a new two-story mixed use building. At ground level there will be commercial use along the two street frontages, and residential garages both subterranean and directly off the alley. The second floor will be a residential use of one story with mezzanines.~~

~~**10/09/23 LJPDO - No minutes were submitted from this meeting**~~

~~**Motion: ?**~~

~~**Vote:?**~~

[LJDP 01/16/24](#)

Motion (Jackson/Shannon): Findings CAN be made

PASSES 6-0-1 (chair abstains)

6.4. Carrizo Lots, 7233, 7231, 7229 & 7227 Carrizo Drive. (1065327/William Berwin) (Action Item)

(Process 5) Coastal Development Permit, Site Development Permit, Public Right-of-Way Vacation, Vesting Tentative Map, and Planned Development Permit to construct four new residences, create four new residential lots and an open space lot, extend Carrizo Drive adding a cul-de-sac, extend public utilities, and add landscaping over six undeveloped lots located at the end of Carrizo Drive. The 2.7-acre site is in the RS-1-4 and

Coastal(Non-appealable) overlay zone within the La Jolla Community Plan area. Council District 1.

[LJDP 01/09/24](#)

Motion (Williams/Jackson): Findings CAN be made

PASSES 5-0-1 with chair abstaining

6.5. ~~627 Genter – La Jolla Christian Fellowship (1055455/Kevin Leon)~~

~~(Process 3) Conditional Use Permit for 1,926 square feet of new construction to include the addition of 680 square feet to the existing 1st floor, the addition of 680 square feet to the existing 2nd floor and the addition of 566 square feet to create a 3rd floor on the existing 2-story Education Building. Work to include demolition of existing exterior stairs, addition of new exterior access stairs and 2,340 square feet of interior renovations to the existing 2-story building. The 0.48-acre site at 627 Genter St. is in the Base Zone RM-1-1 and Coastal Overlay (Non-Appealable Area) Zone within the La Jolla Community Plan, Council District 1.~~

[LJDP 01/16/24](#)

Motion #1: (Shannon/Williams): to recommend approval

Vote: 3-3-1

Motion #2: (Jackson/Rasmussen): recommend approval subject to conditions including in CUP. No activities likely to disturb neighbors after 8:30pm at the expansion or Gill building

PASSES 5-1-1

Motion #3: (Jackson/Rasmussen): CPA hold-off final recommendation until after LJT&TT has weighed in.

PASSES 5-1-1

6.6. Aldea, 1251 Prospect Street, La Jolla, CA 92037 (Steve Horowitz)

PDO Zone: Zone 1, Proposed new signage for existing restaurant.

Presented by Deb Marengo

[LJPD 01/08/24](#)

MOTION (Shannon/Parker): Approved as presented

PASSED: 7/0/0

6.7. Livewire Ventures LLC, 8341 La Jolla Scenic Drive (1104699/Sarah Potter)

(Process 3) Site Development Permit to build a 6,196 square-foot, 2-story single dwelling unit and attached 3-car garage on a vacant lot located at 8341 La Jolla Scenic Drive, APN-346-762-07-00. The 0.58-acre site is in the LISPD-SF zone, Airport Land Use Compatibility Overlay Zone (MCAS Miramar), Coastal Height Limit Overlay Zone (CHLOZ), and Parking Impact Overlay Zone (Campus Impact)

LJSPRC 01/18/24

Motion (Haas/Preisendorfer): Findings CAN be made.

Passed: 4-2-1

6.8 — ~~added per 2/3 vote~~ Request Chair to submit a letter to DSD requesting the city to enforce local code and zoning rules. Property located at ~~2075 Torrey Pines Road~~ used as mental health facility in violation of La Jolla Shores PDO.

Motion (Courtney/Edwards)

LJPRC 01/18/24

Passed: 5-0-2

Bubbins: Clarification re item 6.5: this vote is to approve the motion to send the project to Traffic and Transportation before final approval. This is not final approval. This item will return for final approval.

Deborah Marengo: LJPDO vote to approve 7777 Girard project. 7-0-0

Andrea ? Pull item 6.5. Concerned about discussion of AB 297. Use, occupancy, privacy and parking issues not fully answered.

Joe Terry: Pull item 6.3, needs further clarification of third story vs mezzanine of structure.

Joe Terry: Pull Item 6.8, needs clarification

Motion: Approve Consent agenda items, 6.1, 6.2, 6.4, 6.6, 6.7 approved unanimously.

Comments from Elected Officials, Agencies & Other Entities (Action Item)

- Council 1 (LaCava): Emily Lynch, erlynch@sandiego.gov

Emily Lynch: Council Member Joe La Cave will hold a Town Hall Meeting in La Jolla on Tuesday, March 26, from 5:30 to 6:30pm at the LJ Recreation Center. He is also available for drop in at the La Jolla Library on the 3rd Friday of every month from 9:30 to 12:30 and at the La Jolla Farmers Market on the 1st Sunday of every month from 9:30 to 12:00pm.

- SD Mayor's Office (Gloria): Emily Piatanesi, 619-964-6637, epiatanesi@sandiego.gov
- 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
- Senate 38 (Blakespear): Aurora Livingston 760-642-0809, aurora.livingston@sen.ca.gov
- SD International Airport, Ivonne Velazquez, 619-400-2453, ivelazqu@san.org
- SD Planning: Melissa Garcia, 619-236-6173, magarcia@sandiego.gov
- UCSD Planning: Anu Delouri, 858-610-0376, adelouri@ucsd.edu

Local Project Reviews (Action as noted)

7.1 La Jolla Concours d'Élégance 2024 (Action Item)

Request for Street Closure and No Parking on Portions of Coast Blvd between Cave St and Girard for the Annual Event scheduled for April 17-21 2024 (Laurel McFarlane, McFarlane Productions)

LJT&T 12/19/23:

Motion: to Approve: La Jolla Concours d'Elegance 2024- Request for Street Closure and No Parking on Portions of Coast Blvd between Cave St and Girard for the 18th Annual Event scheduled for April 19-21 2024 (Abrams/Brady)

PASSED Unanimously 8-0-0

PULLED from 1/4/24 LJCPA Consent Agenda: by Trustee Dan Courtney: Using a public park and custom has been to report financial information to the public.

Lauren Lockhart, Executive Director of the La Jolla Historical Society:

Spoke about the value and impact of this annual event and about our 60 year old nonprofit organization. The Historical Society presents interdisciplinary programs, exhibitions and research presented mostly free of charge at historic Wisteria Cottage on Prospect St. to engage audiences of all ages all free of charge. We support these programs through several community events; the Secret Garden Tour in May; Modernism home tour in October; the Concourse e'Elegance in April. All proceeds from these events go to the Historical Society. This event is also a significant economic driver for the LJ Village. Examples enumerated.

Dan Courtney: Any entity that uses public space, charges admission, closed to public, should report their financial information -- gross income, top 5 expenditures, net proceeds distributions.

Reply, Lauren Lockhart: Since 2008 LJ Historical Society has been the sole beneficiary.

Michael Dorvillier, Chair of Event: There is no political involvement. I have never been asked to present financial info at a meeting. All financial info is public and on website. Event committee members and I are volunteers.

Motion: (Will/Rudick) Approve Concours d'Elegance. Vote: [yes] Brady, Davidson, Fremdling, Kane, Rasmussen, Rudick, Steck, Terry, Weiss, Weissman, Will, Williams. [no] Courtney

Motion passes: 12-1-1

Officer Reports (Action as noted)

8. Presidents Report: [Harry Bubbins]

8.1 LJCPA Bylaws Update Ad hoc Committee

Thank you to Greg Jackson and the Committee for their hard work. The report has been sent to the City for approval and we should hear in May. The committee in disbanded.

8.2 La Jolla Planned District Ordinance Ad Hoc Committee (Action Item) The La Jolla Planned District Ordinance (LJPDO) Committee requests the LJCPA President approve the formation of the **LJPDO Ad Hoc committee** whose purpose is to review and update the [La Jolla Planned District Ordinance 2007](#) and the [La Jolla Planned District Ordinance Charter 2006](#) and appoints the following committee members: Deborah Marengo, Andy Fotsch, Joe Parker, John Shannon, Suzanne Baracchini, Mark Lyon.

Kane: Add Ione Stiegler to the committee.

Motion: (Kane/Will) Approve the above listed committee members: No objections, Motion passes unanimously

8.3 DPR Seat Appointees Announcement & Ratification (Action Item)

There are currently two vacant seats (1 year term) on the La Jolla Development Permit Review Committee (LJDPR), one seat is LJCPA appointed and the other La Jolla town Council (LJTC) appointed. In January 2024 the LJPCA invited members of the public to submit applications via a google questionnaire form blasted to LJCPA email list of 667 and to social media, the application period ended January 21st. 378 (57%) opened the email. We received 9 Applications, 2 were selected to a 1 year term. The remaining 7 were placed on "DPR Applicants list" for when seats open up in the future. I am asking for a motion to approve Kevin Leon and A.J. Remen. Both are experienced local architects and have attended several DPR meetings.

Motion: (Kane/Brady) Approve appointment of Kevin Leon and A.J. Remen to the DPR Committee. Vote: no objections, approved unanimously.

City/State/UCSD Project Reviews (Action as noted) None

Policy Discussion, Reviews & Recommendations (Action as noted) None

9 Secretaries Report: [Suzanne Baracchini] Absent, no report.

9.1 City of San Diego Mandatory CPG Training Compliance Update:

Trustees and Committee Members were notified by the LJPCA Secretary in the summer 2023 they were required to complete mandatory CPG training, the deadline to complete the training was October 31st, 2023. Those who have not completed the mandatory CPG Training will be receiving an email from the LJPCA Secretary to inform them they are no longer eligible to serve as LJCPA Trustee or Committee Member.

Bubbins: Reminder for newly elected trustees about mandatory training requirement. Information available on City website with link to 2023 training program.

Treasurer's Report: [Larry Davidson]

Beginning Balance, Jan 1st, 2024	\$1620.40
Total Income: (Donations)	00.00
Total Expenses:	(00.00)
Net Income-Expenditure:	(00.00)
Ending Balance, Jan 30th, 2024:	\$1620.40

Larry Davidson: Read above report. We will no longer receive expense reimbursement from the City so this is all we have to cover expenses going forward.

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.

Davidson: At the next meeting I would like to have a discussion of the status of our submittal to become a recognized Community Planning Group with the competing submittal.

Kane: On next month's agenda I would like to have an informational item about the code updates and their effects on La Jolla.

Rudick: I will be attending the International Downtown Western Forum Conference. One topic will be how AI will be affecting us. I will be happy to share the information next month.

Kane: Last week I attended a Housing and Historic Preservation Policy roundtable. The Federal Advisory Council on Historic Preservation has just published a new policy on housing that stresses adaptive re-use of historic buildings as part of the overall national housing solution. A link to their document was provided in the announcement. I am reviewing it and writing an article for the La Jolla Historical Society's Quarterly Magazine that will include it, as well as local solutions in process as part of the city's new "reform" of its historic preservation program. I am also a member of the Neighborhood Historic Preservation Coalition in San Diego, representing the La Jolla Historical Society. Many years ago, the LJ CPA delegated community responsibilities & responses to city staff for preservation to the LJHS.

Brady: The La Jolla Planning Group, our competing organization to be recognized by the City, had a lot of good ideas and there is no reason we can't incorporate those ideas into our bylaws and hopefully use some of their members.

Rasmussen: This is the La Jolla Community Center where you are sitting. I am on the board, and we are offering it for meetings to any community group so if you are interested in continuing to use this room, please see me.

Adjourn to next LJCPA meeting: Meeting adjourned 7:20pm

Next Regular LJCPA Meeting - Thursday, March 7, 2024, 6pm, The La Jolla Recreation Center.



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Minutes Prepared by
Suzanne Weissman