

La Jolla Community Planning Association

Regular Meetings: 1st Thursday of the Month | La Jolla Recreation Center, 615 Prospect Street

Contact Us:

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President: Tony Crisafi

Vice President: Matt Mangano

2nd Vice President: Dave Gordon

Secretary: Suzanne Weissman

Treasurer: Mike Costello

FINAL MINUTES—

Regular Meeting | Thursday, 07 November 2019 – 6 p.m.

1.0 Welcome and Call to Order: Dave Gordon 2nd Vice President

This is a full agenda, recorded meeting therefore, the following rules will be enforced:

- Mobile devices off or on silent mode.
- All public and trustee comment will be addressed to the chair. Public & trustee comment will be limited to 2 minutes.
- Comments will be directed to the project or matter stated in third person for the purpose of respect & clarity
- Chair may ask for member votes. Please keep hands raised until the vote tally is announced.
- Chair will alternate order of trustee comment. Upon consensus, Chair will close discussion and call for a motion.
- Please notify chair of any organized public presentation requests prior to meeting

Quorum present: Brady, Costello, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Kane, Little, Mangano, Neil, Weissman

2.0 Adopt the Agenda

Motion: Adopt agenda, (Jackson/Brady), **Vote:** Unanimous, no abstention. Motion passes

3.0 Meeting Minutes Review and Approval:

3.1 03 October 2019 – Regular meeting minutes

Motion: approve minutes, (Mangano/Fremdling), **Vote:** Unanimous. Chair abstains. Motion passes.

4.0 Consent Agenda – 4.1 – 4.5

The Consent Agenda allows the LJCPA to ratify recommendations of the community joint committees and boards in a single vote with no presentation or debate. It is not a decision regarding the item but a decision whether to accept the recommendation of the committee/board as the recommendation of the LJCPA. Projects may be pulled from consent agenda by anyone present. Items will be moved to full review at the present of following regular LJCPA meeting.

The public is encouraged to attend and participate in Community Joint Committee & Board meetings before the item/project is considered by the LJCPA.

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 David Gordon, 3rd Monday, 4:00 pm

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

4.1 – Request for temporary street closure and ‘No Parking’ areas related to the 16th annual La Jolla Historical Society/La Jolla Concours d’Elegance event at Scripps Park on April 18 and 19, 2020

T&T motion to approve 8-0-0

4.2 – Request for temporary street closures and ‘No Parking’ areas related to the 39th annual Kiwanis-sponsored La Jolla half marathon based at Scripps Park on Sunday, April 26, 2020.

T&T motion to approve 8-0-0

4.3 – Request Stop Sign on Arenas St. @ Monte Vista Ave. – city endorsed sign for approaching three-way intersection.

T&T motion to approve City recommendation 8-0-0

4.4 – 6515 Neptune Place – Project No. 640816 Process 3, final review, CDP to demolish an existing single family residence & construct a new 3,960 s.f. two story, single family residence over basement with a roof terrace, site retaining walls, pool & spa and additional site improvements. The .12 acre site is in the RM-1-1 zone and coastal (appealable) overlay zone within the La Jolla Community Plan area council district 1.

DPR motion: Findings can be made to pass 5-2-1

4.5 – 5522 Beaumont St. – Project No. 645977, Process 2, preliminary review, CDP to demolish an existing 1,564 s.f. two story residence and 295 s.f. detached garage and construct a 2,500 s.f. new single family residence with garage and basement located @ 5522 Beaumont Ave. The .10 acre site is in the RS-1-7 and coastal (appealable) overlay zone of the La Jolla Community plan area, council district 1.

DPR motion: Findings can be made to approve 7-0-1

See Committee minutes and/or agenda for description of projects, deliberations, and vote.

Anyone may request a consent item be pulled for full discussion by the LJCPA.

None pulled. **Motion:** approve consent agenda, (Fitzgerald/Brady) **Vote:** unanimous, chair abstains.
Motion passes

5.0 Officer Reports:

5.1 Treasurer - Mike Costello's report –

La Jolla Community Planning Association

Treasurer's Report for November 7, 2019 Regular Meeting

Beginning Balance as of October 1, 2019	\$482.33
Income	
Collections, Oct. 3, 2019	\$138.00
CD Sales	\$ 0.00
Total Income	\$138.00
Expenses	
Agenda printing, Oct. 1, 2019	\$67.49

Post Office Box, Oct. 3, 2019	\$154.00
Total Expenses	\$221.49
Net Income/(Loss)	(-) \$83.49
Ending Balance of October 31, 2019	\$398.84

5.2 Secretary -

If you want your attendance recorded today, you should sign in at the back of the room or let me know that you want your attendance recorded. You are welcome to attend without signing in or joining.

LJCPA is a membership organization open to La Jolla residents, property owners and local business and non-profit owners at least 18 years of age.

Eligible visitors wishing to join the LJCPA need to submit an application, copies of which are available at the sign-in table or on-line at the LJCPA website: www.lajollacpa.org/.

We encourage you to join so that you can vote in the Trustee elections and at the Annual Meeting in March.

You can become a Member after completing the application and attending one meeting. You can maintain your membership by documented attendance at one meeting per year. If you do not attend one meeting per year, your membership will expire.

To qualify as a candidate in an election to become a Trustee, a Member must have documented attendance at **three** LJCPA meetings in the preceding 12-month period.

We are now in process to update our attendance and membership records and I call on Kathleen Neil to explain the process.

Gordon: One of the reasons we are updating now is that we have a vacancy to fill and will have an election soon.

5.2.1 Membership committee report – Neil.

The Membership committee met on Nov. 5. Our roster was last updated after the Feb. 2019 meeting and will be reviewed again in Feb. 2020.

We are trying to establish practical guidelines for implementing membership requirements according to the bylaws to assist us now and for the benefit of future members of the committee. We expect to post attendance and membership records on the website so that you can monitor your membership status and attendance. We are also an internal audit of membership application and records early in 2020 as part of good organizational practices. Your participation in the planning group helps our voices to be heard at the City and I cannot emphasize enough that your membership here is valuable. Please join if eligible. You will hear about development and city services in our community and will be able to vote in trustee elections happening soon. Applications are available in the back of the room and online.

Gordon: Keep in mind the only way we can keep track of membership is for you to sign in at the back of the room. If you don't want to use the public sign in sheet, let Donna know. We will keep your information private.

6.0 Elected Officials – Information Only

6.1 Council District 1: Councilmember Barbara Bry.

Rep: Mauricio Medina, 619-236-6611, mauriciom@sandiego.gov

Medina:

- Passed out Bry Bulletin for November.

- The big ticket item in Nov. is the sale of Qualcomm Stadium to SDSU. You are all encouraged to participate in this process.
- An update: the San Diego fire department will inspect the bike path for brush overgrowth. They have issued notice to comply with transportation and storm water requirements and are working on getting a contract out to perform the work.
- Fire safety is important to Council President pro tem, Bry and staff went out with Ready, Set, Go guys from the fire department brush management to checkout areas around Mt. Soledad and LJ Mesa Dr.
- Contact our office for more information.
- This is my last meeting with LJCPA; I will assume a new role as Budget Committee consultant.
- The new 'bow tie' guy will be Steve Hadley.

Kane: I have noticed lots of new slurry seal done, but Hillside Dr. was skipped. I want to make sure that is still on the agenda. The other thing is that I haven't heard any more about signs on Hillside Dr. for truck weight at Soledad and Via Sienna. Don't drop those items off the agenda.

Medina: I will work with Steve to make sure things don't fall through the cracks. Some streets need more substantial treatment and is in process.

Hadley: We have been talking with City Chief Operating officer; they are working with T & T about numerous signs on Torrey Pines Rd. and want to add length of truck to weight restrictions on the signs and to add more signs on the top of the hill. They are also encouraging more tickets.

6.2 78th Assembly District: Assembly member Todd Gloria

Rep: Mathew Gordon 619-645-3090, mathew.gordon@asm.ca.gov Not present

6.3 39th Senate District: State Senator Toni Atkins, Senate President pro Tempore Rep: Miller Saltzman, 619-518-8188, MillerSaltzman@sen.ca.gov

Saltzman: I am the representative from Toni Atkin's office replacing Chevelle Tate. The big legislative issues for the year just completed are:

- The January budget has allocated \$2.5 billion for homelessness, affordable housing and infrastructure including \$100 million here is San Diego plus another \$1.5 million from a bill in 2017 bringing funds to the county for homeless issues.
- Another big item: AB 1482 requiring landlords to provide a just cause for eviction, also rent increases capped at 5% + inflation.
- Also included are millions for disaster relief efforts as fires are now year-round events impacting everyone.
- AB 5 makes independent contractors employees clarifying a 2018 Supreme Court decision.
- College athletes can now be paid and the NCAA has decided to go along with this change.
- Reminder that the "Real ID's" are required in 2020; the Governor has hired new employees at DMV to implement this process.
- Covered California open for enrollment. Flyers in back of room.
- Community College is now free for 2 years.
- The annual pet food drive is held during the 1st half of November.

Costello: The 1970's efforts to reduce fuel for fires, brush clearing have been ignored. What happened to those efforts: **Reply:** a part of the budget included a lot of money for brush management.

Gordon: Would you come back next month with more information?

Kane: Please thank Toni Atkins for the Historic Tax Credit Bill.

7.0 President's Report – Information only unless otherwise noted

7.1 The City Council unanimously approved the Bernate/Ticino Environmental document on October 7, 2019

7.2 The City Council denied the Hershfield Residence Environmental Appeal on October 14, 2019.

7.3 Brown Act Workshop Announcement: Date: November 14, 2019

Little: Is there any news on the CCR's on Prestwick Drive expiring regarding the Hershfield agreement?

Gordon: CCR's are not something we consider. As far as I know all deadlines for extension have passed.

8.0 Public Comment

Opportunity for public to speak on matters not on the agenda, 2 minutes or less.

8.1 City of San Diego – Community Planner: Marlon Pangilinan, mpangilinan@sandiego.gov Not present.

Courtney arrives; reflected in vote count

8.2 UCSD - Planner: Anu Delouri, adelouri@ucsd.edu

Delori:

- Introduce assistant: Alyssa Helper, new member of UCSD Community Planning Team.
- Updates available on plandesignbuild@ucsd.edu
- New Design and Innovation Building broke ground last month, located adjacent to new trolley stop on campus in Pepper Canyon. It is a center for design and innovation activities previously distributed across campus and will serve as a unique entrance to campus.
- Planned to open spring 2021 along with the trolley stop later that year.
- Economic Impact recently released available online.

Gordon: I attended the Chancellor's economic impact presentation; a startling fact is that the annual economic impact from UC San Diego to the San Diego area is \$16.5 billion, greater than the entire state of Arizona. UC San Diego does a good job of reaching out to the community. They always listen even if they aren't always able to comply with our requests. I appreciate the efforts of Anu and the University.

8.3 General Public

Brian Curry: I am a long time coastal resident speaking for Barbara Bry. Are you tired of being ignored? Barbara Bry understands; she is tired of being ignored also. She is the best choice for mayor. She believes in and supports Community Planning Groups while some in the City of SD want to end them. She will protect our neighborhoods from STVR's by enforcing the Code; she has called for a temporary moratorium on scooters; demanded transparency. She is a problem solver, not a career politician. It is time for a change; she needs your help. A sign- up sheet is going around.

Sharon Wampler: I am letting you now about 2 projects:

1. 5610 Bellview: a 50% project that is a total tear down. Neighbors have reported all walls removed with some attempt to add fake new walls. A senior building inspector will require a CDP. This will be coming before you.
2. 427 Sea Ridge: blocking public view corridor; the code requires view corridor on ocean front properties. After approval they moved the view corridor to the other side. The city changed after approval. Also the structure is actuals 2 complete living units separated by a wall & door. The building inspector thought this was not proper, but the ADU law has been interpreted to allow an ADU inside the house. Also this is a business; the owner is an LLC.

Ray Weiss: 1228 Park Row was heard once by DPR in Feb. 2019; they were asked to return with more information. Since then nothing has happened. They are building a concrete wall, iron fences within the PROW. There has to be a way for DPR to require and penalize those who are not responsive or don't follow up.

Dave Gordon: PRC project after one presentation the Project Manager said the project was turned off. Now DSD is letting it go through.

John Keys: 7819 Lookout Dr. The permit was issued in 2005 and has expired. Nothing has happened on the property since then – 15 years. Now the project is starting up with no evidence of a new permit. It significantly changed – 22% larger, FAR and lot coverage in excess on neighborhood norms with a pool in the front yard. How can this come to the CPA for review?

Diane Kane: I am also involved with this project and can clarify:

- It is a vacant lot; nothing done since permit in 2005.
- We suspect the permit has expired, but the City is continuing to act on it.
- None of requirements in the municipal code to activate a permit have occurred.
- No progress toward building a home for 15 years; City staff keeps extending the permit.
- We keep getting projects in LJ built years after the permit.
- With each revision the project gets bigger.
- No Substantial Conformance Review required.
- These projects never come back for community review.
- This group needs to raise these issues.
- There is no Project Manager.

Gordon: Will put on agenda for next month

Bill Robbins: The appeal for the Map project was denied, so Map will go on in La Jolla Shores. The rehab of the Rec Center playground will begin Tuesday. First the tree must be torn down to enable the basketball courts to be rebuilt. New base, concrete and surface. Should be done by Christmas Parade. We may lose bathrooms temporarily.

Harid Puentes: Running for San Diego Council District 1 because we need innovative leadership. Formerly a management consultant, did marketing for a start-up using technology to address student loan debt and as an executive with San Diego Connect. District 1 is at the core of innovation with world class research, academia; it needs innovative leadership to maintain that representation at city hall. My platform:

- Create jobs
- Address the environment
- Make the community stronger by investing and supporting groups like yours.

Steve Hadley: If you have development that has come before one of your committees and that has gone dormant and is not proceeding without coming back without finishing its work with your committees, I and the council member need to know that so that we can inquire and demand that the work be finished with due process before it proceeds on. We are strong believers in working with community groups. In establishing and finishing that work we may not be able to get the correct reading you want, but at least, can help you find out who is responsible overseeing the projects and get answers. We may not be able to get projects to move along as fast as you'd like.

Weiss: How about projects that move along faster than they should; things happening without following the code?

Hadley: Please send me the projects you have mentioned tonight so we can follow up.

9.0 Non-Agenda Trustee Comment

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

Jackson: The website will transition within next 24 hours without changing anything. Let me know if you can't find something. The pictures will change.

Costello: Dr. Weiss, please come to DPR, we will consider your requests.

Kane: Follow up on issues raised on Sea Ridge project:

- We have a gap in this community knowing where view corridors across private property that are required for a CDP.
- We collect them; they go to city hall; they are recorded and then fall into the ether.
- I propose to establish a new committee in LJ comprised of membership from the 4 groups that are directly concerned with this issue.
- Bird Rock Community Council: John Newsome is supportive and has provided volunteers.
- La Jolla Parks and Beaches, Ann Dynes will supply Melinda Merryweather.
- La Jolla Shores Association President, Janie Emerson is supportive.
- I am asking this group to be involved. Tony Crisafi has joined the discussion; his concern is indemnification.
- Per Tom Tomlinson, Planning Director, response from City Attorney was that as long as members of the group have attended COW workshops they are indemnified.
- I would like to come back next month with a proposal looking at how other joint committees are structured and see if we can establish this committee.

Neil: Be sure to illustrate how that committee will fit in with the bylaws.

Gordon: Put in writing to get on agenda.

10.0 Reports from Ad Hoc and non-LJCPA Committees - Information only unless noted.

10.1 Community Planners Committee - Dave Gordon

This committee (CPC) is made up of representatives from every planning group in San Diego. It is an interesting diverse group of people. Things get put on the agenda that we often don't have time to bring back to the local planning groups. At this last meeting we had 2 major items on the agenda: the 12th update to the Land Development Code and a several page list of recommendations from the task force committee, headed by Scott Sherman, addressing an audit by the City and the Grand Jury investigation about planning group reforms.

The update to the LDC was given to the CPC only a few days before the meeting. The Planning Commission asked for a decision on Oct 24, not allowing any time to bring it back to the local groups. The CPC passed a motion to delay the decision to January, but it was denied, the update passed on Oct. 24 with only a few items related to cannabis businesses left open.

The recommendations of the task force were reviewed and commented on by the CPC and the City is moving ahead with these now. One item on the list was that planning group members participate in training workshops, COW plus Brown Act, CEQA, once a year on site, not online. I commented that we are volunteers and have limited time.

Both of these items are available in detail on our website.

10.2 Coastal Access & Parking Board – didn't meet

10.3 UC San Diego advisory Committee – didn't meet.

10.4 Hillside Drive Ad Hoc Committee – Diane Kane, Chair - didn't meet

10.5 Airport Noise Advisory Committee – Matthew Price - not present

10.6 Playa Del Norte Stanchion Committee -

Courtney: Crosswalks shown on diagram requested earlier will be installed.

The following agenda items are ACTION ITEMS unless otherwise noted and may be *de novo* considerations. Prior actions by committees/boards are listed for information only.

11.0 – LCPA Review and Action Matter 11.1 – 11.3

11.1 – Valley Farm Market: Recommendations to CPA committee from PDO: Valley Farm Market – 6902 La Jolla Blvd. Project No. 647767, zone 4, CUP pursuant to SDMC 126.0303(a) for a Type 21 Off-Site General liquor License (no consumption on site) for Valley Farms Market located at 6902 La Jolla Blvd. Full hearing @ applicant's request.

Russ Murfey: Murfey Co. native La Jollan. I bought the building 2 years ago, renovated it and it is completely leased. For 15 years the community has been asking for a specialty market; we now have Valley Farms here. The permits are almost processed and it is ready for opening. We are requesting approval for Conditional Use Permit for off-site sale of alcohol. It was approved by PDO committee unanimously as well as the ABC, Police and DPR.

Steve Pollock: We have submitted the CUP to the City and are at the final step now. First Assessment letter and 1st Cycle Issues reports were included in trustee packet.

Derek Marso: owner, Valley Farms Market. Valley Farms has been open since 1956; I'm the 3rd generation. It is my goal to be part of the community and give back as much as I can. I previously played professional football. To answer why I chose La Jolla, I had coached little league in Mission Bay, and met several local families. I was already familiar with the area as a surfer as my father lived in LJ. When this spot opened, several families I had remained in contact with suggested I would be a good fit for this community as a hands-on owner. After meeting Russ I believed our like-minded, local, family owned companies would work well together and continued with the plans.

Neil: I attended the PDO meeting and was impressed by the thorough presentation and will support.

Motion: Approve Conditional Use Permit for Valley Farms, (Brady/Mangano) Vote: Unanimous, chair abstains.

11.2 – Beach groins: Misleading advertisement in the San Diego Union Tribune and La Jolla Light calling for support for groins (i.e. breakwaters) to be built along beaches. Included a call to action to send a pre-written letter to government officials. Identity of who placed the ad is mysterious.

Suggested Action: Authorize Chairman to send letters to the Editors and Advertising Directors of the San Diego Union Tribune and La Jolla Light relaying the concerns of the La Jolla Community Planning Association regarding the misinformation and lack of transparency of these ads and request complete disclosure as to who placed the ads, their affiliation and, if necessary since the ad is of a political nature, a disclaimer.

Dave Ish presentation: Showed copies of ads running in San Diego Union Tribune 8 times in Aug/Sept, 2019 and 3 times in the La Jolla Light. Passed out a draft of letter.

This ad has stated erroneously, *"For years the California Coastal Commission has dredged sand and replaced it on our beaches as a way of dealing with beach erosion."* It appears to be intended to rile up the public. I have traced the Text number included in the ad which led to a webpage asking for personal information and a click to send a letter supporting the building of groins along our coast to political representatives.

I tried to trace each reference in the ad (detailed in the letter) and could not find the source or any information about who is promoting and paying for these ads or what their purpose is.

Brady: Parks & Beaches approved this request to send this letter unanimously.

Mangano: Your extensive research leaves no doubt. Thank you for all your work.

Kane: Asked LJ Light reporter what type of due diligence is done for ads?

Claudia Baranowski: Freelance reporter can't answer.

Fitzgerald: What are we asking? Misinformation or misleading information is legitimate criticism; a lot of organizations maintain their anonymity. Do these ads have any meaningful impact? **Reply:** There is misinformation here.

Motion: CPA send letter to SD Union and La Jolla Light about the misleading ads about the groins. (Neil/Fremdling) **Vote:** Unanimous, chair abstains. Motion passes

Costello: Put on next month's agenda to send letter to Barbara Bry about CPC items not going to local planning groups.

11.3 - Approve the Children's Pool SCR Appeal to the Coastal Commission

Motion: Approve Children's Pool SCR Appeal to the Coastal Commission: (Mangano/Brady) **Vote:** 10-1-2, Motion Passes

In Favor: Brady, Costello, Courtney, Fremdling, Ish, Kane, Little, Mangano, Neil, Weissman

Opposed: Fitzgerald

Abstain: Jackson, Gordon (chair)

XX. Adjourn at 7:28 pm. to next regular LJCPA Meeting: Thursday, December 5, 2019 at 6:00 pm.