



## La Jolla Community Planning Association Trustee Meeting Agenda

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

May 4, 2023, 6:15pm  
Bishops School  
Main Dining Room  
7607 La Jolla Blvd.  
La Jolla, CA 92037

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

**LJCPA Trustee Meeting Starts 6:15pm following LJCPA Annual Meeting at 6pm.**

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 Wednesday, 4:00 pm

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

### Procedural

1. Approve Agenda **Action**
2. Approve Minutes **Action**
3. Elect 2nd Vice President **Action**
4. Swear in Newly Elected Trustees **Action**

### Non-Agenda Public Comment

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

## Consent Agenda

### 5. **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.

#### 5.1. **6825 La Jolla Blvd "Bathey Residence" (693412, Frontis)**

(Process 2) Easement Vacation to vacate sewer easement and Coastal Development Permit to convert 1-story residence to mixed use retail & office space with Junior Accessory Dwelling Unit and add 2nd floor residence located at 6825 La Jolla Blvd. The 0.13-acre site is in the La Jolla Planned District-4 and Coastal (Non-Appealable) Overlay Zone and Coastal Height Limit Overlay, Parking Impact Overlay Zones, and within the La Jolla Community Plan area and CD 1.

*DPR 2/21: findings CAN be made, 6-2-1*

#### 5.2. **6308 Avenida Cresta "Cohenour Residence" (106770, Sammon)**

(Process 2) Proposed project to demo existing 1-story, 2,506 sq. ft single-family residence and existing site walls. The project will construct a new, 4, 998 sq. ft., single-family residence including Roof Terrace, Site Improvements, and Covered Terrace. The .225 acre site is located at 6308 Avenida Cresta in the RS-1-7 zone, Coastal Overlay (non-appealable) Zone, Transit Priority Area, Parking Impact Zone, Coastal Height Limitation Overlay Zone, and Geo Hazard 53, in the La Jolla Community Plan area, CD 1

*DPR 2/21: findings CAN be made, 7-0-1*

#### 5.3. **960 West Muirlands (1077208, Lytle)**

960 West Muirlands Drive (0.222-acre site) in the RS-1-2 and RS-1-5 within the Coastal (Non-Appealable-1) Overlay Zone, Coastal Height Limit Overlay Zone, Complete Communities Mobility Choices (CCMC Mobility Zone 2), Parking Impact Overlay Zone (PIOZ-Coastal-Impact), Transit Priority Area (TPA), Paleontological Sensitivity Area of the La Jolla Community Plan Area within Council District 1 to demolish an existing single-family residence and construct a new two-story single-family residence with a 472-square foot deck and a subterranean basement two-car garage.

- Process 2 – Coastal Development Permit pursuant to San Diego Municipal Code (SDMC) Section 126.0707 to demolish an existing single dwelling unit and construct a new single dwelling unit.

*DPR 4/11: findings CAN be made, 4-0-1*

**5.4. 6064 Avenida Chamnez (1070315, Lyon)**

Process 3 Site Development Permit for a proposed 1,241 sf deck, 1,402 sf addition, and 800 sf interior remodel to an existing 1,819 sf single-family residence at 6064 Avenida Chamnez. The 0.37-acre site is located in the RS-1-4 zone, Coastal (Non-Appealable) Overlay zone, and ESL within the La Jolla Community Plan and Council District 1.

DPR 4/18: findings **CAN** be made, 3-0-1

**5.5. 8421 Whale Watch Way “Lowrey Terrace” (1079879, Ritter)**

La Jolla: Remodel and addition of an existing 3-story with basement, 3,834 SF single family homes into a 3-story with basement 9,435 SF single family home.

PRC 4/20: finds **CAN** be made, 4-0-1

**5.6. 8330 Prestwick Dr “Prestwick Residence” (1065876, Sanchez)**

(Process 3) Demolish existing residence for the construction of a 10,510 square-foot single-family residence with walkout subterranean basement, pool, retaining wall, terrace, garage, and associated site work at 8330 Prestwick Drive. The 0.56-acre site is in the La Jolla Shores Planned District – Single Family (LJSPD-SF) and Coastal Overlay Zone (Non-Appealable-2), Coastal Height Limitation, Brush Management Zone, Very High Fire Hazard Severity Zone, Complete Communities Mobility Choices (CCMC-Mobility Zone 4), Parking Impact Overlay Zone-Costal within the La Jolla Plan area, CD 1.

PRC 2/16: findings **CAN** be made, 5-0-2

**5.7. Motion to Approve Change of Hourly Parking Time Limit**

from 1 hour to 90 Minutes between Kline and Silverado Streets:

T&T 4/18: **APPROVE** 7-0-0

**5.8. Motion to Approve Street Closure for La Jolla Open Aire Market**

conditional upon receiving the Permit from Department of Special Events:

T&T 4/18: **APPROVE** 7-0-0

### Comments from Elected Officials, Agencies & Other Entities

- Council 1 (LaCava): Steve Hadley, 619-236-6611, srhadley@sandiego.gov
- 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 Horvath): Mariah Kallhoff, 760-434-7605, Mariah.Kallhoff@asm.ca.gov
- Senate 38 (Blakespear): TBD
- SD Airport Authority: Ivonne Velazquez, 619-400-2453, ivelazqu@san.org
- SD Planning: Marlon Pangilinan, 619-235-5293, mpangilinan@sandiego.gov
- UCSD Planning: Anu Delouri, 858-610-0376, [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu)

## Local Project Reviews (Limit to 4 Projects, Action as noted)

### 6. Adelante Townhomes (1073585, Wynn)

pulled from January 5 consent agenda

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.

*DPR 4/11: findings CAN be made, 3-2-0*

### 7. 7213 Castellana "Castellana Residence" (1062557, Sparks)

pulled from april 11 consent agenda

(Process 2 & 3) Construct a three-story, 10,120-square-foot 6,292 (SF) residence on an existing vacant parcel (APN: 350-541-0600) located at Castellana Road, near Crespo Drive. The 0.27-acre site is in the Residential Single Dwelling Unit (RS-1-5) Base Zone, Coastal (Non-Appealable), Coastal Height Limitation and Geological Hazard Categories (12, 53, 27) Overlay Zones in the La Jolla Community Plan and Local Coastal Plan area.

*DPR 3/21: findings CAN be made, 4-2-1*

### 8. 812 Havenhurst Pt (697754, Gonzalez)

pulled from april 11 consent agenda

(Process 3) Coastal Development Permit and Site Development Permit for the demolition of an existing single family residence and the construction of a 12,979 sq. ft., 3-story single family residence at 812

Havenhurst Point. The 0.51-acre site is in the RS-1-4, Coastal (Non-appealable) overlay zones within the La Jolla Community Plan area. Council District 1.

*DPR 3/21: findings CANNOT be made, 5-1-1*

### 9. 7443 Eads Av (1070073, Marengo)

pulled from april 11 consent agenda

Process 2 Coastal Development Permit. The permit is for the addition of a new dwelling unit, a new accessory dwelling unit, and a new Junior accessory dwelling unit to an existing single-family residence located at 7443 Eads Avenue. The 0.16-acre site is in the RM-1-1 zone, Coastal (Non-Appealable) Overlay Zone, and Coastal Height Limit Overlay Zone of the La Jolla Plan area.

*DPR 3/21: findings CAN be made, 6-0-1*

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

(none)

## Policy Discussion, Reviews & Recommendations (Action as noted)

(none)

## Officer Reports (Action as noted)

**Presidents Report:** [Harry Bubbins]

**735 Nautilus Street/#693284 - Decision to Appeal** City of San Diego, DSD approval of CDP [Project #693284, 735 Nautilus Street] to demolish an existing single-family residence and construct two new 3,121 square-foot single-family dwelling units with basements that will include a 310 square-foot accessory dwelling unit within each unit, and associated site improvements. The 0.15-acre site is located at 735 Nautilus Street and is in the RM-1-1 Zone and Coastal (Non-Appealable Area) Overlay Zone within the La Jolla Community Plan area. This development is within the Coastal Overlay Zone and the application was filed on October 6, 2021.

### Previous Motions:

**DPR 3/15/22:** findings CAN be made, 3-2-1

**LJCPA Trustee Motion 5/5/22:** (Will/Costello) Findings cannot be made this project does not comply with municipal code plumb line height measurement as pertains to the roof deck on the western edges of the structure nor does it apply to the angled set back at the eastern edge of the building.

**Voice Vote:** 12-3-1 Motion Carries. **Yea:** Ahern, Brady, Costello, Davidson, Fremdling, Hostomska, Rasmussen, Rudick, Shannon, Terry, Weissman, Will **Nay:** Baracchini, Boyden, Jackson **Abstain:** Steck

**Secretaries Report:** [Suzanne Baracchini]

**Treasurer's Report:** [Larry Davidson]

Beginning Balance, April 1, 2023:	\$698.38
Total Income:	122.00
Total (Expenses):	(0.00)
Net Income-Expenditure:	122.00
<b>Ending Balance, April 30, 2023:</b>	<b>\$820.38</b>

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

- **CPC** (Bubbins)
- **2023 Municipal Code Amendment Request Update** (Kane)

The Land Development Code (LDC) contains regulations for the development and use of property including zoning, subdivisions and other related land use activities. The Planning Department monitors and continually updates the code to simplify and streamline the permitting processes, assure compliance with state and federal regulations, and eliminate unnecessary barriers, redundancies and contradictions.

## 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.

## Adjourn to next LJCPA meeting

Regular meeting June 1st, 2023, 6pm, venue to be determined.