



La Jolla Community Planning Association

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

Contact Us

Mail: PO Box 889, La Jolla, CA 92038

Web: <http://www.LaJollaCPA.org>

Voicemail: 858.456.7900

Email: info@LaJollaCPA.org

President: Cindy Greatrex

Vice President: Bob Steck

2nd Vice President: Vacant

Secretary: Vacant

Treasurer: Jim Fitzgerald

D R A F T AGENDA

Regular Meeting | Thursday, 7 April 2016, 6:00 pm

6:00pm

1.0 Welcome and Call To Order: Cindy Greatrex, President

→ Please turn off or silence mobile devices

→ Meeting is being recorded

2.0 Adopt the Agenda

3.0 Meeting Minutes Review and Approvals: 3 March 2016, Annual and Regular Meetings

4.0 Elected Officials – Information Only

4.1 Council District 1 – Council President Sherri Lightner

Rep: **Justin Garver**, 619-236-6611, JGarver@sandiego.gov

4.2 Mayor's Office – Mayor Kevin Faulconer

Rep: _____, 619-533-6397, _____

4.3 39th Senate District – State Senator Marty Block

Rep: **Sarah Fields**, 619-645-3133, Sarah.Fields@sen.ca.gov

5.0 President's Report – Information only unless otherwise noted.

5.1 Oath of Office: 2016 LJCPA Trustees- San Diego City Council President Sherri Lightner presiding.

5.2 Ratification of Gail Forbes to LJPDO: ACTION ITEM

5.3 Nomination of 2016 LJCPA Officers: ACTION ITEM

5.3 Torrey Pines Slope Restoration: ACTION ITEM. Presenters: Jamal Batta, Senior Civil Engineer, Public Works Design Division Jason Guise, Project Manager, Public Works Design Division Bill Mercer, Project Engineer, Public Works Design Division John Fisher, Project Manager, Development Services Division

6.0 Non-Agenda Comment

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

6.1 City of San Diego – Community Planner: Marlon Pangilinan, mpangilinan@sandiego.gov

6.2 UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://commplan.ucsd.edu/>

7.0 Trustee Comment

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

8.0 Officers' Reports

8.1 Treasurer

8.2 Secretary

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

- 9.1 **Community Planners Committee** <http://www.sandiego.gov/planning/community/cpc/index.shtml>
- 9.2 **Coastal Access & Parking Board** <http://www.lajollacpa.org/cap.html>
- 9.3 **Ad Hoc Committee on Residential Single-Family (RS) Zoning**

10.0 Consent Agenda- Action Items

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 Ione Stiegler, 2nd Monday, 4:00 pm
DPR – Development Permit Review Committee, Chair Paul Benton, 2nd & 3rd Tuesday, 4:00 pm
PRC – La Jolla Shores Permit Review Committee, Chair Phil Merten, 4th Tuesday, 4:00 pm
T&T – Traffic & Transportation Board, Chair David Abrams, 3rd Wednesday, 4:00 pm

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. The public may comment on consent items.

→ **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.**

→ **Items “pulled” from Consent Agenda are automatically trailed to the next LJCPA meeting.**

10.1 VELTMEYER ADDITION 7632 Via Capri SDP

LA JOLLA (Process 3) Site Development Permit for an addition to existing residence at 7632 Via Capri. The existing residence is currently 1,362 SF Main Level and 1,140 SF Lower Level. The proposed addition is 780 SF at the Main Level (Family Room) with new 324 SF deck extension and 1,312 SF Upper Level (bedrooms & bathrooms) with 517 deck area. Total finished residence living area will be 4,594 SF. The 0.51 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. Council District 1.

PRC RECOMMENDATION: Findings **CAN** be made for Addition. 5-0-0

10.2 HARCOURTS PRESTIGE PROPERTIES 7938 Ivanhoe Avenue

Scope of Work: Applicant wishes to replace existing sign with a new sign due to logo changes, the sign consist of 22.5 square feet

PDO RECOMMENDATION: Findings **CAN** be made to replace existing sign. Unanimous Approval of scope of work. Specific vote count currently unavailable.

10.3 ATHENANEUM Temporary Road Closure and No parking area related to 27th annual event on Friday Sept 9, 2016 on a portion of Wall Street in front of the Athenaeum Building

T&T RECOMMENDATION: Findings **CAN** be made to approve temporary Road Closure and No Parking area on a portion of Wall Street on September 9, 2016 as per application. 9-0-0

The following agenda items, when marked "Action Item," can be a *de novo* consideration of the Item.
Prior actions by committees/boards are listed for information only.

11.0 5656 LA JOLLA BOULEVARD MIXED-USE 5656 La Jolla Boulevard CDP, SDP

(Process 2) Coastal Development Permit and Site Development Permit for the demolition of two existing commercial buildings and the construction of a 2-story, 11,433 sq. ft. mixed use building with four residential units and two ground floor retail spaces at 5652-5656 La Jolla Blvd. The 0.194-acre site is in Zone 4 of the La Jolla Planned District, Coastal (Non-appealable) overlay zone **DPR RECOMMENDATION:** Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit for the demolition of two existing commercial buildings and the construction of a 2-story, 11,433 sq. ft. mixed use building with four residential units and two ground floor retail spaces at 5652-5656 La Jolla Boulevard. 6-0-1

12.0 ZEPHYR RESIDENCE 921 Muirlands Drive CDP

(Process 2) Coastal Development Permit to demolish an existing residence for the construction of a new 8,885 sq ft, 2-story residence with attached garage and a 703 sq ft guest house at 921 Muirlands Dr. The 0.69 acre site is in the RS-1-2 zone, Coastal (Non-appealable) overlay zone. The lot is 30,056 sf. The proposed 8,885 sf house would have a proposed FAR of 34%, where approximately 13,000 sf is allowed. **DPR RECOMMENDATION:** Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit to demolish an existing residence for the construction of a new 8,885 sq ft, 2-story residence with attached garage and a 703 sq ft guest house at 921 Muirlands Drive. 8-0-1

13.0 Adjourn to next LJCPA Meeting: May 3, 2016, 6:00 PM



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Vice President: Bob Steck
2nd Vice President: Joe LaCava
Secretary: Helen Boyden
Treasurer: Jim Fitzgerald

DRAFT MINUTES

Annual Meeting | Thursday 3 March 2016, 6:00 pm

1.0 Welcome and Call To Order at 6:03 pm by Cindy Greatrex, President who announced that the meeting was being recorded in audio by the LJCPA and in video by a person who does not want to be identified and asked those present to turn off all mobile devices.

2.0 President Greatrex announced that 39 members had signed in, exceeding the quorum of 20% (37 members).

3.0 Adopt the Agenda

Approved Motion: To adopt the agenda for the annual meeting (Dolores Donovan, Mike Costello 36-0-1)

4.0 Non-Agenda Public Comment

Barbara Bry, candidate for CD1, referred to White Papers now posted on her website.

Jeff Powers, representing Citizens Plan for San Diego announced they were circulating initiative petitions to put an item with respect to the Transient Occupancy Tax on the ballot.

Phyllis Minick referred to her presentation at La Jolla Parks and Beaches that new state law prohibited architects who had presented a concept design for a project from bidding on the final design. This would affect the Children's Pool Walk and the restroom project at Ellen Browning Scripps Park. However, she had been assured that the Children's Pool Walk was still a City #1 Priority.

5.0 Officer's Reports

5.1 Treasurer

President Greatrex presented the report in the absence of the Treasurer and asked those in attendance to contribute to the LJCPA in support of our various expenses. She noted that LJCPA had now received its \$500.00 reimbursement from the City.

| | |
|--|-----------------|
| Beginning Balance as of 2/1/16 | \$ 91.76 |
| Income | |
| • City Reimbursement of LJCPA 2015-2016 Expenses | \$ 500.00 |
| • Collections | \$ 84.16 |
| • CD Sales | <u>0</u> |
| Total Income | \$ 584.16 |
| Expenses | |
| • LJCPA Website Maintenance (2 yrs.) | \$ 143.76 |
| • AT&T telephone | \$ <u>65.86</u> |

| | |
|----------------------------------|------------------|
| Total Expenses | <u>\$ 209.62</u> |
| Net Income/(Loss) | \$ 374.54 |
| | |
| Ending Balance of 2/29/16 | \$ 466.30 |

5.2 Secretary

Trustee Boyden stated that if you want your attendance recorded today, you should sign in at the back of the room. There are three sign-in lists: white ones for LJCPA members and government representatives and a yellow one for guests.

LJCPA is a membership organization open to La Jolla residents, property owners and local business 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 are entitled to attend without signing in, but only by providing proof of attendance can you Maintain membership or become eligible for election as a trustee. You may document your attendance by signing in at the back, providing the Secretary before the end of the meeting a piece of paper with your printed full name, signature and a statement that you want your attendance recorded, or providing independently verifiable proof of attendance.

You can become a Member after attending one meeting and must maintain your membership by attending one meeting per year. 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. For complete membership information you should refer to the current LJCPA bylaws which can be found on the website. Refer to Article III, Section 1.

6.0 Adjourn to Regular Meeting at 6:14 pm



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2nd Vice President: Joe LaCava

Secretary: F

Treasurer: Jim Fitzgerald

DRAFT MINUTES

Regular Meeting | Thursday 3 March 2016

Trustees present: Patrick Ahern, Helen Boyden, Tom Brady, Bob Collins, Mike Costello, Dolores Donovan, Janie Emerson, Cindy Greatrex, Joe LaCava, David Little, Alex Outwater, Jim Ragsdale, Bob Steck, Ray Weiss, Brian Will, Fran Zimmerman

Trustee absent: Jim Fitzgerald

- 1.0 Welcome and Call To Order at 6:15 pm by Cindy Greatrex, President** who announced that the polls would close at 7:00 pm.

- 2.0 Adopt the Agenda**
Approved Motion: To adopt the agenda as posted (Costello, Collins: 14-0-1)
In favor: Ahern, Boyden, Brady, Collins, Costello, Donovan, LaCava, Little, Outwater, Ragsdale, Steck, Weiss, Will, Zimmerman
Abstaining: Greatrex (Chair)

- 3.0 Meeting Minutes Review and Approval: 4 February 2016**
Approved Motion: To adopt the minutes of February 4, 2016 as distributed (Steck, Outwater: 14-0-1)
In favor: Ahern, Boyden, Brady, Collins, Costello, Donovan, LaCava, Little, Outwater, Ragsdale, Steck, Weiss, Will, Zimmerman. Abstaining: Greatrex (Chair).

4.0 Elected Officials – Information Only

4.1 Council District 1 – Council President Sherri Lightner

Rep: **Justin Garver**, 619-236-6611, JGarver@sandiego.gov reported that the City has adopted an ordinance allowing the creation of an Urban Agriculture Incentive Zone. If later passed by the County this will allow contracted owners of undeveloped parcels to establish a site and receive property tax credit. The City Council agreed with the Lifeguard Union to extend presumptive illness coverage to lifeguards. The office is still looking to fill vacancies on the Parking Advisory Board, the La Jolla Shores Planned District Advisory Board, the Board of Library Commissioners and the Park and Recreation Board. Attention was called to the City resource website: www.sandiego.gov/el-nino. In response to a query by **Trustee Weiss**, **Mr. Garver** stated that the analysis of the January storm drain washout on Avenida de la Playa was ongoing under contract and being monitored by the City. Repair will likely require more excavation.

4.2 Mayor's Office – Mayor Kevin Faulconer

Rep: **Francis Barraza**, 619-533-6397, FBarraza@sandiego.gov was not present

4.3 39th Senate District – State Senator Marty Block

Rep: **Sarah Fields**, 619-645-3133, Sarah.Fields@sen.ca.gov stated that February 19 had been the legislative deadline to introduce new bills this session. Senator Block's bills under consideration include SB 821, clarifying the definition of criminal threats, and is supported by DA Bonnie Dumanis and SB 823 would expunge the criminal records of victims of human trafficking. She offered his office's help to persons having trouble dealing with state agencies.

4.4 78th Assembly District – Speaker of the Assembly Toni Atkins

Rep: **TBD**

5.0 ACTION ITEM: La Jolla Town Council Coastal Committee Sea Lion Proposal

Steve Haskins, LJTC, President, spoke of the need to find a simple, government approved solution to the problems at La Jolla Cove caused by the sea lions (smell, dangerous interactions with humans, lost business, fecal contamination and the insufficiency of the current expensive chemical treatment) that would protect both people and animals. He reviewed several methods, including board crowding, that had been tried and found insufficient in other localities. The LJTC proposal aims to make 354' of coast east of the Cove seal free (about 6,000 to 7,000 sf). They would focus on 12' at the east end and 60' at the west end that the seals use to climb on the rocks. They are suggesting installing stacked roller barriers, to be installed on removable poles in existing and new holes in the rocks (method approved by NOAA). Questions discussed included whether the deterrents would only be needed in the summer (possibly), dogs are not compatible with seals, where would the seals go, possibility of deliberate vandalism by those opposing any effort to disperse the seals, seals can't get up rocks higher than 6', flushing with salt water is not approved by the government any more than fresh for flushing.

Those commenting included: **Rob Whittemore, Sally Miller, Laura Conboy, Julia Blake, CA**

Marengo, Glen Rasmussen, Phil Merten and Trustees Will, Zimmerman, Steck, Brady, Weiss, Little, Costello, Ragsdale, Outwater, LaCava and Ahern.

Approved Motion: To approve the concept of controlling the sea lions near the La Jolla Cove by installing roller barriers (Little, Donovan: 14-0-1).

In favor: Ahern, Boyden, Brady, Collins, Costello, Donovan, LaCava, Little, Outwater, Ragsdale, Steck, Weiss, Will, Zimmerman

Abstaining: Greatrex (Chair)

6.0 Non-Agenda Comment

6.1 Opportunity for Public to speak on matters not on the agenda, 2 minutes or less. None additional.

6.2 City of San Diego – Community Planner: Marlon Pangilinan mpangilinan@sandiego.gov introduced himself.

6.3 UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://commplan.ucsd.edu/> reported the Altman Clinical and Translational Research Institute on the East Campus will open soon. Planning to repurpose Southwest Fisheries Building D is underway. The emergency access road to Black's Beach by the UCSD

Chancellor's residence, which suffered severe damage in the recent storms, has been repaired and is expected to reopen by March 4. **Trustee Donovan** asked for more community involvement in the design for the repurposed Building 5, citing past "surprises." Trustees **Zimmerman, Little** and **LaCava** also commented.

7.0 Trustee Comment

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

Trustee Ragsdale reported that the Residential Zoning Committee had re-formed as an independent entity and would hold its first meeting at the La Jolla Riford Library on Wednesday, March 9 from 5:30 to 7:30 pm. The goal is to involve the community possibly through a charrette process. Six near-term meetings are anticipated.

Trustee Outwater noted the dangerous crosswalks near Windansea--Westbourne and La Jolla Boulevard and other locations. A recent accident left a pedestrian severely injured. Crosswalks with blinking lights are not offering sufficient protection.

Trustee LaCava is stepping down after 8 years as a LJCPA trustee and officer. He stated that several tasks he has done will need to be assumed by other trustees: Managing the website; sending e-blasts. He has also maintained the membership files which is now being done by **President Cindy Greatrex**. He has valued his service and does not plan to disappear.

Trustee Boyden stated that she is termed out as Secretary and another trustee will need to take up that role.

8.0 Reports from Ad Hoc and non-LJCPA Committees Two minutes. Information only.

8.1 Community Planners Committee <http://www.sandiego.gov/planning/community/cpc/index.shtml> took no action this month

8.2 Coastal Access & Parking Board <http://www.lajollacpa.org/cap.html> Tom Brady reported no action.

8.3 Election Committee: Upon the close of the polls at 7:00 PM the ballots will be collected and counted by the Elections Committee. Upon final verification the Election Committee shall report the results to the LJCPA President who shall certify and immediately announce results.

At 6:55, **President Greatrex** announced that there was 5 minutes left till the polls closed.

9.0 Consent Agenda- Action Item

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 Ione Stiegler, 2nd Mon, 4:00 pm

DPR – Development Permit Review Committee, Chair Paul Benton, 2nd & 3rd Tues, 4:00 pm

PRC – La Jolla Shores Permit Review Committee, Chair Phil Merten, 4th Tues, 4:00 pm

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

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. The public may comment on consent items.

→ 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.

→ Items "pulled" from Consent Agenda are automatically trailed to the next LJCPA meeting.

**Planned District Ordinance did not meet in February 2016
Traffic and Transportation had No Action Items in February 2016**

9.1 AC WATER GROUP 1008 PPA- Muirlands PW

Public Project Assessment - (PW) WBS No. B-14117.02.06 - For 8,936 feet of pipe replacement and 2,300 feet of new pipe within the public right of way at multiple locations on various streets in the Muirlands area. Project Scope includes several service easement vacations to be completed once the facilities are relocated. The streets affected are: Avenida Manana, Avenida Wilfredo, Manana Place, Muirlands Vista Way, Muirlands Drive, Solymar Drive, Newkirk Drive, Inspiration Drive, Terryhill Drive, and Havenhurst Drive, and other streets, alleys and easements in the area.

DPR RECOMMENDATION: Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan for 8,936 feet of pipe replacement and 2,300 feet of new pipe within the public right of way at multiple locations on various streets in the Muirlands area. 7-0-2

9.2 BUCKINGHAM DEMOLITION 1525 Buckingham Way CD

(Process 2) Coastal Development Permit to demolish existing 3235 square-foot single dwelling unit, existing 701 square-foot detached garage, existing pool house, existing swimming pool and existing shed(s). The 0.92-acre site is located in the Coastal Overlay Zone (Non-Appealable) at 1525 Buckingham in the RS-1-1 zone(s) of the La Jolla Community Plan area.

DPR RECOMMENDATION: Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan to demolish existing 3235 square-foot single dwelling unit, existing 701 square-foot detached garage, existing pool house, existing swimming pool and existing shed, at 1525 Buckingham Way. 5-2-1

9.3 LA JOLLA SCENIC RESIDENCE 6083 La Jolla Scenic Drive South CDP, SDP

(Process 3) Coastal Development Permit and Site Development Permit for environmentally-sensitive lands for the construction of a new residence with a garage for 4 parking spaces totaling 10,380 square feet. The 1.37-acre (59,853 sf) site is located at 6083 La Jolla Scenic Drive South in the RS-1-1 zone, Coastal Overlay Zone (Non-appealable), Geologic Hazard Area 53, within the La Jolla Community Plan area.

DPR RECOMMENDATION: Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit for environmentally-sensitive lands for the construction of a new residence with a garage located at 6083 La Jolla Scenic Drive South. 6-0-2

9.4 247 KOLMAR TENTATIVE MAP WAIVER 247-249 Kolmar Street MW and CDP

(Process 3) Map Waiver and Coastal Development Permit for the conversion of an existing 3,698 sf residential duplex into condominium ownership on a 0.115 acre property at 247-249 Kolmar Street. The project site is in the RM-1-1 zone, Coastal (non-appealable) overlay zone.

DPR RECOMMENDATION: Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan for the conversion of an existing duplex comprising 3,698 sf into condominium ownership on a 0.115 acre property at 247-249 Kolmar Street. 7-0-2

9.5 5656 LA JOLLA BOULEVARD MIXED-USE 5656 La Jolla Boulevard CDP, SDP Pulled by Trustee Little

(Process 2) Coastal Development Permit and Site Development Permit for the demolition of two existing commercial buildings and the construction of a 2-story, 11,433 sq. ft. mixed use building with four residential units and two ground floor retail spaces at 5652-5656 La Jolla Blvd. The 0.194-acre site is in Zone 4 of the La Jolla Planned District, Coastal (Non-appealable) overlay zone.

DPR RECOMMENDATION: Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit for the demolition of two existing commercial buildings and the construction of a 2-story, 11,433 sq. ft. mixed use building with four residential units and two ground floor retail spaces at 5652-5656 La Jolla Boulevard. 6-0-1

9.6 8438 PASEO DEL OCASO 8430 Paseo Del Ocaso CDP, SDP Re-Review

(Process 3) Coastal Development Permit/Site Development Permit to demolish an existing single dwelling unit and construct a new 3,816 square foot two story single dwelling unit with attached garage and partial basement. The 5,556 sf site is located within the Coastal Overlay Zone (Appealable Area) in the LJSPD-SF zone of the La Jolla Shores Planned District within the La Jolla Community Plan area and Council District 1.

PREVIOUS PRC RECOMMENDATION: Findings **CAN** be made for an SDP and CDP for demolition of the existing single family residence at 8438 Paseo del Ocaso and construction of a new 3,816 SF two-story single dwelling unit with attached garage and partial basement on a 5,556 sf Lot is located within the Coastal Overlay Zone (Appealable Area) in the LJSPD-SF zone of the La Jolla Shores Planned District with the La Jolla Community Plan area and Council District 1. 4-0-0

FEBRUARY 2016 PRC RECOMMENDATION RE-REVIEW: Findings **CAN** be made for an SDP and CDP for demolition of the existing single family residence at 8438 Paseo del Ocaso and construction of a new 3,816 SF two-story single dwelling unit with attached garage and partial basement. The 5,556 sf Lot is located within the Coastal Overlay Zone (Appealable Area) in the LJSPD-SF zone of the La Jolla Shores Planned District with the La Jolla Community Plan area and Council District 1. 5-0-0

9.7 ROBBINS RESIDENCE 2340 Calle del Oro CDP, SDP

LA JOLLA (Process 3) To obtain a Coastal Development Permit and Site Development Permit to demolish existing 1-story single-family residence currently 1552 SF and attached garage and construct a new 2-story single-family residence with attached garage. Scope includes a new 1-story pool cabana as well as site and landscape improvements. Lot size: 19,597 sf. Proposed Square Footages: 4,797 SF living, 1,017 SF garage, 295 SF pool cabana. **PRC RECOMMENDATION:** Findings **CAN** be made for an SDP and CDP to demolish an existing one-story single-family residence and attached garage and construct a new 4,797 SF two-story single-family residence with attached 1,017 SF garage, a new 295 SF one-story pool cabana and site and landscape improvements on a 19,597 SF lot size within the Coastal Overlay Zone (Appealable Area) in the LJSPD-SF zone of the La Jolla Shores Planned District with the La Jolla Community Plan area and Council District 1. 5-0-0

9.8 SWINDLE RESIDENCE 2488 Hidden Valley Rd -*Reconsideration*

Architect Tim Martin seeks the Committee's views on whether applicant should construct a sidewalk along the edge of the property, which is on the east side of Hidden Valley Road.

PRC RECOMMENDATION 1 of 2: If there is going to be a sidewalk in that section of Hidden Valley Road, it should be constructed on the west side of the road. 5-0-0

PRC RECOMMENDATION 2 of 2: The proposed requirement of a sidewalk on the east side of Hidden Valley Road in front of the subject property is out of character with the neighborhood and not supportable by the Committee. 5-0-0

NOTE: Item 9.5 -- **5656 LA JOLLA BOULEVARD MIXED-USE** 5656 La Jolla Boulevard CDP, SDP was pulled by Trustee Little and will be heard at a de novo hearing at the April LJCPA meeting.

Approved motion: To accept the recommendations of the DPR committee that for 9.1 AC WATER GROUP 1008 PPA-Muirlands PW the findings CAN be made that the proposed project conforms to the La Jolla Community Plan for 8,936 feet of pipe replacement and 2,300 feet of new pipe within the public right of way at multiple locations on various streets in the Muirlands area; that for 9.2 BUCKINGHAM DEMOLITION 1525 Buckingham Way CD that the findings CAN be made that the proposed project conforms to the La Jolla Community Plan to demolish existing 3235 square-foot single dwelling unit, existing 701 square-foot detached garage, existing pool house, existing swimming pool and existing shed, at 1525 Buckingham Way; that for 9.3 LA JOLLA SCENIC RESIDENCE 6083 La Jolla Scenic Drive South CDP, SDP that the findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit for environmentally-sensitive lands for the construction of a new residence with a garage located at 6083 La Jolla Scenic Drive; that for 9.4 247 KOLMAR TENTATIVE MAP WAIVER 247-249 Kolmar Street MW and CDP that the findings CAN be made that the proposed project conforms to the La Jolla Community Plan for the conversion of an existing duplex comprising 3,698 sf into condominium ownership on a 0.115 acre property at 247-249 Kolmar Street; and to accept the recommendations of the LJSPRC that for 9.6 8438 PASEO DEL OCASO 8430 Paseo Del Ocaso CDP, SDP that the findings CAN be made for

an SDP and CDP for demolition of the existing single family residence at 8438 Paseo del Ocaso and construction of a new 3,816 SF two-story single dwelling unit with attached garage and partial basement on a 5,556 Lot; for 9.7 ROBBINS RESIDENCE 2340 Calle del Oro CDP, SDP that the findings CAN be made for an SDP and CDP to demolish an existing one-story single-family residence and attached garage and construct a new 4,797 SF two-story single-family residence with attached 1,017 SF garage, a new 295 SF one-story pool cabana and site and landscape improvements on a 19,597 SF lot and that for 9.8 SWINDLE RESIDENCE 2488 Hidden Valley Rd the LJSRPC recommends 1. If there is going to be a sidewalk in that section of Hidden Valley Road, it should be constructed on the west side of the road and 2. The proposed requirement of a sidewalk on the east side of Hidden Valley Road in front of the subject property is out of character with the neighborhood and not supportable by the Committee and forward the recommendations to the city. (LaCava, Donovan: 14-0-1)

In favor: Ahern, Boyden, Brady, Collins, Costello, Donovan, LaCava, Little, Outwater, Ragsdale, Steck, Weiss, Will, Zimmerman
Abstaining: Greatrex (Chair)

10.0 ACTION ITEM: INCREASE SPEED LIMIT ON SOLEDAD MOUNTAIN ROAD City Staff Proposal to increase speed limit between Pacifica Drive and Soledad Road from 35 mph to 40 mph.

This is regarding the posted speed limit on Soledad Mountain Road between Pacifica Drive and Soledad Road in the community La Jolla. Local governments must follow the procedures set by the State of California when setting speed limits on public streets, the so-called Speed Trap Law. City has recently surveyed the above segment of Soledad Mountain Road and the results of the study indicate that the existing posted speed limit of 35 miles per hour for both the southbound and northbound directions of traffic must be raised to 40 miles per hour in order to remain radar enforceable. Therefore, City will be changing the speed limit in both directions from 35 miles per hour to 40 miles per hour.

T&T Recommendation: Findings **CAN** be made to raise the speed limit from 35 MPH to 40 MPH. 5-1-0.

Mr. O'Neill, formerly a traffic safety officer with the SDPD, had pulled the item. He states that this is a dangerous road and would like traffic calming devices, e.g. "slow down speed reminders." He lives on the street and stated that there had been no radar enforcement since January 2015. Currently the blinking speed limit reminders in the 6800 and 6100 blocks are non-functional and he thinks they may have been turned off prior to the speed surveys that triggered the proposed increase in speed limit.

David Haney, Don Schmidt, Dave Gordon, Odile Costello, and Trustees Zimmerman, Weiss, Little, Donovan, Costello, spoke to the conditions on the street. **Trustee LaCava** stated that we did not know the legal reasons for removing the warning lights; that the speed trap law does not apply to residential streets, but that this is likely a "collector street."

Trustee Brady (T&T member) stated that the Board did not have this information when it reviewed the proposed speed limit increase.

Approved Motion: To return the item: Increase speed limit on Soledad Mountain Road to T&T for consideration of additional information (Brady, Weiss: 14-0-1)

In favor: Ahern, Boyden, Brady, Collins, Costello, Donovan, LaCava, Little, Outwater, Ragsdale, Steck, Weiss, Will, Zimmerman,
Abstaining: Greatrex (Chair)

11.0 President's Report: Information Only unless Noticed as Action Item

11.1 Committee Ratification of Matthew Edwards to LJSRPC. ACTION ITEM

Approved Motion: To ratify appointment of Matthew Edwards to the LJSRPC (Donovan, Boyden: 14-0-1)

In favor: Ahern, Boyden, Brady, Collins, Costello, Donovan, LaCava, Little, Outwater, Ragsdale, Steck, Weiss, Will, Zimmerman

Abstaining: Greatrex (Chair)

11.2 LJCPA Bylaws Approved By City Council: The Bylaws revision approved by the membership in December 2014 in response to changes to City Policy 600-24 were approved by the City Council on February 29, 2016.

The approved bylaws have been posted on the LJCPA website.

http://www.lajollacpa.org/bylaws/LJCPA%20Bylaws%20-%20Approved%2016_0229.pdf

A recess was called until election results were ready.

At 8:30 pm President Greatrex announced and certified the election and will forward the results to the City. Election results are subject to appeal for one week.

The following results were reported, 93 members voted:

The tallies for the candidates were reported in alphabetical order.

Patrick Ahern, 54; Helen Boyden, 65; Dan Courtney, 57; Gail Forbes 1 (write-in); David Haney, 46; Steve Haskins, 66; Phil Merten, 75; CA Marengo, 2 (write-ins), Michael Morton 2, (write-ins); Glen Rasmussen, 68; Bob Steck, 52, Ray Weiss 70, Frances Zimmerman, 51.

Therefore: Receiving 3-year terms were: Helen Boyden, Dan Courtney, Glen Rasmussen, Steve Haskins, Phil Merten, and Ray Weiss. The term with 2-years remaining goes to Patrick Ahern and the term with 1-year remaining to Bob Steck.

The newly elected trustees will take their seats at the beginning of the April 7 meeting of the LJCPA.

12.0 Adjourn at 8:45pm to next LJCPA Meeting: Thursday, 7 April 2016

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION
Report – March, 2016

March 8, 2016 Present: Benton (Chair), Collins, Costello, Kane, Leira, Mapes, Ragsdale, Welsh, Will
March 15, 2016 Present: Benton (Chair), Costello, Kane, Leira, Mapes, Welsh

1. NON-AGENDA PUBLIC COMMENT

Issues not on agenda and within LJ DPR jurisdiction. Two minutes maximum per person.

- a. James Ragsdale discussed the schedule of meetings for the Ad Hoc Committee on Residential Single-Family Zoning. The participants in that effort have formed a new and separate group called the Community Collaborative. This process will be undertaken as an overlay zone. The purpose is to provide a means for better alignment of the zoning code with the La Jolla Community Plan. They plan on four meetings over the next six weeks, working with architects, members of the public, and others, and to ultimately develop a final proposal that could go forward to the public, the CPA, and the City. These will be working sessions, including sketching exercises to demonstrate how effective some zoning ideas may be.
- b. Diane Kane announced that the committee will be meeting Wednesday 5:00 to 7:30 at the Riford Library. One area of discussion will be the incentives and disincentives inherent to the proposed overlay zone.

2. APPROVAL OF MEETING MINUTES

Meeting February 16, 2016: to approve as presented with an amendment on the vote by Kane on Item 3, 6083 La Jolla Scenic Drive South: Kane’s vote was in favor of the resolution.

(Will / Collins - 8-0-1)

In Favor: Collins, Costello, Kane, Leira, Mapes, Ragsdale, Welsh, Will

Oppose: None

Abstain: Benton (Chair)

3. FINAL REVIEW 3/8/16 *(Courtesy presentation 1/19/16 and Preliminary Review 2/16/16)*

| | | | |
|---------------|-------------------------|------------|--|
| Project Name: | Zephyr Residence | Permits: | CDP & SDP |
| | 921 Muirlands Drive | DPM: | Mike Westlake (619) 446-5220 |
| Project #: | 459676 | | mwestlake@sandiego.gov |
| Zone: | RS-1-2 | Applicant: | Mike Lake |

(Process 2) Coastal Development Permit to demolish an existing residence for the construction of a new 8,885 sq ft, 2-story residence with attached garage and a 703 sq ft guest house at 921 Muirlands Dr. The 0.69 acre site is in the RS-1-2 zone, Coastal (Non-appealable) overlay zone.

APPLICANT PRESENTATION 1/19/16: (Mike Lake, Mandy Miller, and Doug McNeff)

The project was introduced. The lot is 30,056 sf. The proposed 8,885 sf house would have a proposed FAR of 34%, where approximately 13,000 sf is allowed. A brief discussion ensued about the character of the neighborhood and the proposed design. The maximum height at the ridge is 28' - 4"; other elements will project close to or appear to exceed the 30-foot height limit.

The existing improvements on the site were discussed, and the relation to the proposed development. The change in grade at the site will not exceed 3 feet.

A stormwater detention basin will be provided at the southwesterly portion of the site. The larger existing shrubbery, principally bougainvillea, fronting Muirlands Drive will be retained. Some of the larger trees on the site, which are pines, will be retained. The landscape concept was reviewed.

DISCUSSION 1/19/16

The proposed design was reviewed, and information about the site and the landscaping were discussed.

Please provide for the next presentation:

- a. *A more detailed design of the proposed stormwater detention basin, with a landscape treatment.*
- b. *Provide cross sections through the road across the property, extending from the street to the property line.*
- c. *Provide a cross section through the entire property, through the stormwater detention basin, parallel to the southerly property line.*
- d. *Provide a photographic simulation of the proposed house in the view from Muirlands Drive.*
- e. *Provide a materials sample board.*

APPLICANT PRESENTATION 2/16/16: (Mike Lake and Mandy Miller)

The project was reviewed, with the additional exhibits and information requested. A materials sample board was presented, with a sample of the coping tile for the swimming pool.

The stormwater retention basin was reviewed, in relation to the proposed landscaping.

DISCUSSION 2/16/16

A discussion ensued about the placement of the house on the existing site, and the relationship to the views from the street. The proposed design with the gambrel roof, and the massing shown in the roof plan were discussed.

The relation of the proposed design to the street, including the proportion of the residence, and the landscaping at all sides, were discussed.

Please provide at the next presentation:

- a. An exhibit showing the relationship to the neighbors to the east and northeast. Extend the site sections to include the house to the north and the east, extending to the street where it fronts.
- b. Please provide photos of the existing view before the proposed house is placed there.
- c. Please provide photos of the houses on both sides of the street, extending at least 3 homes in both directions.

This matter is continued February 16 to a later meeting.

APPLICANT PRESENTATION 3/8/16: (Mike Lake and Mandy Miller)

The requested materials and information were presented and reviewed. The photographs of the neighborhood context were presented with the rendering of the proposed house included.

The site sections were presented, showing the relationship of the proposed residence and the site alteration for the stormwater retention basin in relation to the adjacent properties and the road.

DISCUSSION 3/8/16

Matthew Welsh and others noted that the proposed design is sensitively and appropriately placed on the site, with good setbacks, and appropriate location of the stormwater retention basin.

Mr. Ragsdale noted that the use of materials was appropriate for the exterior finishes; and agrees that the site plan is well-placed and appropriate. Mr. Will noted that the style of the house is well-done and considerate of the neighbors.

Ms. Leira noted that the house has captured the spirit of the Muirlands, with a good rendering of the styles that have been historically found in the area.

SUBCOMMITTEE MOTION : Findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit to demolish an existing residence for the construction of a new 8,885 sq ft, 2-story residence with attached garage and a 703 sq ft guest house at 921 Muirlands Drive.

(Ragsdale / Mapes 8-0-1)

In Favor: Collins, Costello, Kane, Leira, Mapes, Ragsdale, Welsh, Will

Oppose: None

Abstain: Benton (Chair)

Motion Passes

4. PRELIMINARY REVIEW 3/8/16

| | | | |
|---------------|----------------------------|------------|--|
| Project Name: | 311 Sea Ridge Drive | Permits: | CDP & SDP |
| Project #: | 451591 | DPM: | William Zounes (619) 687-5942 |
| Zone: | RS-1-7 | | wzounes@sandiego.gov |
| | | Applicant: | Elizabeth Carmichael |

Demolish an existing single dwelling unit and construct a 8,968 square-foot single dwelling unit. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption , in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. The 0.17-acre site is located within: the Coastal Overlay Zone (Appealable); Sensitive Coastal (CB - First Public Roadway - Appealable); and Coastal Height

Limitation Overlay Zones; Sensitive and Potentially Sensitive Vegetation/Environmentally Sensitive Lands (ESL); Floodway - FP100; Parking Impact (Coastal and Beach); Residential Tandem Parking; and Transit Area Overlay Zones. The project is in the RS-1-7 zone of the La Jolla Community Plan. *Sustainable Buildings Expedite Program*

APPLICANT PRESENTATION 3/8/16: (Elizabeth Carmichael, Tyler Jones, and David Lesnick)

The project was presented, with a discussion of the nature of the site and the existing views to the ocean. The entrance sequence was presented, and the plans and sections of the proposed residence. The 4027 sf, where a maximum floor area of 4161 sf is permitted (FAR = 0.57).

There will be equipment located on the roof that is screened from view from the street. The rooftop equipment is very close to the maximum 30-foot height limit. The applicant has discussed the project with the City and Coastal Commission staff. The applicant has discussed the project with a neighbor across the street, Jacquelyn Zustiak, as well as the neighbors immediately to the south.

The roof will have a photovoltaic array, the rooftop equipment, and a roof deck.

The materials were reviewed: porcelain enamel finish, neolith, and other accent colors and elements.

The stormwater plan includes a water scrubber and then the water will be discharged to a storm drain at street level. The stormwater management plan relies in part on permeable pavers that allow stormwater to enter the onsite soils. The swimming pool equipment is located in the basement of the house.

The project provides a View Corridor at the south side that is roughly 10% of the lot width. Adjacent to that is an open view area under a trellis roof element.

The project qualifies for Sustainable/Expedite Processing due to the use of recycled materials, solar collectors, energy usage, and other elements.

DISCUSSION 3/8/16:

The security for the swimming pool is provided by a wall 5 feet high. At the street frontage, there is a glass panel 5 feet high to provide an unobstructed view from the sidewalk to the view.

The landscape plan and plant materials were discussed.

Please provide at the next presentation:

- a. Please contact the neighbors to review the project with them.
- b. Please provide a photo strip of the houses on both sides of the street, extending at least 3 homes in both directions, with the proposed house placed in that composition.
- c. Verify whether the calculation that the penthouse at the roof is to be included in the floor area calculations.
- d. Please provide copies of the geotechnical report and the paleontology report for the site, including the monitoring method.

- e. Please review the prominent placement of elements at the north side of the property, which includes angular elements and the closure of the site on that side. Please provide a color selection that implements more muted beach-oriented colors.
- f. Review the design of the windows at the second floor and the relationship to the street.
- g. Please provide an updated landscape plan with plant materials selection list. Provide a colored landscape plan.
- h. Provide additional information on the clarity of the view through the glass panel fronting the street at the View Corridor at the south area.

This matter is continued March 8 to a later meeting.

APPLICANT PRESENTATION 3/15/16: (Elizabeth Carmichael and David Lesnick)

The presenters addressed each of the items described in the last meeting.

Clark Bell (321 Sea Ridge); Ready; Zustiak; Betsy & Pat Wagner; Dorothy & Chichi Bengochea.

The street view composition shows the project in relation to the adjacent buildings. Most of the adjacent properties are also 2 stories in height.

The floor area calculations were reviewed: the penthouse is 259 sf, and no more than 10% of the area of the roof; and is exempted as the top floor of the building.

The findings of the geotechnical report was presented, in which the 75-year recession line was shown, which is not as far as the 25-foot building setback line.

The materials sample board was reviewed, and a discussion ensued about the selection of colors for the exterior. The relation to the colors and materials of the other buildings in the neighborhood was discussed. The window frames are bronze anodized, and the glazing is a gray tint.

The windows facing the street are at interior closets and bedroom spaces.

The revised landscape plan was presented, with the revised plant list and a new composition of the planting. The landscaped area is 17% of the site. The glass panel at the front view corridor is a clear glass.

DISCUSSION 3/15/16

The proposed house is close to the maximum size allowed, with a full basement extending beyond the walls of the building above and a dedicated View Corridor on the sideyard setback that is linked to an open area under roof. The floor plan does not provide for connection or interaction with the street (it is turned inward and away from the street). The public safety and the relationship to the neighborhood is diminished.

The color selection is inconsistent with the character of the neighborhood, and the use of harsh basic black, grey and white colors although it is consistent with the design approach.

The use of the glass panel at the View Corridor was discussed, and how it has the potential to intrude on the lap pool, which is a relatively private portion of the site.

The lack of “eyes on street” changes the character of the neighborhood that traditionally had windows and porches facing the street, allowing for better social linkage of the residents to the life on the street and neighborhood. It was suggested that the so called “porch-ocean see through” be treated as the traditional porch of the American neighborhood.

Please provide at the next presentation:

- a. Physical samples of the materials
- b. Renderings in white
- c. Reconsider the front porches at both floors and their relation to the street.

This project is continued March 15 to a later meeting.

**LA JOLLA SHORES PERMIT REVIEW COMMITTEE
MINUTES**

Tuesday, March 22, 2016
La Jolla Recreation Center, 615 Prospect St., La Jolla, CA

Present: Crisafi, Donovan, Edwards, Steck, Walkush.
Absent: Conboy Emerson, Gordon

1. Welcome and Call to Order: Tony Crisafi, Chair

2. Adoption of the Agenda

On motion by Donovan, second by Edwards, the agenda was adopted 5-0-0.

3. Adoption of February Minutes

On motion by Donovan, second by Steck, the agenda was adopted 4-0-1 Walkush

4. Non-Agenda Public Comment

None

5. Non-Agenda Committee Member Comments: Donovan reiterated the LJSRPC Committee attendance by laws section

6. Chair Comments – None

7. Selection of new Secretary – no action

8. Project Review:

a. 4:15-4:25pm VELTMEYER ADDITION SDP– 4TH REVIEW- M. Donovan, S. Edwards

Project #: 437378

Type of Structure: Single Family Residence

Location: 7632 Via Capri

Applicant's Rep: Tim P Jones, TPJ Architecture 619-259-2150 TpjArchitect@cox.net

Project Manager: Derrick Johnson 619-446-5477 DNJohnson@sandiego.gov

Project Description: LA JOLLA (Process 3) Site Development Permit for an addition to existing residence at 7632 Via Capri. The existing residence is currently 1,362 SF Main Level and 1,140 SF Lower Level. The proposed addition is 780 SF at the Main Level (Family Room) with new 324 SF deck extension and 1,312 SF Upper Level (bedrooms & bathrooms) with 517 deck area. Total finished residence living area will be 4,594 SF. The 0.51 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. Council District 1.

Motion by Donovan, second by Edwards that the findings can be made for CDP/SDP Project #4373878
The motion passed 5-0-0.

b. 4:25-4:40pm JONES RESIDENCE– 1ST REVIEW

- ☐ Project #: 432689
- ☐ Type of Structure: Single Family Residence
- ☐ Location: 2315 Rue De Anne
- ☐ Applicant's Rep: Brian Will 619-204-3739
- ☐ Project Manager: Edith Gutierrez 619-446-5147 EGutierrez@sandiego.gov
- ☐ **Project Description:** LA JOLLA (Process 3) Site Development Permit and Coastal Development Permit to demolish an existing single family residence and construct a new 4,738 s.f. G.F.A. 2-story single family residence with attached garage and pool at 2315 Rue De Anne. The 0.351 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. Council District 1.

Motion by Crisafi, second by Donovan to be continued to future meeting. Request the appliance respond to the following issues:

1. Proposed massing, bulk and scale, step back second floor on East side.
2. Refer to first 2 bullet points and images on page 5, La Jolla Shores Design Manual for guidance.
3. Provide photo survey/ massing study of proposed design in context with existing homes on the South side of Rue de Anne
4. Provide Shading Study along East property line.
5. Consider utilizing existing North yard grade rather than raising 18"

The motion passed 5-0-0.

Neighbors Expressed Concerns/ Request More Info with Proposed Design

1. Nancy & Joseph Manno 2389 Rue de Anne
2. Anne Steck 2537 Rue de Anne
3. Ed Furtek 2361 Rue de Anne
4. Paul S.L. Wang 2343 Rue de Anne
5. Raul Albanez
6. Joan Rice Rue de Roark

9. Adjourn to next PRC meeting Tuesday, April 26, 2016 @ 4:00 p.m.

PRC MEETING PROTOCOLS FOR PROJECT REVIEW:

- The meeting will proceed in three parts:
 1. Presentation by the Applicant:
 - a. The applicant presents the proposal and Members of the Committee may request information or clarification. No public comment is heard in this part.
 2. Public Comment:
 - a. Members of the public may address the Committee about the proposal.
 3. Deliberation by the Committee:
 - a. The members of the Committee discuss the proposal. Note that the members of the Committee may initiate questions of the Applicant and the Members of the Public during this part. The deliberation may lead to requests for additional information or to a resolution and voting.
- The Committee may elect to impose time limits on presentations by the Applicant, comments by Members of the Public, and other participants as judged by the Committee to manage available time.

**LA JOLLA SHORES PLANNED DISTRICT ORDINANCE
MARCH 2016 MINUTES**

Minutes Unavailable at this time.

LA JOLLA TRAFFIC AND TRANSPORTATION BOARD
Regular Meeting: Wednesday March 16, 2016

Members Present: Dave Abrams (Chairperson) LJCPA, Tom Brady LJCPA, Donna Aprea LJTC, Patrick Ryan BRCC, Erik Gantzel BRCC, John Kassir LJSA, Brian Earley LJSA, Corey Bailey LJVMA, Nancy Warwick LJVMA.

Members Absent: Earl Van Inwegen LJTC

Approve Minutes: of Wednesday February 17, 2016 **Motion to Approve: Brady Second: Early 5-0-3 (Abrams, Kassir, Warwick) Gantzel not available to vote.**

Public Comments: Nathan Jernigan of Westbourne Street appeared before the Board in April 2015 requesting a Blinking Light at the crosswalk on La Jolla Boulevard and Westbourne Street which was approved by LJTC and installed by the City. Mr. Jernigan is now appearing before the Board to request street lights on Westbourne St between La Jolla High School and 7-11. He wants his request to be placed on the April 20th Agenda. He is requesting actual street lights with light bulbs on telephone poles. Dave advised that he has to look into the request before placing it on the April Agenda since it is not about traffic lighting but about safety lighting and may not fall into LJTC purview. He will contact Mr. Jernigan when he has more information.

No further comments from the public.

Agenda Item 1: Village Parking Time Limit Review - Tom Brady Co-Chair of sub-committee. Ninety-four businesses were surveyed on Fay Avenue between Kline and Silverado on both sides of the street, and thirty responses from the Survey were received. A draft report was given to all sub-committee members to review and make comments. The committee will then meet to make recommendations to present to the Board at the April Meeting. **Cont'd to April Meeting**

Agenda Item 2: Safety Improvements for Fay Avenue Extension Bicycle Path: Brian Genovese, PE, and PTOE Bike Program Senior Engineer, DCE. City of San Diego was not available to discuss this request, but will speak on this matter with Dave prior to the April Meeting. A gentleman in the audience stated he was present for this Agenda Item and asked what the impetus was to have some improvements there. Dave responded that La Jolla Parks & Beaches Inc requested the improvements at the January Meeting and appeared before the Board at the February meeting for a discussion on the Bike Path. Dave was not at the February Meeting, but board members who attended recommended that Dave connect with the City to determine their opinion on this issue. The results of the discussion with Brian Genovese will be presented at the next meeting. **Cont'd to April Meeting**

Agenda Item 3: Street Closure Signage: Nancy Warwick: Issues related to City mandated specifications for signs required during temporary Street Closures with special events.

Nancy sent an email to Cindy Kodama, Special Events Coordinator, for the City in February regarding a long-standing problem in La Jolla with the No Parking signs for special events. Drivers have a hard time reading the fine print at the bottom of these required No Parking signs, which gives the actual date and time of the event. Drivers need to be able to read the signs from great distances. The effect is that parking spaces are left vacant in the days before an

event, which has a bad effect on businesses. One of the reasons business owners get upset by street closures is this loss of business before an event even takes place.

The City requested more time to look into the matter and Nancy did not receive any more communication from them before today's Meeting. Dave reported to the Board that he received a phone call from Justin Garver (Staff Representative for Sherri Lightner) this morning and Justin informed Dave that he connected with them (special events staff) and the Board will get an answer to the inquiry. **Cont'd to April Meeting**

Agenda Item 4: Reconsideration of Proposed Speed Limit Increase on Soledad Mt Road. Request from LJCPA based on new information.

Traffic and Transportation Board acted on Agenda Item 4 at the January 20, 2016 Meeting to increase the speed limit on Soledad Mt Road at the request of City Staff so the street could remain radar enforceable.

The California Speed Trap Law (California Vehicle Code Section 40802) requires that the City survey the prevailing speeds on classified streets every seven years in order to keep our speed limits radar enforceable under the provisions of the law.

We have recently surveyed the above segment of Soledad Mountain Road and the results of the study indicate that the existing posted speed limit of 35 miles per hour for both the southbound and northbound directions of traffic must be raised to 40 miles per hour in order to remain radar enforceable. Therefore, we will be changing the speed limit in both directions from 35 miles per hour to 40 miles per hour.

At the time the Agenda Item was heard by Board Members there was no opposition to raising the speed limit from the public and the Board voted 5-1-0 (Earley) to approve the increase to the speed limit. As a result of an article in the La Jolla Light (1/28/16) reporting on the speed limit increase, Mr. Robert O'Neill, living on Soledad Mt. Road sent several members of LJT&T a letter opposing the speed limit increase stating that he would have attended the LJT&T Meeting if he had known about the speed limit increase proposal.

LJCPA Trustee's at their February 4th Meeting did not ratify LJT&T's January 20 vote to increase the speed limit on Soledad Mt Rd thereby giving Mr. O'Neill a chance to speak to them at their March 3rd Meeting. Mr. O'Neill attended the LJCPA meeting and spoke against the speed limit increase. Tom Brady, LJCPA Trustee, made a Motion to send the speed limit increase on Soledad Mt Rd back to Traffic and Transportation for further review based on new information. Mr. O'Neill was unable to attend this meeting due to a prior commitment, but can attend the April 20 meeting.

Several Soledad Mt Road residents were at this meeting expressing concern that they were here now for the speed limit increase on their street and it is now being Continued to April. They were unaware of the increase proposal the first time it was heard and they do not want to miss it again. Dave explained to them that Mr. O'Neill is the main opponent of the speed limit increase and should have the opportunity to appear before the Board so it is being Continued to the April Meeting. Dave informed them about how they can sign up to access the LJT&T monthly Agenda's. The resident did receive the January Agenda through her email with the speed limit increase on it, but she is requesting that something like that be posted "many times not just one time". She would greatly appreciate in the future to be given more time perhaps through the Media when something like this happens again. She informed the Board that they will bring polls (petition) of every neighbor on the street opposing the speed limit increase.

A resident living on La Jolla Scenic Dr. North also spoke of the speed limit being increased on her street, from 30 to 35, and wanted to know if this was something like Soledad Mt Rd. Dave explained that the speed limit increases are requested by City Staff so the streets can remain radar enforceable, not by LJT&T Board members. Board

Members were unaware of the La Jolla Scenic Drive North speed limit increase, but did vote to approve an increase on La Jolla Scenic Drive South between La Jolla Mesa Dr. and Soledad Park Road at the January Meeting. Soledad Mt Road residents were advised to attend April's Meeting and their questions and concerns would be heard at that time. **Cont'd to April Meeting**

Agenda Item 5: Athenaeum Gala: Erika Torri: Temporary Road Closure and No parking area related to 27th annual event on Friday Sept 9, 2016 on a portion of Wall Street in front of the Athenaeum Building **Action Item**

The Athenaeum's annual Gala is a benefit event that provides critical funding for the nonprofit's schedule of cultural programs, concerts, art exhibitions, art classes, and library services. The Gala includes a cocktail reception, a sit-down dinner, live entertainment, and dancing. In previous years, the Gala has been held entirely within the property of the Athenaeum at the corner of Wall Street and Girard Avenue. In order to expand the capacity of the event, and thus bring additional support for the Athenaeum, this year they are proposing to extend the event to Wall Street itself in the

area in front of the Athenaeum between Girard Avenue and the La Jolla Cove Alley.

The Gala is scheduled for 6:30 to 11:30 pm on Friday, September 9. They are proposing to close the portion of Wall Street between Girard and the Alley beginning at 6:30 am on that day, in order to have time to set up the required facilities. In addition to the tables and chairs for the dinner, there will be a surrounding temporary wall to meet "beer garden" requirements, a performance stage, audio equipment, lighting, a dance floor, a trailer with portable toilets, and ancillary equipment. The street closure would continue until the early hours, 2:30 am, on Saturday, September 10, when removal of the equipment and final cleanup will be completed. With the street closure, there will be temporary No Parking areas on the relevant part of Wall Street from 6 am Friday until early morning on Saturday when cleanup is completed. There are 10 spaces on the south side of the street and seven spaces on the north side of the street that would be unavailable. Ms. Torri spoke of Neighboring Businesses not objecting to the road closure or the temporary No Parking because of the foot traffic around their businesses that is generated by the Gala.

Board discussion began with John asking if both sides of the street would be closed off and Ms. Torri replied that 10 spaces on the south side and 7 on the north side would be unavailable. Nancy asked why the need for early morning road closure, and was told it is to allow enough time for set up. There will be alcohol served and so a temporary wall needs to be set up for beer garden requirements. Brian has attended the Gala event in the past, and said they are crowded events and he understands the need for the closures for both pedestrian and traffic safety. Nancy asked if there would be valet parking and Ms. Torri said that there would be valet but only for their Guests. The List of neighboring businesses that supported the Athenaeum's request for the road closure/no parking areas was reviewed and there were no further questions or comments from the Board or the audience members.

Motion to Approve temporary Road Closure and No Parking area on a portion of Wall Street on September 9, 2016 as per application. Brady, Second: Ryan 9-0-0

Agenda Item 6: Safety Improvements for Coast Walk: Melinda Merryweather - Resident request to consider replacement of two existing parking spaces with a turn around and creation of two new parking spaces on the east side. **Discussion Item**

Melinda grew up in La Jolla and knows the history of Coast Walk. There used to be 6-8 parking spaces on the street for drivers to park and admire the views. They had plenty of room to turn around and exit Coast Walk back onto Torrey Pines. Many years ago a resident on the street filled in 6 parking spaces with rubble and boulders and the

parking spaces were lost. The loss of the parking spaces leaves no room for drivers to turn around and makes it hazardous for drivers to exit Coast Walk. Drivers are backing out of Coast Walk onto Torrey Pines Road.

Melinda is requesting that 2 parking spaces at the edge of the bluff be relocated to the east side of the street to create a turnaround where drivers can safely turn around to exit Coast Walk. There is 30' of public right of way on the east side of the street where those 2 parking spaces can be reassigned. Melinda indicated that there used to be 60' of public right of way to Coast Walk, then the parking spaces were filled in with vegetation and boulders, the street was paved by an unknown entity, and now there is just 14' of space on the west side. What was once an easy street to get out of is now very dangerous.

Fan Graham is a 50-year resident of Coast Walk and member of Friends of Coast Walk Association. Friends of Coast Walk Association is a group of residents who live on the street as well as supporters who support their activities for preserving and maintaining the trail and support their safety issue concerns regarding erosion problems. Ms. Graham spoke of Coast Walk being a very tranquil, scenic street and there are not always a lot of cars traveling on it. Ms. Graham did say that those parking spaces that were lost happened about 40 years ago, well before a lot of the homes were built there. The cars become an issue only when La Jolla sees the Big Surf. Her Association encourages pedestrian traffic due to the concern for the bluff and erosion problems surrounding it. Their goal is to reduce the motor vehicle traffic. Ms. Graham agrees with Melinda on removing the two parking spaces near to the edge of the bluff but that is as far as the agreement extends. She would prefer all parking be limited to 10 minutes. She advised the Board that Melinda's presentation was heard at La Jolla Parks and Beaches last year and "over there" (at Parks and Beaches) they did not support the additional parking spaces. Ms. Graham's group asked for a traffic and erosion study because the street is very close to the bluffs but she did not say whether it was supported or not at Parks and Beaches.

Sally Miller sitting in the audience commented that she drove down that street just once in all of her 50 years living close by and she never drove down again. The private encroachments from resident's homes make it so difficult to turn around and get out.

The encroachments force drivers to do things they should not have to do just to exit the street and this is a public street.

Phyllis Minick sitting in the audience was asked by Parks and Beaches to look at the property. She drove 20' down the street and encountered a no turnaround sign and three cars had pulled in behind her. She obeyed the sign and proceeded to back out but those three cars were forced to back out onto Torrey Pines Rd to let her out. She strongly advocates for a wider street and a turnaround for access and safety issues. Coast Walk is a public street that everyone has the right to enjoy.

Dan Courtney commented that he too was backed in by cars behind him but he turned around. He advised that it is a coastal access issue vs a private land issue. The street is so narrow cars are forced to turn around on the encroachments. Dan also has an encroachment on his property and he knows the City can take it back at any time and all residents who have encroachments on public right of way would know this. If it becomes a safety issue the City should take back the land.

Michael Pallamary, an Engineer and Land Use Consultant, has worked on most of the homes on Coast Walk and a lot on La Jolla Shores Drive. Mr. Pallamary says he is at our meeting as a recognized expert in this area. He claims the City does not own the property on Coast Walk. It is geologically unsound, the bluff is unstable, and no improvements are going to be made there. Patrick noted the houses that are built in that geologic hazard area and asked why it was safe for homes but not for cars. Mr. Pallamary replied that homes are safer than cars on that street because the

home has a sound foundation structure. Caissons are drilled down 80-100' and even though soil may be removed the caissons will hold it up. The notion of drilling a million dollar caisson system into an unstable area to create parking spaces is simply foolish.

The existing roadway is very narrow. The narrow road makes it safer because drivers have to slow down. If the roadway was wider drivers will drive faster. The roadway is better suited for pedestrian traffic not cars because the site clearance is inadequate.

Site clearance is the correlation between how far you can see and the speed of your vehicle because you need a stopping distance. If you are driving too fast you physically cannot react to the braking that is needed to slow the car down. If you open the street up with limited site clearance you are laying down the foundation for accidents. The two parking spaces at the edge of the bluff should be removed to open up a 3 point turn for cars to safely exit the street. Cars come down, turn around, and exit the street and that is all they should be doing.

Speaking of the reduced land width due to the "allegations of encroachments" Mr. Pallamary advised the board that the City formally vacated the right of way.

Melinda is refuting that, contending that Coast Walk is a dedicated Street and historically designated right of way. She verified this in Sherri Lighter's Office. Coast Walk is property that belongs to all of us. Mr. Pallamary says the City lost it many years ago in Superior and Appellate Court. He should know because he litigated the case, a lawsuit was filed and the City lost.

There is some agreement on the turnaround but the disputes are over the replacement of the two parking spaces at the center of it. Melinda wants the spaces reassigned to the east side and Mr. Pallamary says it is not going to happen. Melinda wants the turnaround but she does not want to lose those two parking spaces in the process. There is 30' feet of public right of way on the east side that can accommodate them. Patrick reassured her that LJT&T does not historically give away parking spaces but he believes the issue here is reclaiming disputed property. One side is telling the Board that it is owned by the City and the other side is saying it is not. Reclaiming those two parking spaces while there is a dispute over who owns the property is not something LJT&T is going to get into. It will have to be sorted out beforehand.

There are disagreements on why there needs to be parking on Coast Walk. Corey owns and operates the Goldfish Café, across from the Cave Store and beside a parking structure that is only half full on any given day. There is plenty of parking there and very close to Coast Walk. Melinda is trying to be clear that Coast Walk has six designated parking spots and she wants just those six, no more and no less than that. She is requesting that two of the designated six spaces be relocated so a turnaround can be created for cars to safely exit the street. The two parking spaces are the ones at the edge of the bluff that she wants relocated to the east side they are not additional parking spaces. Melinda spoke of a house on Coast Walk that has an encroachment agreement with the City. The homeowners will give back the land if the City asks for it back and Melinda advocates for the two parking spaces at the edge of the bluff to be relocated in front of that house on the encroachment.

A question was asked by Dan Courtney about the recorded Survey for the vacated property by the City. It happened in 1996 that Mr. Pallamary testified as an expert witness and the City lost the case. He did not bring the recorded Survey which covers everything about the case with him because he thought we all knew about it. He has been before La Jolla Parks and Beaches for the last 18 months over this subject.

Erik asked about the vacation and the public right of way access. How can there be a right of way access on a street that was vacated. Mr. Pallamary responded that Coast Walk is a marginal street, it has no specified width so home ownership extends to the high tide line. City paved the street but Melinda is strongly disputing this, Mr. Pallamary

has records of it, but Melinda is strongly disputing that as well. Mr. Pallamary was not able to continue answering Erik's question.

Patrick asked if Mr. Pallamary has city records that the City paved it and Mr. Pallamary replied that the City does not have the Records going that far back, city records prior to the 60's are lost, but he has city plans that show the Street paved. There are historical photos of arial maps showing Coast Walk paved.

Erik asked what Mr. Pallamary's position was about the public right of way on that street and Mr. Pallamary replied that it is the paved area for vehicular and another public right of way for pedestrians extending down to the edge of the bluff.

This is a Discussion Item and not an Action Item. Dave asked board members for a recommendation on how to proceed or not to proceed. Tom is recommending that we continue the discussion because of the safety issues involved with exiting the street and LJT&T should address that part of it in order to get it resolved because everyone seems to be in agreement about the U-turn (creating the turnaround). There is disagreement on saving the two parking spaces and Tom is not sure where the no parking signs would go so drivers will not park in the turnaround. Residents on that street may be using the public right of way to allow their guests to park there and if there are no parking signs there it may create a problem.

The Board needs more documentation to help clarify some of the disagreements over the public right of way vs vacation of Coast Walk. Dave is going to talk to Sherri Lightner's staff and has asked Mr. Pallamary for the Recorded Survey documentation he has. He also asked Melinda to provide the letter she referred to from Scott Peters. Dave has asked Melinda to contact homeowners on Coast Walk for their direct input as well although Mr. Pallamary says he is here to represent them.

Meeting adjourned at 5:16 pm.
Next Meeting on April 20, 2016
Respectfully Submitted Donna Aprea, Secretary