
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: Cindy Greatrex

Vice President: Helen Boyden

2nd Vice President: Bob Steck

Secretary: Patrick Ahern

Treasurer: Janie Emerson

DRAFT AGENDA

Regular Meeting | Thursday, 6 October 2016, 6:00 pm

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 Approval

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 78th Assembly District: Speaker Emeritus of the Assembly Toni Atkins

Rep: **Victor Brown**, 619-645-3090, victor.brown@asm.ca.gov

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 Notice of Upcoming Special Election: Two Seats

6.0 Non-Agenda Public 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 Non-Agenda 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 UC San Diego Long Range Development Plan CAG <http://lrdep.ucsd.edu>

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 Tony Crisafi, 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.

- à **See Committee minutes and/or agenda for description of projects, deliberations, and vote.**
- à **Anyone may request a consent item be pulled for full discussion by the LJCPA.**
- à **Items “pulled” from Consent Agenda are trailed to the next LJCPA meeting.**

10.1 STEEL RESIDENCE 7991 Prospect Place CDP

(Process 3) Coastal Development Permit for a 5,922 square foot addition to an existing 833 square foot residential single dwelling unit for a total of 6,755 square feet. The 0.126 acre site is located at 7991 Prospect Place in the RS-1-7 zone and Coastal (Appealable) Overlay zone of the La Jolla community planning area within Council District 1.

DPR RECOMMENDATION: Approve (Process 3) Coastal Development Permit for a 5,922 square foot addition to an existing 833 square foot residential single dwelling unit for a total of 6,755 square feet.
7-0-1

10.2 LA JOLLA PRESBYTERIAN CHURCH FALL FESTIVAL Street Closure

Request for temporary street closure of Draper Ave. between Silverado Street and Kline Street related to a Fall Harvest Festival on LJ Pres Church Campus and the La Jolla Rec Center on Sunday November 6, 2016. LJ Presbyterian has held two Fall Harvest Festivals in the past but they were private events on church property. They outgrew their space and now want to do a big community outreach event at the Rec Center and welcome the entire community. They are requesting to close Draper Ave. between Silverado and Kline Street to allow space for four food trucks to park in front of the Church and the La Jolla Women’s Center. Setup: 8-11am, Event Hours: 11am-2pm, Clean up: 2-5pm.

T&T RECOMMENDATION: Approve Temporary Street Closure of Draper Avenue between Silverado and Kline Street on Sunday November 6 pending receipt of written acceptance of the event by the Bed and Breakfast Inn and La Jolla Women’s Club entities located on the same block as the Church and thereby impacted by the street closure. 9-0-0

10.3 SUBARU IMPREZA 2017: PANTAI INN Street Closure

Request for temporary street closure of half of Ocean Lane between Coast Blvd. and Coast Blvd South related to a private automotive event at Pantai Inn on December 4 to December 11, 2016
Automotive Events is requesting closure as part of a public relations event they are hosting to introduce a new model 2017 Subaru Impreza at the Pantai Inn located at 1003 Coast Blvd. Half of Ocean Lane to remain consistently open. Lane is within Pantai property. Public parking not affected.

T&T RECOMMENDATION: Motion to recommend approval of a temporary street closure of Ocean Lane between Coast Blvd. and Coast Blvd South related to a private automotive event at the Pantai Inn on December 4, to December 11, 2016. 9-0-0

10.4 CONVERSION OF ANGLE PARKING TO COMMERCIAL LOADING ZONE ON COAST BLVD. ADJACENT TO SCRIPPS PARK. Request from City Parks and Recreation Dept to convert four angle spaces to Yellow Zone parking at Scripps Park near restrooms.

The community, local businesses, and the Bridge Club have events all through the year and especially during the summer months at Scripps Park. The goal is to not remove parking but expand the use because the general public would be able to also use a commercial zone to unload and load as long as they have commercial license plates. They are requesting 4 spaces be converted to commercial zone parking seven days a week and only a limited number of people will be able to use them. Only vehicles with Commercial Plates can legally park in commercial loading zones.

T&T RECOMMENDATION: Motion to recommend that one angled parking space (vs. four requested) on Coast Blvd by the La Jolla Cove and Scripps Park be converted into a yellow curb space, with the standard restrictions associated with commercial loading zones including being not applicable on Sundays and holidays. Recommendation is to institute the commercial parking space for a one-year trial period. 7-2-0

10.5 INSTALLATION OF ALL-WAY STOP AT LA JOLLA MESA BLVD/ SKYLARK DRIVE INTERSECTION

Homeowners Assn. Request: In order to get a Stop Sign established at this location the City has a checklist of features and characteristics for the intersection and traffic engineers assign points, called warrants, to these various characteristics. An Intersection needs 20 points to warrant a Stop Sign. The intersection at La Jolla Mesa Blvd and Skylark Drive warranted just 9 points, far short of the 20 points they needed for their stop sign. They are appealing for help from LJT&T. Their goal is to have the Board recommend that the City install the stop sign.

T&T RECOMMENDATION Motion to deny installation of an all-way stop at the intersection of La Jolla Mesa Blvd. and Skylark Drive. City evaluation yields only 9 of the minimum-required 20 warrant points is indicative that an all-way stop is not appropriate for this location. Suggestion is made that the requesting homeowners association pursue a controlled pedestrian crossing at the intersection 8-1-0

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 2016 SAN DIEGO TRIATHLON CHALLENGE** Street, Lane Closures and No Parking
Request by Challenged Athletes Foundation for temporary street closure, lane closure and no parking related to athletic competition event at Scripps Park on October 23, 2016.
Set up begins at 5 am Friday October 21 and is dismantled 9 pm Sunday October 23. The same structure has been in place for the last seven years. **Road Closure** 5:00am to 4:00pm - Coast Boulevard. The closure is from point of split with Prospect Blvd until intersection with Girard (midpoint through Scripps Park). Traffic barricades and traffic monitor personnel posted at each end of the closure **Lane Closure** 8:00am to 10:00am – The number 1 lane of North Torrey Pines road from Prospect to La Jolla Shores Dr. SDPD monitor this lane closure. **No Parking** “No parking” is posted on Coast Blvd. on Friday PM and Saturday for 10 spaces, includes ADA spot relocation, for set up.
T&T RECOMMENDATION: Findings can be made to approve. 8-0-0
- 12.0 CARDENAS RESIDENCE** 8466 El Paseo Grande CDP SDP **ACTION ITEM**
La Jolla (Process 3) Site Development Permit and Coastal Development Permit to demolish a 3,113 sq ft existing single family residence and construct a new 6,698 sq.ft. single family residence with attached garage at 8466 El Paseo Grande. The 0.27 acre site is in the LJSPD-SF zone of the appealable coastal zone and the La Jolla Shores Plan District Community Plan.
PRC RECOMMENDATION: Findings can be made for CDP and SDP. 4-1-1
- 13.0 Selection of the November LJCPA Minutes-Taker**
- 13.0 Adjourn to next LJCPA Meeting: November 3rd 2016, 6:00 PM**

LA JOLLA COMMUNITY PLANNING ASSOCIATION DRAFT MINUTES
Regular Meeting | Thursday, 1 September 2016, 6:00 pm

<To be Posted 10/4/2016>

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Report – September, 2016

Attending 9/13/16: Benton, Collins, Costello, Kane, Leira, Ragsdale, Welsh, Will
Attending 9/20/16: Costello, Leira, Ragsdale, Welsh *Note that a quorum is not present.*

1. NON-AGENDA PUBLIC COMMENT

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

- a. Kevin Haley spoke about the Herschel Triplex project, 431539, which is presently under construction. By his observation, the design is not conforming to the design that was presented to the DPR and CPA. Examples are; the guardrails, which were presented as glass, are being constructed as iron; the exterior siding is now to be installed as stucco; and there are many more windows than originally presented. These refer to an “Exhibit A”, which is a part of the permit file at the City. Mr. Haley will follow through and file these concerns at the City Development Services Department.

1. APPROVAL OF MEETING MINUTES

Meeting August 16, 2016

SUBCOMMITTEE MOTION 9/13/16: To approve the Meeting Minutes of August 16, 2016, as amended.

(Ragsdale / Costello 7-0-1)

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

Opposed: None

Abstain: Benton, as Chair

Motion Passes

1. FINAL REVIEW 9/13/16

Project Name: **Sea Ridge SDP / CDP**
417 Sea Ridge Drive
Project No.: 484426
Zone: RS-1-7

Permits: CDP & SDP
DPM: Morris Dye
Applicant: Michael Morton

LA JOLLA - (Process 3) Coastal Development Permit and Site Development Permit for the coastal bluff stabilization, existing deck demolition, new deck with caissons, remove and install new retaining wall to reinforce pool structure. The 0.24-acre site is located within the coastal (Appealable) overlay zone at 417 Sea Ridge Drive in the RS-1-7 zone of the La Jolla community plan area within Council District 1. Prior Permit CDP#95-0310 SDP#74117 Active Code Enforcement Division Case No. 231149

APPLICANT PRESENTATION 8/16/16 (Michael Morton)

The various conditions and configurations of the project were presented. The area that is the subject of the Code Compliance case was presented. This is an area of weak soil that is primarily slope wash which has been eroded and then naturally recomposed in the area. The applicant reviewed the various repairs at the bluff edge of the property. The area is located above an area of frequent pedestrian traffic along the beach and the bluff frontage.

This condition has been monitored by the geotechnical consultant for signs of new movement and new erosion. The long-term goals are to provide a more stable bluff face, with materials that will be more durable and yet not deteriorate the condition of the bluff, to remove the slope protection elements that are not effective or which impose an unneeded load on the bluff, and ultimately to transition to landscaping placed with the intention that it will provide the long-term stabilization of the bluff face.

Several improvements at the face and the top of the bluff will be removed to reduce the load on the bluff face. These include the retaining wall, some columns, walk areas, and planters. The swimming pool (15'x40', with the deep end at the west) will remain, and the weak soils adjacent to the pool will be removed as well. Additional supports will be added so that the pool will be stabilized to provide support at soils at a lower elevation in the bluff. The upslope area behind the swimming pool will be reinforced by the placement of a grid of piers in that area.

The Applicant relayed the opinion of Jim Quinn and the geotechnical consultant that the proposed work will not worsen the stability of the adjacent bluff.

A water collection system will be provided which will collect stormwater and runoff water from the roof and paved areas before it runs over the face of the bluff, with drains and piping that lead to a sump and pump which ejects that water to the street.

DISCUSSION 8/20/16

A discussion ensued about the approach to stabilize the site, and the concept of planned retreat of the bluff. The project appears to trade the existing improvements for materials that are erodible and will stabilize other parts of the site.

Mary Lynn Hyde has observed repeated failures of the bluff, and look forward to an improved condition of the bluff. She recommends that the pool should be removed, as it appears to be exacerbating the stability of the bluff. She has noted two sea caves have formed in the toe of the bluff, and they appear to be accelerating the erosion of the bluff. Lynn Reineman, who has lived in the area since 1977 has observed the area and would

like to note that owners of the house to the west observed excessive planting and irrigation of the subject property which dramatically hastened the erosion. Annelese Kapteina observed that the cobbles and gravel on the beach are of a much smaller scale than the boulders that have been proposed for protection at the toe of the bluff. She also notes that the face of the bluff is contacted by water and waves during high tide.

Member Costello presented a review of photographs of the area and the condition of the bluff. The existing building appears to have undergone recent renovation and frequently has many cars in the area. The erosion of the bluff face appears to be continuing, and evidence of some local failures was shown. An area of cast concrete was observed at the bluff face, and it was noted that this was a part of the unpermitted work that was included in the Code Compliance case. The extent of the manmade work was shown in the photographs.

Member Welsh discussed improvements where some walls and a decorative treatment was installed.

The existing pumps are now working and ejecting stormwater and runoff water to the street.

PLEASE PROVIDE FOR FINAL REVIEW:

Please provide for the next presentation:

- a. Geologic report with recommendations and estimate of the future bluff life, and the effect that this project will have on the adjoining projects, both in the presence of wind erosion and slope raveling, and wave action.
- b. A site plan showing all landscaped areas on the site. Provide a landscaping report on the approach to the landscaping, areas of landscaping, and how the proposed work will conform to the landscaping requirements.
- c. A summary of the variances that may be needed for the parking and the two driveways.
- d. Please provide the business license and/or permits for the current use as a short term vacation rental.
- e. If the existing concrete mass at the west side is to be preserved, please provide more information on the extent of that mass and evidence that it will be stabilized.
- f. Provide a detailed drainage plan that includes the roof areas.
- g. Provide structural plans and sections through the deck and the swimming pool. There are voids shown that appear to not have been addressed.
- h. The erosion at the sea caves should be addressed as a part of the erosion mechanism, including projection of the future rate of erosion in those areas.

This matter is continued to a later meeting.

APPLICANT PRESENTATION 9/13/16 (Michael Morton, David Skelly)

The items requested in the previous meeting were reviewed. The drainage from the roof is collected by gutters and led to the street. The existing driveway has a rolled curb that may be altered in this project. The existing 3-car garage will be retained. The landscaping is limited xeriscape. Due to drought conditions and the need to limit excess water on the site, The city will limit the placement of additional landscaping at the property. All planting will be native with low watering and irrigation requirements limited to the amount needed to establish any new planting. The existing building predates the landscape requirements, and this renovation is not required to conform to the landscape requirements; therefore the landscaping is less than required by today's standards.

The presenter showed a copy of the business license 519833 for Transient Occupancy, issued to Seabreeze Vacation Rentals, issued September 12, 2016.

David Skelly of Geotechnical Engineers has provided the monitoring program. The City has requested monthly monitoring of the condition of the bluff. The formation is eroded by wave attacks from the ocean, groundwater migration from upslope areas, and the surface runoff from the rear yard including the two level decks, which flows across the face of the bluff. Portions of the bluff were reconstructed with a weak concrete that will erode in a manner similar to the adjacent bluff. The concrete slurry will be colored to match the adjacent bluff. The infill areas will be provided with internal drainage pipes to lead water away from the area.

The work that was provided recently was not permitted, not designed by a licensed engineer, nor inspected by the City or an engineer. The project in this application is correcting those previous conditions.

City staff requested a recommendation regarding the minimum needed to provide for stabilization of the slope. The rate of retreat ranges from a calculated rate of 0.4 inches per year to an observed rate of 2.5 to 3 inches per year. The presenter stated that Jim Quinn has accepted the projected rate of retreat of 0.4 inches per year. The presenter acknowledged that the rate experienced in the future could vary, and the removal of the swimming pool will be required at a time when the bluff can no longer support it. The return of normal rainfall could accelerate the rate of retreat. Committee comments were made that the above rates are for the Cretaceous Cabrillo Formation, not for the problematic Tertiary sediments and contemporary fill soil. It is the data for the problematic strata must be used. The Geotechnical Report says "the more well defined erosion rate of the Tertiary sediments of 4.8 inches (0.4 foot) per year".

The concrete slurry has the potential to interrupt and redirect the direction of seepage of groundwater: the purpose of the drains is to provide an additional mechanism to lead water away from the area. The presenter stated that the geotechnical investigation was somewhat limited both in the extent of the investigation and the recommendations: the presenter defers to the recommendations of the geotechnical engineer.

The sea caves were described by David Skelly as basal notching that is minimal, in that the caves have little significance in the stability of the bluff.

The swimming pool will not be reinforced: the adjacent soils will be removed and the condition of the pool monitored on a monthly basis. The swimming pool is definitely less than the setback required for a longer life, and is not expected to have a 75-year life. The pool is expected to ultimately fail and be removed from the site before that time has passed. According to the testimony, it is not attached to the two level deck system it abuts.

The factors of safety of the slope were discussed: the static loads are analyzed to determine if a factor of safety = 1.5 is achieved; the seismic factor of safety is on the order of 1.2 to 1.3. The factors of safety of the slope were discussed: the static loads are analyzed to determine if a factor of safety = 1.5 is achieved; the seismic factor of safety is on the order of 1.2 to 1.3. The safety factor line for 1.5 is 5 feet North of the pool. For comparison, a static factor of safety of less than 1 "would indicate failure of the slope". For a house a safety factor of 1.5 is needed.

DISCUSSION 9/13/16

Osztar DeJourday spoke in favor of the project, as it will promote the stability of the bluff. He witnessed a bluff failure several years ago. The measures to direct water runoff to the street is a plus.

Mary Lynn Hyde spoke for herself and a group of neighbors of the property. They have noted a number of failures of the bluff, some of which are the result of excessive irrigation, improper management of the area and illegal improvements on the bluff, and control of the runoff. She observed the construction of an illegal retaining wall that, according to the statements by the presenter, have worsened the existing condition. She recommends:

- Demolition of existing deck
- Removal of caissons
- Removal of all illegal improvements and the fill on the bluff
- Stabilization of the bluff

She recommends that the committee should consider that all illegal improvements and fill areas should be removed because they are the work that is exacerbating the problem.

Barry Tashakorian noted that the deterioration of the bluff will reduce the value of the property, and that the people of this area need to have this property rentable and usable again.

Kirke Wrench discussed the work of the retaining wall and the placement of the fill material over the years. He asked if the slurry work that was done previously will be removed: the City has not determined that it is more stable as it exists or if removal would diminish the stability of the bluff.

Maria Duran of the La Jolla Light asked if the area of work is within the required setback from the bluff, and how this work will affect the long term stability of the bluff.

Annelese Kapteina stated that the illegal work has made the condition of the bluff worse. She noted that the unpermitted portions of the work should be removed. She advised that allowing the unpermitted work to remain would encourage others to do illegal bluff protection. She recommends that the long-term stability of the bluff can be maintained by judicious action to maintain the property safely. She has also observed surface water in the area.

Hud Houshmand recommends that the repair should be done to protect public safety.

Joe Bailey recommends that the project be approved as presented.

The members of the Committee discussed the project and the significance of the illegal improvements. It appears to some that the geotechnical investigation of the condition of the bluff is incomplete and the authors are unwilling to accept liability for their observations and recommendations. The Committee reviewed the requirements of the Coastal Act and other documents, and noted that the language clearly requires that only the "minimum required" should be approved for the protection of principal structures. In this case, the swimming pool and decks are secondary structures, and would be retained with this project. SD

Muni Code 143.0143(g)(1) "Coastal bluff repair and erosion control measures may be allowed on the coastal bluff face only if determined to be the only feasible means of erosion control and when necessary, to protect the existing primary structures or to protect public improvements that cannot feasibly be relocated." The language clearly allows protection of the house (the existing primary structure), but not the pool. The Geotechnical Report says the house is stable. The purpose of this project is to protect the pool, which is not allowed.

SUBCOMMITTEE MOTION 9/13/16: Findings CAN NOT be made for a Coastal Development Permit and Site Development Permit for the coastal bluff stabilization, existing deck demolition, new deck with caissons, removal and installation of a new retaining wall to reinforce pool structure at 417 Sea Ridge Drive. The reasons are:

1. The proposed plan is to protect the pool and decks. It is not a plan to protect the existing primary structure as allowed by the California Coastal Commission, and it is not the only feasible plan to protect the primary structure.
1. The proposed solution is a significant "Coastal Protective Device" which is not allowed.
0. A new retaining wall to reinforce the pool structure should not be permitted.
2. The plan does not adequately prevent hazards to beach goers below.
3. We advise removal of all retaining walls & non-permitted improvements.
8929280. We advise demolition of existing deck and pool. With the pool removed, the caissons will be unnecessary.

(Costello / Kane 6-0-2)

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

Oppose: None

Abstain: Benton (Chair) and Will

Motion Passes

Following the vote, the presenter asked if it is possible to return to the DPR if the project is substantially changed, and the Chair responded that is possible, provided the project has not been reviewed by CPA.

19023. FINAL REVIEW 9/13/16

Project Name:	Steel Residence	Permits:	CDP
	7991 Prospect Place		
Project No.:	497507	DPM:	P.J. Fitzgerald
			PJFitzgerald@sandiego.gov
			(619) 446-5107
Zone:	RS-1-7	Applicant:	Kevin Steel

(Process 3) Coastal Development Permit for a 5,922 square foot addition to an existing 833 square foot residential single dwelling unit for a total of 6,755 square feet. The 0.126 acre site is located at 7991 Prospect Place in the RS-1-7 zone and Coastal (Appealable) Overlay zone of the La Jolla community planning area within Council District 1.

APPLICANT PRESENTATION 8/16/16: (Lisa Kriedeman, Kevin Steel, Drex Patterson)

The project was presented, with a review of the site conditions and restrictions. The driveway to the east side of the site is an easement for the rear properties. The various additions to the building were shown, in relation to the proposed project. Two parking spaces are provided, plus up to four parking spaces are provided in the basement that are served by a lift. The basement comprises 3500 square feet of the proposed building area. The addition to the house will be 63 feet from the street, and will provide a connection between the existing front and rear buildings. The Master Suite is located at a new top floor of the rear building.

The front building is a designated historic resource. The additions are planned to conform to the Standards of the Secretary of the Interior. The historic review comments requested information about the support of the house while it is lifted to place the basement, on its roof shingles that will differ from those on the existing cottage, and a protocol on the maintenance and repair of the existing windows. Members of the committee were concerned that the measures appear to create too great a distinction between the historic building and the proposed building, an approach that is not recommended by the Secretary of the interior's Standards.

A photo montage was presented which indicates the proposed addition in relation to the existing structures. The context of the neighborhood and the scale of the neighboring houses were shown in photographs.

PLEASE PROVIDE FOR FINAL REVIEW:

- a. Provide a large google photographic map of the area
- b. Consider changes to the design of the exterior that demonstrate that the proposed design is more compatible with the historic context, considering that this site was part of a larger site which was redeveloped with historic and new buildings. The primary approach could be the finish materials and the slope of the roof. It is noted that it appears that the neighborhood character has many examples that have the same roof slope.
- c. Materials sample board of both the existing with the proposed.
- d. Information on the basement excavation and the foundation system in relation to the slope to the west.
- e. Information on the automobile lift and basement turnaround feasibility.
- f. Views from the side yards of the subject property to the adjacent buildings.

This matter is continued to a later meeting.

APPLICANT PRESENTATION 9/13/16: (Lisa Kriedeman, Melissa Steel)

Lisa Kriedeman presented the requested materials. A large aerial photograph was presented, with photographs of the neighboring house. The presenter reviewed the character of the nearby buildings and the way they had addressed the exterior finishes.

A materials sample board was presented, with the colors of the existing older portions of the house and the new materials, for comparison. The new sloping roof will be a standing-seam painted metal: the historic staff had requested that it not be a dark color. The comments of the historic reviewers were presented. The shape and shallow slope of the roof have not been modified from the prior presentation.

The automobile lift was reviewed, along with the movements of the cars into the spaces in the basement. At ground level, a total of three parking spaces are provided, plus one tandem space fronting the garage, and the basement parking is not needed to conform to the City parking standard.

Additional information was presented on the shoring of the excavation and protection of the adjacent structures and the street. No construction staging or materials storage will occur in the street.

The height of the roof, and the slope of the roofs were compared to the nature of the roofs in the neighborhood. The comparable roof slopes in the area were discussed in greater detail, with comparisons in the materials and the slopes of the roof in this project.

DISCUSSION

After a discussion of the slope of the roof and the extent of the eaves, the Applicant was asked to present a sketch showing the roof eaves extending to both 24 and 30 inches beyond the face of the building. The committee considered a 30 inch eave extension an improvement, although it requires a minor encroachment into yard setbacks. An encroachment could be supported for the following reasons:

1. Wider eaves improve compatibility between the new addition and the designated historic beach cottage, a requirement of the Secretary of the Interior's Standards for new construction to keep historic buildings in continued service;
2. 6" is the minimum encroachment needed to enable 2½ ft. eaves for roofs on both floors that reduces the bulk of the new addition, improves its scale and aids in the transition between new and existing construction with respect to adjacent Craftsman designed homes, as required by the La Jolla Community Plan;
3. A natural drop in elevation along the western side yard results in a substantial grade separation between the two properties, thereby minimizing the eave side yard encroachment impacts to the adjoining property.

SUBCOMMITTEE MOTION 9/13/16: Findings CAN be made for a Coastal Development Permit for a 5,922 square foot addition to an existing 833 square foot residential single dwelling unit for a total of 6,755 square feet at 7991 Prospect Place, provided that the roof eaves be extended to a 2.5 foot (30 inches) overhang. Findings can be made for a minor encroachment into required setbacks to achieve the extended eaves required for project consistency with the Secretary of the Interior's Standards and the La Jolla Community Plan.

(Collins / Will 7-0-1)

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

Oppose: None

Abstain: Benton (Chair)

Motion Passes

19024. PRELIMINARY REVIEW 9/13/16

Preliminary Reviews can be voted a Final Review by a unanimous DPR Committee approval.

Project Name:	Shough Residence 6436 Camino de la Costa	Permits:	CDP & SDP
Project No.:	484369	DPM:	Karen Bucey
Zone:	RS-1-5	Applicant:	Mike Rollins

Sustainable Expedite (Process 3) CDP SDP Hearing Officer as decision maker) to demolish an existing residence and construct a new 5,886 SF, 2-story over basement residence at 6436 Camino de la Costa. The 0.25 acre site is in the La Jolla Community Plan Area, RS-1-5 zone, Coastal (Appealable), Coastal Height, Sensitive Coastal, Parking Impact (Beach, Transit Area and Residential Tandem), Geologic Hazard (43 and 53) overlay zones.

APPLICANT PRESENTATION 9/13/16: (Michael Rollins)

The project was presented, which consists of the demolition of the existing home and replacement with a new structure. The structure was reviewed by the City and found to not have historic significance. The bluff edge was defined by a geotechnical investigation, and has a relatively shallow slope.

The occupied portion is 5886 sf, the basement is 3739 sf; the footprint is 3739 sf; the FAR is 0.53 which is less than the 0.54 permitted. The excavation will result in export of 1725 cy. The landscaped area is 34% of the site. The front yard is 46% hardscape. The exterior finishes are blue lava stone, with some accents of espresso-colored stucco. The metal windows will be aluminum or titanium, with horizontal bands created by a bead-blasted titanium fascia across portions of the exterior at the first and second floor.

The building sustainability was discussed: solar panels, recycling of demolition materials, energy usage, low water use landscape, etc.

Please bring to the next presentation:

- a) Colored rendering of the exterior elevations
- b) Photographs of the neighborhood context – adjacent houses to the right and left.
- c) Describe the protection of the view corridor. Demonstrate how the view easement is protected by a pool cover in lieu of the 5-foot fence around the property, the planting materials that will be in the view corridor.
- d) Provide two sections through the site, showing the building and the two adjacent properties.
- e) Provide information on the use of permeable surfaces.
- f) Provide a drainage plan showing the direction of flows on the site.
- g) Show the profile of the solar panels at the roof, in relation to the height limit.
- h) Provide the geotechnical report.
- i) Consider the staging of the project and the movement of materials and equipment without using the street as an active part of the construction site.

This matter is continued to a later meeting.

19025. September 20, 2016: Chair Pro Tem Costello noted the lack of a quorum and referred to Robert's Rules Chapter 40, p. 337, line 20: *Where an important opportunity would be lost unless acted upon immediately, the members can, at their own risk, act in the emergency with the hope that their actions will be ratified by a*

later meeting at which a quorum is present. Chair Pro Tem Costello recommended that a discussion of the one projects on the agenda would be held and no further review or vote would be made until a quorum is achieved at a later meeting, presently scheduled for October 11, 2016.

NON-AGENDA PUBLIC COMMENT

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

September 20: No public comments

19026. APPROVAL OF MEETING MINUTES

Meeting September 13, 2016

September 20: No review of Meeting Minutes

19027. INFORMATION ONLY PRESENTATION 9/20/16

Project Name:	Rutgers Road Street Vacation NE of Cass at Van Nuys Streets	Permits:	Street Vacation and Slope Easement Vacation
Project No.:	496760	DPM:	Edith Gutierrez Angela Nazareno
Zone:	RS-1-7	Applicant:	Dena Boylan

LA JOLLA/PACIFIC BEACH (Process 5) IO #14000993 Street Vacation and Slope Easement Vacation of an unimproved portion of Rutgers Road located at the northeast corner of the intersection of Cass St and Van Nuys St. The 0.1291 acre site is in the RS-1-7 zone within the La Jolla and Pacific Beach Community Plan Areas. Council Districts 1 and 2.

INFORMATION ONLY PRESENTATION 9/20/16. (Mary Carlson, SD City Staff; Dena Boylan, SD City Staff; Bruce Beach, Attorney for adjacent property owner)

The City will place some the undeveloped land at the terminus of Cass at Van Nuys on the open market for sale. The land was purchased by the City in 1957, but never used or developed. Six page handouts were distributed to illustrate the location. Included were survey maps, lot numbers, street locations, topographic maps, and maps of the Community Plan areas. The lots involved include area from both the La Jolla and Pacific Beach Community Plans.

The change in elevation from Van Nuys is 185 feet, to the top of the property is 215 feet. Mr. Beach represents the neighboring property owner that wishes to purchase the property. Notices were mailed to the neighborhood in July 2016. City Staff has presented this information to the Pacific Beach Planning Group.

DISCUSSION

The project features were presented and questions asked for clarification.

PLEASE PROVIDE FOR NEXT PRESENTATION:

- a. Please enlarge areas of interest, ie: photos, drawings, and mount on poster boards.
- b. The City Zoning Map shows area as RS-1-5, your information says RS-1-7. Please resolve.
- c. Please present this project to the La Jolla Parks and Beaches Committee for a recommendation.
Chairman Dan Allen, 858-245 -1586 danallen@alum.mit.edu
- d. If the vacation and sale are successful as envisaged how many total houses can be constructed on these lots?
- e. What facilities does the Community have in the immediate area?
- f. Please provide the Minutes, and the results of any votes from the Pacific Beach Planning Group, and their Subcommittees.

This matter will be scheduled to be heard at a later meeting.

**LA JOLLA PLANNED DISTRICT ORDINANCE COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION
SEPTEMBER 2016 MINUTES
MEETING CANCELLED**

**LA JOLLA SHORES PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION
SEPTEMBER 2016 MINUTES**

<To be Posted 10/4/2016>

**LA JOLLA TRAFFIC AND TRANSPORTATION BOARD
SEPTEMBER 2016 MINUTES**

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

Members Absent: Patrick Ryan BRCC

Approve Minutes of: Wednesday August 17, 2016 **Motion to Approve: Earley, Second: Warwick 6-0-2 (Kassar, Bailey) Brady not available to vote.**

Public Comments on Non-Agenda LJT&T Matters:

There were no Public Comments from the non-board members in attendance, however several board members offered comments:

John spoke about the traffic lights at the bottom of Torrey Pines Road. Traffic is backing up to take the left turn onto Torrey Pines by the Fire Station and has become so bad that someone from the City needs to come out and address it. Dave reminded that the City presented the Adaptive Signal Timing concept to LJT&T (Nov 18, 2015 Meeting) to address the traffic conditions at the Throat. Adaptive Signal Timing has sensors that monitor traffic flow on the Parkway, Torrey Pines Road, La Jolla Shores Drive, and Hidden Valley Road, but it is becoming apparent the traffic signalization is affecting the feeder streets. John noted that the City may have set the traffic signalization to accommodate the heavy summer traffic but now it needs to be adjusted to accommodate local traffic. La Jolla is currently in a City test mode along with several other San Diego communities so there may be some adjustments made after the final results are evaluated by City traffic engineers.

Brian attended the 27th annual Athenaeum Gala Event held on September 9. At the LJT&T Meeting of March 16, 2016 the Board approved their request for a street closure of Wall Street to accommodate guests at their annual fundraiser. Brian noted how highly effective it was to close the street since there were more people who attended this year's event than in previous events. Dave asked if the street closure affected traffic and Brian responded that there were hula dancers on Wall Street and he could not see past them.

Tom passed out an informational flyer to board members pertaining to the Sept 2016 performance audit of the City's programs responsible for improving pedestrian safety. The City can improve pedestrian safety by using available data to focus engineering, enforcement, and educational resources on locations and behaviors that place pedestrians at the greatest risk. Tom suggested going to the City's website: https://www.sandiego.gov/sites/default/files/17-006_performance_audit_ped_safety to read more about the program. Additionally, the City has a 'get it done now' website for residents to report all kinds of deficiencies that need to be repaired at: <https://getitdone.force.com/TSWCommunityFAQ>.

No further public comments.

Agenda Item 1: Street Closure Signage (Cont'd Item) Update on Signage Guidelines developed by our Subcommittee for use during Special Events requiring Temporary Street Closures and/or No Parking. (Nancy Warwick and Patrick Ryan) **Discussion item.**

Last Month Nancy and Patrick had a conference call with Richard Anderson from ACME Company. ACME supplies the No Parking Signs for city wide events in San Diego. ACME has around 1,500 signs in stock and 200 of them are needed for La Jolla events. The Event Signs supplied by ACME all have No Parking/Towaway in big bold letters at the top of the Sign and at the bottom of the Sign, in fine print, the Event and Event Date that sits atop and a frame board. Drivers have a hard time reading the fine print at the bottom of these required No Parking signs and the effect is that parking spaces are left vacant in the days before an event, which has a bad effect on businesses.

It would be a major effort for ACME to remake the Signs and at considerable cost. A simple quick fix would be to request event holders re-order the wording of their signs so that the event and event date are at the top of the

sign with no parking/towaway at the bottom. There is no City concern with the order of the text. The La Jolla Art & Wine Festival scheduled for October 8-9 will be the first event that we request make a change to the order of their no parking signage. **Cont'd to October.**

Agenda Item 2: Extension of Green Zone Parking on High Ave (Cont'd Item) Request to extend the existing green zone parking on the south side of High Avenue adjacent to animal care office at 1135 Torrey Pines Road, to provide for additional customer parking. (John Morizi) **Action Item.**

Dr. John Morizi opened his Pet Health Center at 1135 Torrey Pines Rd. The building is at the corner of High Ave. and Torrey Pines Rd. There are four street parking spaces on the High Ave. side of the building; two are time limited and two are unlimited. He is requesting that the two green zone parking spaces extend to the two parking spaces that are not green zoned. Four time limited parking spaces on side of his business will create turnover allowing for additional customer parking.

There was opposition from three neighbors on High Ave. appearing at the August Board Meeting not willing to give up two unrestricted parking spaces. Dr. Morizi was requested to canvas the neighborhood with a survey ascertaining neighbors input over relinquishing two unrestricted parking spaces and return to the Board this month with the results of his survey. He is now appearing before the Board requesting a Continuance. Dr. Morizi misinterpreted the Board's request and did not do an active solicitation of the neighborhood. He is willing to survey the neighbors but wants to do it the right way and needs more time to accomplish the task. Members of the public who were at the meeting for this agenda item were agreeable to table it to the October Meeting.

Motion to Continue: Brady, Second: Gantzel Approved 9-0-0

Agenda Item 3: La Jolla Presbyterian Church Fall Festival: Request for temporary street closure of Draper Ave. between Silverado Street and Kline Street related to a Fall Harvest Festival on LJ Pres Church Campus and the La Jolla Rec Center on Sunday November 6, 2016 (Erika Hill) **Action Item**

LJ Presbyterian has held two Fall Harvest Festivals in the past but they were private events on church property. They outgrew their space and now want to do a big community outreach event at the Rec Center and welcome the entire community. They are requesting to close Draper Ave. between Silverado and Kline Street to allow space for four food trucks to park in front of the Church and the La Jolla Women's Center. Ms. Hill booked the Rec Center for the event and also has verbal agreements with the Bed and Breakfast Inn at 7753 Draper Ave. and La Jolla Women's Club at 7791 Draper Ave. to close the street down in front of their establishments for the day.

Schedule and Location of Events for Sunday November 6, 2016:

Location 1: La Jolla Rec Ctr (615 Prospect Street, LJ 92037) - jump houses, pony rides, face painters, games, etc.

Location 2: La Jolla Presbyterian Church (7715 Draper Avenue, LJ 92037) – tables/chairs for people to gather (seniors to eat and spend time together and watch from afar)

Location 3: Draper Avenue, between Kline and Prospect – **road closure** for Food Truck parking, extra tables/chairs for people to sit and eat, but mostly safely walk to/from Rec Ctr without worry of cars driving/parking/etc.

Setup: 8-11am

Event Hours: 11am-2pm

Clean up: 2-5pm

Board discussion centered on neighbor reactions to the street closure. Nancy asked if the Festival would impact Church Services at St. James by the Sea. Ms. Hill responded that it would not because St. James church services would end just before the 11:00 am event start time and St. James considers the Festival a good idea for their own congregation to take part in. Richard asked if they had written agreements with the Bed and Breakfast Inn and the Women's Club for the street closure and Ms. Hill replied only verbal agreements, nothing written down. Richard asked if they could get written agreements and Ms. Hill replied that she could get the agreements in writing.

Questions from the Public. Gail Forbes asked about the Food Trucks. She is under the impression that Food Trucks were not allowed in a Planned District. She asked Ms. Hill if Cindy Kodama knew about the Trucks. Ms. Hill responded that Cindy knew the Food Trucks were the only reason why they were requesting that the street be closed and Cindy did not say she could not have the Trucks.

Motion to Approve Temporary Street Closure of Draper Avenue between Silverado and Kline Street on Sunday November 6 pending receipt of written acceptance of the event by the Bed and Breakfast Inn and La Jolla Women's Club entities located on the same block as the Church and thereby impacted by the street closure: Brady, Second: Kassar Approved 9-0-0

After the Vote on the Motion was taken Nancy suggested to Ms. Hill that if the Church decides to hold another Festival next year then they should consider asking the local Merchants if they want to participate by donating Food. There is a tradition of supporting the Merchants during these Events. Ms. Hill thought that was a great idea and something she would consider for future events.

Agenda Item 4: Subaru Impreza 2017 Request for temporary street closure of Ocean Lane between Coast Blvd. and Coast Blvd South related to a private automotive event at Pantai Inn on December 4 to December 11, 2016 (Mike Murrell) **Action Item**

Automotive Events is requesting closure of Ocean Lane between Coast Blvd and Coast Blvd South from December 4 through December 11, 2016 as part of a public relations event they are hosting to introduce a new model 2017 Subaru Impreza at the Pantai Inn located at 1003 Coast Blvd.

Ocean Lane splits Pantai Inn property with residential buildings and hotel gathering locations on both sides of the Lane. Automotive Events bought out the Inn for the above mentioned days and plan to host gatherings there during the week. They anticipate up to 3 groups of 60 people actively on the grounds each day including journalists, photographers and automotive engineers from Subaru. They are requesting the closure because they are looking to set up a static display of cars in the Inn's parking lot that may encroach on Ocean Lane as well as for the safety of their guests who will be walking around those vehicles. The Fire Department requested that they keep half of Ocean Lane open in case emergency vehicles need to access the property.

Board discussion centered on where exactly the closure would be implemented. Mr. Murrell provided maps and responded the closure would be entirely on the Pantai Inn's property. The closure would not prohibit pedestrian traffic and they are keeping half a fire lane open as requested by the Fire Dept. Nancy asked how many parking spots would be affected, but it is all private parking for Pantai Inn Guests and public parking is not affected.

Gail Forbes asked if this closure was going to affect the Christmas Parade street closures. The Christmas Parade is scheduled for Sunday, December 4th. Gail reminded the Board that LJT&T voted to close down the streets along the Parade Route (Jan 20, 2016 Meeting) well before this request was made. Evacuation Zones are identified in

the Christmas Parade Permit and Ocean Lane is classified as an evacuation zone for Girard at Prospect. She is surprised the Police Department did not mention it and suggested that Mr. Murrell pursue it with them to avoid a potential conflict of interest with the Christmas Parade's need to keep Ocean Lane open as an evacuation zone and their request to keep it closed. Mr. Murrell responded that in all of the City maps and documents he has seen Ocean Lane is identified as the Stairway. Parade participants can still evacuate to Ocean Lane, walk down the stairs, and exit onto Coast Blvd South. Their closure is further down from Coast Blvd South. Additionally, there will be access for pedestrian traffic as well as one lane kept open for the Fire Dept.

Nancy asked what kind of Traffic do they normally see on the street and Mr. Murrell responded mostly walkers heading for the stairway and very occasionally a car. There is no parking on the street.

Motion to recommend approval of a temporary street closure of Ocean Lane between Coast Blvd. and Coast Blvd South related to a private automotive event at the Pantai Inn on December 4, to December 11, 2016: Kassar, Second: Bailey Approved 9-0-0

Agenda Item 5: Conversion of Angle Parking to Commercial Loading Zone on Coast Blvd. adjacent to Scripps Park. Request from City Parks and Recreation Dept to convert four angle spaces to Yellow Zone parking at Scripps Park near restrooms. (Michael Ruiz) **Action Item**

Mike Ruiz is the Senior Park Manager for Shoreline Parks which includes Scripps Park. The community, local businesses, and the Bridge Club have events all through the year and especially during the summer months at Scripps Park. There is no place for trucks, the public or vendors to unload/load at the Park legally. What the public and vendors are forced to do is park illegally in the street or they drive right into the Park without authorization creating an extremely dangerous situation between pedestrians and vehicles in the Park. Mr. Ruiz and his staff end up issuing tickets to the public and vendors for illegal parking although they try to gain compliance most of the time. There are City-wide Special Events that do require insurance that authorizes vendors and trucks to drive into the Park, but there is always an event manager onsite to oversee and make sure the vendors are operating safely within the Park. However, the majority of activities in the Park are not City-wide special events; they are families, small business picnics, birthday parties, and the Bridge Club hosts weddings on a regular basis.

Mr. Ruiz approached the City Traffic Department for help in mitigating potential hazardous conditions and the Department suggested creating 4 commercial loading zone spaces. The goal is to not remove parking but expand the use because the general public would be able to also use a commercial zone to unload and load as long as they have commercial license plates.

Mr. Ruiz explained that it is not just for Park event activities but also the Bridge Club has specific needs. The La Jolla Cove Bridge Club has vendors coming to the Club on average five to six times per week. Cleaning service - three times per week. Caterers for parties - once per week. Gardener - once per week, Others - up to once per week, including pest control, plumbers and nonrecurring services. All of these vendors have to scramble for street parking with availability varying widely based on season and time of day. That has become more of an issue because of the enforced ban on not driving and parking next to the Club. Having designated commercial parking spots on Coast Blvd. would assure their ability to provide service to the Club.

Board discussion began with Nancy asking how many days a year would those parking spaces not be used. Mr. Ruiz responded that there are about 100 events in the park a year, but it is not just the park events staff that will use those spaces; the Bridge Club also has their own parking needs for the vendors that service the Bridge Club.

There is often no parking for them and becomes difficult for them to service the Bridge Club. John suggested that the Bridge Club service vendors do what service vendors do for local Residents living in the Village; show up at times when there will be parking available. There is parking available on Coast Blvd. in the early morning hours. Nancy pointed out that there are businesses in that area and we would be taking parking away from their customers.

John asked what kind of Club is the Bridge Club. Mr. Mike Strong introduced himself as President of the La Jolla Cove Bridge Club and explained that they are a nonprofit club and the City acts as their Landlord. The Club is always in use and hosts a variety of bridge games, wedding events and catering activities. Caterers who have been hired for a wedding event will drive right through the Park up to the Bridge Club for close proximity to the Building. Mr. Strong and his staff are always advising them to refrain from doing that, but they do it anyway. For this reason the Bridge Club feels strongly that some commercial parking in close proximity to them is needed.

Bill Robbins asked about the color of the curbs and the time limitation associated with them. Mr. Ruiz responded that the curbs would be painted yellow, with a 20 minute time limit, and signage. John asked if there would be parking in those spaces on Sundays. Mr. Ruiz would request that it extend to the weekends because of high weekend usage. John asked if one space would be enough to manage the commercial loading and unloading and Mr. Ruiz replied yes anything would be helpful.

Bill Robbins asked for clarification on who exactly will be able to use the converted parking spaces. They are requesting 4 spaces be converted to commercial zone parking seven days a week and only a limited number of people will be able to use them. Only vehicles with Commercial Plates can legally park in commercial loading zones.

Corey asked if there is any reason they cannot use the commercial parking spaces already in existence between Brockton Villa and the Cove Tower, it's about 2.5 car lengths long. Mr. Ruiz responded that he looked at those spaces and determined it was not safe for the vendors loading and unloading supplies to cross Coast Blvd with the speed of traffic coming down Coast Blvd. Corey disagreed from personal experience of carrying supplies from those spaces down to the Park. It does not make sense to turn over 4 prime parking spaces when there are 2 commercial parking spaces about 50 yards further southbound.

Gail Forbes suggested turning over one space for a year to see how it works out. With 20 minute parking it will serve about 3 vendors an hour and if the Bridge Club is hosting an event they can give their service vendors a window of time when that space will be available. There is an opportunity to balance the uses at the Park with one commercial space as a test.

Tom believes that Gail's suggestion of one space for one year is a good one and he would make a Motion on it. His Motion was not immediately second; nearly failed until John second it, and ended up being modified by John and Richard. There is confusion with Sunday parking. Commercial loading zones typically do not include Sundays and Holidays. Nancy suggested tabling it for a month to try out removable posts so that parking is available when there is not an event. The Bridge Club can put out a pole when they need the parking. Mr. Ruiz responded that in theory that was a good idea but it would have to be signed appropriately and have stationary signs.

Motion to recommend that one angled parking space on Coast Blvd by the La Jolla Cove and Scripps Park be converted into a yellow curb space, with the standard restrictions associated with commercial loading zones

including being not applicable on Sundays and holidays. The recommendation is to institute the commercial parking space for a one-year trial period: Kassar, Second: Walker Approved 7-2-0 (Bailey/Gantzel)

Agenda Item 6: Creation of All-way Stop at La Jolla Mesa Blvd/ Skylark Drive Intersection.
Request for support by La Jolla Mesa Vista Home Owners Assn. (Steve Johnston) **Action Item**

Dave provided some background information. In order to get a Stop Sign established the City has a checklist of features and characteristics for the intersection and traffic engineers assign points, called warrants, to these various characteristics. An Intersection needs 20 points to warrant a Stop Sign. The intersection at La Jolla Mesa Blvd and Skylark Drive warranted just 9 points, far short of the 20 points they needed for their stop sign. They are appealing for help from LJT&T. Their goal is to have the Board recommend that the City install the stop sign. The City has already denied the sign, but they believe with LJT&T recommendation they can have the District 1 office (Councilwoman Sherri Lightner) formally request the installation of the stop sign due to extenuating circumstances.

Steve Johnston is the President of the La Jolla Mesa Vista Homeowners Assn and is speaking for the Group. La Jolla Mesa starts at La Jolla Scenic Drive and runs all the way to Pacific Beach without a Stop Sign. During their last annual meeting on Aug. 6th 2016, the members of La Jolla Mesa Vista Home Owners Association unanimously voted in favor of requesting the installation of an all way stop sign at the intersections of Skylark Drive and La Jolla Mesa. This intersection represents an extreme hazard to the neighbors for the following reasons:

- The intersection is in a double curve (both uphill and downhill)
- The visibility is reduced by existing vegetation
- The speed limit of 30 miles per hour is rarely respected, especially downhill, where the suggested speed limit signs indicate a 20 mph speed limit
- La Jolla Mesa is a wide street making the pedestrian crossing very dangerous. Also the sidewalk only exists on the south side of this street, making it necessary for pedestrians to cross the street every time.
- Pedestrian crossing is important for their community since schools and commercial areas are less than a mile away
- During the last 25 years there have been two fatalities at this intersection

The initial "15 minute study" made the intersection qualify for a 4 hour report that was ultimately ruled inconclusive.

The Group does not understand why the intersection received just 9 points although they did not ask for the study results. Norbert Kriebel is Vice President of the Homeowners Assn and has lived there for over 19 years. He spoke of two fatalities at the intersection many years ago. He described the Street as serpentine and the intersection as a blind. When a Driver is entering the intersection they do not see Traffic behind them until they are about 600' into the intersection and many times have to pull into the turn lane for speeding cars to pass them. There are bicyclists in bike lanes and they are also not easily visible to Drivers. It is a blind intersection, it is hazardous, and why it did not score more points is confusing. About 7 years ago Mr. Kriebel and his wife went to the City for help. A City traffic engineer, Joe Rizzo, went through the process of the traffic study and again the intersection did not get the points. Mr. Rizzo suggested a speed mitigation sign, the blinking lights recording speeds, but that never happened. At the top of the hill the speed limit is 30 but drops to 20 just about 300' before Skylark Drive. No one coming down that hill towards Skylark drives the limit of 20. It is dangerous pulling into the intersection.

To walk down to Pacific Beach residents must cross 5 lanes of traffic on the east side of La Jolla Mesa because there are no sidewalks on the west side of the street. They are often trapped in the middle of the street with cars flying by them on both sides. Mr. Kriebel spoke of the blinking crosswalk on La Jolla Boulevard as something that may help them to cross the street. They take their lives in their hands at that intersection either by taking their cars into it or walking across it and are looking for any kind of mitigation from the Board.

Mr. Bill Fox is a member of the Association and he has a concern. He lives on Ladybird Lane and his home backs up to La Jolla Mesa Drive. Homeowners on Ladybird do not want a stop sign on La Jolla Mesa Drive because traffic will back up behind their homes. They prefer an on demand crosswalk and traffic enforcement.

Dave asked the Group if they approached the City about alternative options such as the controlled pedestrian crosswalk. Dave explained to them that there is a reason why the City requires these warrants and if you put a stop sign in a location where it should not be you create more problems than you solve, almost like trying to kill a fly with a sledgehammer. Drivers may not obey the stop sign, they may blow right through it, and if La Jolla Mesa Drive residents are taking their children across the street in strollers because they are trusting that stop sign that would be creating a real hazard for themselves.

Board discussion started with Richard speaking to the Group about getting their traffic study report to ascertain where the 9 points are and where the 11 points are not. John responded that the points are in the accidents associated with the intersection, more accidents equal more points. Mr. Kriebel replied that there were two fatalities about 25 years ago but the City is looking at 3 years. Nancy suggested a traffic light signal, it would make turning left or right safer and Richard added a pedestrian button to cross. Tom knows the area of Skylark Drive and knows it is dangerous but on the east side of Skylark there is a stop sign in place. Tom believes as a Board we cannot make a finding that we can approve it based on the City's requirements of 20 warrants.

Motion to deny creation of an all-way stop at the intersection of La Jolla Mesa Blvd. and Skylark Drive. City evaluation yields only 9 of the minimum-required 20 warrant points is indicative that an all-way stop is not appropriate for this location. Suggestion is made that the requesting homeowners association pursue a controlled pedestrian crossing at the intersection: Brady, Second: Earley Denied 8-1-0 (Warwick)

Meeting adjourned at 5:25 pm

Next meeting: October 19, 2016

Respectfully submitted: Donna Aprea, Secretary