



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: Joe LaCava
Vice President: Bob Steck
2nd Vice President: Patrick Ahern
Secretary: Helen Boyden
Treasurer: Nancy Manno

D R A F T MINUTES

Special Meeting | Monday, 05 January 2015, 6:00 PM

Trustees present: Patrick Ahern, Mike Costello, Janie Emerson, Cindy Greatrex, Joe LaCava, Nancy Manno, Robert Mapes, Phil Merten, Jim Ragsdale, Bob Steck, Ray Weiss, Fran Zimmerman.

Trustees absent: Cynthia Bond, Helen Boyden, Bob Collins, Alex Outwater.

1.0 Welcome and Call to Order: Joe LaCava, President @ 6:05 PM. Attendees requested to silence / turn off mobile devices. The meeting is being recorded in audio by LJCPA, and video taped by a person who declines identification.

2.0 Adopt the Agenda

Trustee Costello offered additions to the Agenda. **President LaCava** noted additions to the Agenda required prior noticing. **Trustee Costello** stated Agenda additions could be made with a two-thirds affirmative vote by Trustees and did make a Motion; the motion was not seconded. **President LaCava** offered to add **Trustee Costello's** agenda items to the LJCPA February meeting agenda for public and Trustee discussion.

Approved Motion: To adopt the Agenda, (Emerson/Steck 10/0/1)

In favor: Ahern, Costello, Emerson, Greatrex, Manno, Mapes, Merten, Ragsdale, Steck, Weiss.

Abstain: LaCava, (Chair)

3.0 Meeting Minutes Review and Approval: 04 December 2014

Approved Motion: To approve the Minutes of 04 December 2014, (Steck/Greatrex 9/0/2).

In favor: Ahern, Costello, Emerson, Greatrex, Mapes, Merten, Ragsdale, Steck, Weiss.

Abstain: LaCava, (Chair), Manno, (Absent).

4.0 Elected Officials – Information Only

4.1 Council District 1 – Council President Sherri Lightner

Rep: **Justin Garver**, 619-236-6611, JGarver@sandiego.gov **Mr. Garver** reported: Torrey Pines Corridor Project Phase 1 Update. Lifeguard Tower Updates: Children's Pool Lifeguard tower / Cove Lifeguard tower. Undergrounding Utilities 1J phase 1&2 and 1M1. Coast Boulevard Concrete Street Replacement Project: Presented by: Bill Harris: A brief discussion ensued about the street replacement, including notifying property owners; coordination with the La Jolla Village Merchants Association, and avoiding "Spring Break." Detailed reports on these projects/updates appended to Minutes. **Trustee Weiss** commented re inadequate / lack of sidewalks on Torrey Pines Road contributed ongoing danger to pedestrians.

4.2 Mayor's Office – Mayor Kevin Faulconer

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

4.3 39th Senate District – State Senator Marty Block

Rep: **Hilary Nemchik** Hilary.Nemchik@sen.ca.gov, 619-645-3133 Not present.

4.4 78th Assembly District – Speaker of the Assembly Toni Atkins
Rep: **Toni Duran**, 619-645-3090, Toni.Duran@asm.ca.gov Not present.

5.0 Non-Agenda Comment

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

5.1 UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://commplan.ucsd.edu/> Not present.

5.2 Member Tim Lucas announced the La Jolla Shores Association monthly meeting. Among subjects to be discussed: Ninth Land Development Code Update with anticipated changes regarding existing permitted assembly, religious, entertainment uses. The LJSA will submit suggestions to the City.

6.0 Trustee Comment

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

Trustee Weiss commented on, (and requested Mr. Garver's assistance), re a citation he received for incorrect placement of a trash container, and the inconsistency of City regulations regarding placement of trash containers.

7.0 Officers' Reports

7.1 Secretary

President LaCava, in the absence of Trustee/Secretary Boyden: stated that if you want your attendance recorded today, you should sign in at the back of the room. There are two sign-in lists: one for LJCPA members 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. Please note that members who failed to attend a meeting between March of 2013 and February 2014, (and similar for all time periods), have let their membership lapse and will need to submit another application to be reinstated.

7.2 Treasurer

President La Cava presented the Treasurer's Report for Trustee/Treasurer Manno, commented on the generosity of the Membership and reminded Trustees, Members and guests: LJCPA is a non-profit organization and must rely solely on the generosity of the community and Trustees. All contributions must be in cash to preserve anonymity.

Beginning Balance as of 12/01/14	\$ 133.97	\$ 133.97
Income:		
Collections: December 04 Meeting	\$ 129.00	
CD	40.00	
Total Income:	\$ 169.00	\$ 169.00
Expenses:		
Agenda printing:	\$ 79.94	
Telephone expenses:	66.49	

Total Expenses:	\$ 146.43	(\$146.43)
Ending Balance as of 12/31/14		<u>\$156.54</u>

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

8.1 Meeting with Development Services re STVR & zoning issues – Update: Presented LJCPA report and recommendation re STVR: Development Services commented: DSD was responsive and will review pertinent regulations. Discussed La Jolla zoning with consideration given to "customizing" zoning within La Jolla.

8.2 Bylaw Amendment – Status Report: The Bylaw amendment has been filed with City. LJCPA is requesting approval prior to presenting the amendment to the Membership.

8.3 Whale Watch Way – Update: The project was heard by the LJCPA at the December meeting and was scheduled to be heard by Planning Commission on December 18th. The applicant asked for a continuance to February. The Commission granted the continuance but noted that the minor changes to the project as presented did not appear sufficient. It is not known if the WWW project will return to LJCPA.

8.4 1st Annual State of La Jolla – LJTC hosting, Thurs, Jan 8th, 6:00 pm: President LaCava congratulated Mr. Steven Haskins, President, La Jolla Town Council, for organizing the event and urged community attendance.

8.5 Annual Elections: March 2015

Consider running. Encourage your neighbors and colleagues. Recruit community voices. Must be a Member and **attend** at least 3 LJCPA meetings between Mar '14 and Feb '15, inclusive. Check attendance at: <http://www.lajollacpa.org/members.html>

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

9.1 Election Committee: Trustee / Election Committee Chair Cindy Greatex reported, as of this evening there are six declared candidates for seven positions. **Trustee Greatex** provided Information re eligibility and procedure for declaring candidacy. **President LaCava** reiterated that February was the last opportunity to attend a LJCPA meeting and satisfy the 3-meeting requirement to run as a candidate. He stated that a candidate forum would be held at the February meeting and potential candidates have until the close of the February meeting to announce their candidacies and have their names placed on the March ballot.

9.2 Community Planners Committee <http://www.sandiego.gov/planning/community/cpc/index.shtml> : No meeting.

9.3 Coastal Access & Parking Board <http://www.lajollacpa.org/cap.html> : No meeting.

10.0 Consent Agenda – Consider Joint Committee and Board Recommendations

The Consent Agenda allows the LJCPA to ratify recommendations of the 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 forward the recommendation of the committees/boards as the recommendation of the LJCPA. The public may comment on consent items.

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

→ **The public is encouraged to attend and participate in Joint Committee & Board meetings.**

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 – LJ Shores Permit Review Committee, Interim Chair Phil Merten, 4th Tues, 4:00 pm
T&T – Traffic & Transportation Board, Chair Todd Lesser, 4th Thurs, 4:00 pm

No T&T Meeting in December

10.1 Coldwell Banker, 888 Prospect Street

PDO Motion: Signs, as presented, comply with all PDO requirements. 6-0-0.

10.2 Morgan Stanley, 1111 Prospect Street

PDO Motion: The proposed main sign, located on the awning, which is the entrance of the building, does conform with all the PDO signage requirements based on the fact that the awning is a permanent, structural, and architectural element of the building, and is set back substantially from the public right of way. The other three signs also comply with all the PDO signage requirements. 3-0-3.

10.3 HLJH CDP, 820 Rushville Street

DPR Motion: Findings CANNOT be made for a Coastal Development Permit and Site Development Permit to demolish an existing single family residence and detached accessory structure and construct a 3,007 sq ft, 2-story single family residence with an 458 sq ft attached garage at 820 Rushville St. 5-4-0.

10.4 Johnson Residence, 8468 El Paseo Grande

PRC Motion: Findings can be made for a SDP for the Johnson site walls and deck. 5-0-1.

10.5 7949 Lowry Terrace Residence, SDP/CDP

PRC Motion: To make findings for CDP/SDP. 5-1-1.

10.6 Diarq Residence Extension of Time, 8436 Westway Drive (CDP 804138 and SDP 804207)

PRC Motion: To provide the requested extension of time. 6-0-1.

Approved Motion: To accept the recommendation of the *PDO Committee* to approve: 10.1 Coldwell Banker, 888 Prospect Street; Signs, as presented, comply with PDO requirements. 10.2 Morgan Stanley, 1111 Prospect Street; Proposed main sign, located on the awning, does conform to PDO signage requirements. Three additional signs, at this address, comply with PDO signage requirements. To accept the recommendations of the *DPR Committee*: 10.3 HLJH CDP, 820 Rushville Street, Findings CANNOT be made for a Coastal Development Permit and Site Development Permit to demolish an existing single family residence and detached accessory structure and construct a 3,007 sq. ft. 2-story single family residence with an 458 sq. ft. attached garage at 820 Rushville St. To accept the recommendations of the *PRC Committee*: 10.4 Johnson Residence, 8468 El Paseo Grande: Findings can be made for a SDP for project site walls and deck. 10.5 7949 Lowry Terrace Residence, SDP/CDP: To make findings for CDP/SDP. 10.6 Diarq Residence Extension of Time, 8436 Westway Drive (CDP 804138 and SDP 804207): To provide the requested extension of time. And forward these recommendations to the City. (Zimmerman/Merten 11/0/1).

In favor: Ahern, Costello, Emerson, Greatrex, Manno, Mapes, Merten, Ragsdale, Steck, Weiss, Zimmerman

Abstain: LaCava, (Chair)

11.0 Fentisova Residence, 8374 Paseo del Ocaso – Action Item

Consideration of the City of San Diego's draft Mitigated Negative Declaration in light of the January 9th deadline on public comment.

See:

http://docs.sandiego.gov/citybulletin_publicnotices/CEQA/PN1300%20%23341980%20Draft%20MND%20Extension%20of%20PR%20Period%20Fentisova%20Residence%20CDP%2012-4-14.pdf

and

http://docs.sandiego.gov/citybulletin_publicnotices/CEQA/PN1300%20%23341980%20Draft%20MND%20Date%2011-14-14.pdf

→ No action will be taken on the PROCESS 3 - Coastal Development Permit (CDP) and Site Development Permit

(SDP) as the applicant has agreed to return to the La Jolla Shores Permit Review Committee with additional information.

The project proposes to remodel and add a 3,486 square foot 2nd story, basement, and roof deck to an existing 1,624 square foot, one-story single-family residence. 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. The project site is located at 8374 Paseo Del Ocaso on a 0.12-acre lot, in the SF Zone of the La Jolla Shores Planned District within the La Jolla Community Planning area, Coastal Overlay Zone (Non-Appellable Area 2), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone, Residential Tandem Parking Overlay zone.

PRC Action (Dec '14) – To reaffirm the Committee's 11/19/2014 MND motion (reproduced in the PRC 12/19/2014 agenda), amended to include the new gross floor areas provided by applicants at today's meeting. 6-0-1.

PRC Action (Dec '14) – Project continued to next PRC meeting to allow Applicant to provide additional information.

City Action (Nov '14) – Extended Public Comment on MND from Dec 5th to Jan 9th

PRC Action (Nov '14) – Considered the draft MND (See attached minutes from 11/19/2014 meeting.)

President LaCava stated/emphasized the action required re this Agenda Item is restricted to comment only on the MND. **Trustees Ahern, Emerson, Merten, Weiss, Zimmerman and President LaCava** commented. **Mr. Matthew Edwards** commented.

Approved Motion: The LJCPA adopts the PRC comments and recommendations with one correction: Gross Floor Area should be stated as "5,150 square feet."

First, Page 31 of the Draft MND, Initial Study Checklist, under **LAND USE AND PLANNING**, asks: 'Would the project: Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.'

The reviewer's response is: No Impact.

However, the project does conflict with applicable land use plans, policies or regulations, as follows:

- The Design Principal section of the General Design Regulations of the LJSPDO (Sec. 1510.0301) and its corollary in the LJS Design Manual (p.2), state that: "no structure will be approved that is so different in quality, form, materials, color and relationship as to disrupt the architectural unity of the area." The proposed project consists of a **5,110 sq. ft. (Gross Floor Area)** on a 5, 250 sq. ft., lot with a resultant Floor Area Ratio (FAR) of 0.97 which is 62% larger than the maximum FAR of 0.60 that is allowed for a single family residence on a similarly sized lot in a single family residential zone anywhere else in the City of San Diego. The overwhelming size and bulk of the proposed project is significantly greater than that of existing homes on adjacent lots and in the surrounding area. The overwhelming size and bulk of the proposed project will disrupt the architectural unity of the area. Therefore the proposed project does conflict with the Design Principal Section of the La Jolla Shores Planned District Ordinance.*
- The La Jolla Community Plan, Residential Element, Plan Recommendations regarding Community Character, states "In order to address transitions between the bulk and scale of new and older development in residential areas, maintain the existing 30-foot height limit of the single dwelling unit zones and Proposition D, structures with front and side yard facades that exceed one story should slope or step back additional stories, up to the 30-foot height limit, in order to allow flexibility while maintaining the integrity of the streetscape and providing adequate amounts of light and air." Contrary to the recommendation of the La Jolla Community Plan, significant lengths of the north and south exterior building walls of the project proposed, set back only 4 feet from the side property lines, extend straight up from grade level a full 30 vertical feet without any horizontal offset or setback. Therefore, the proposed project does conflict with the La Jolla Community Plan and Local Coastal Program.*

Because the project "[c]onflict[s] with [an] applicable land use plan, policy or regulation...", the correct response should be Potentially Significant Impact."

Second, Page 31 of the Draft MND, Initial Study Checklist, under **MANDATORY FINDINGS OF SIGNIFICANCE** asks: b) Does the project have impacts that are individually limited, but cumulatively considerable?

The reviewer's response is: Less than Significant with Mitigation Incorporated

As stated previously the proposed project will have a Floor Area Ratio (FAR) of 0.97 which is 62% larger than the maximum FAR of 0.60 that is allowed for a single family residence on a similarly sized lot in a single family residential zone anywhere else in the City of San Diego. The size and bulk of the proposed project is significantly greater than that of existing homes on adjacent lots and in the surrounding area. If approved, the cumulative impact of this precedent setting project in conjunction with future projects with similarly large Floor Area Ratios would dramatically alter the existing character of the neighborhood. Therefore, the correct response should be 'Potentially Significant Impact.'

(Merten/Zimmerman 11/0/1)

In favor: Ahern, Costello, Emerson, Greatrex, Manno, Mapes, Merten, Ragsdale, Steck, Weiss, Zimmerman.

Abstain: LaCava, (Chair).

12.0 Monarch Cottages, 7630 Fay Avenue – Action Item

Consider a modification to convert the proposed private outdoor eating area to a publicly accessible outdoor informal dining area in response to the community's call for street frontage retail. Project is permitted as a 26-unit Residential Care Facility for the Elderly within an existing 2-story building. The site is located in Zone 3 of the La Jolla Planned District, Coastal Overlay (Area 2), Coastal Height Limitation Overlay, Parking Impact Overlay zones.

→ See documents on-line: <http://www.lajollacpa.org/projects.html>

Planning Commission Action (Dec '14) – Approved. 7-0-0.

LJCPA Action (Dec '14) – Recommend denial. 11-4-1.

Trustee Robert Mapes recused and left the room prior to the presentation.

Applicant representative **Matthew Peterson** presented: Applicant, in voluntary response to community concerns; after CUP and CDP has been issued for the Monarch Cottages project, asks the LJCPA to consider a modification to convert the proposed private outdoor eating area to a publicly accessible outdoor informal dining area. Mr. Peterson responded to questions and comments from **Member Sally Miller, Member Tim Lucas, Member John Berol, Mr. Ed Coleman, Trustees Ahern, Costello, Emerson, Merten, Zimmerman.**

Approved Motion: Motion to support the presented modifications to the Monarch Cottages Project, (Emerson/Zimmerman 8/2/1).

In favor: Ahern, Emerson, Manno, Mapes, Merten, Ragsdale, Steck, Weiss, Zimmerman.

Opposed: Costello, Greatrex.

Abstain: LaCava, (Chair).

Trustee Robert Mapes returned to the room.

13.0 La Jolla Budget Priorities – Action Item

January is an opportunity for Council Offices to submit their budget priorities as the Mayor prepares the annual draft budget. Priorities can range from infrastructure to city services but focused on requests that have a chance to be funded and implemented in 2015-2016.

President LaCava presented a list of 20 Infrastructure Projects identified in September 2013: Of the listed Projects, 13 have not been funded.

A robust and far ranging conversation, led by **President LaCava** with participation by **Members John Berol, Ed Coleman, Sary Frymann, Tim Lucas, Sally Miller and Trustees Ahern, Costello, Emerson, Merten, Ragsdale, Weiss, Zimmerman,** identified additional Projects.

La Jolla Budget Priorities (January 2015)

Fund remaining Infrastructure Project Priorities as identified in September 2013

- 1 Coast Boulevard Sidewalk Improvements at Children's Pool (privately funded)
- 2 Scripps Park (2009 plan)
- 3 South Coast Boulevard Park (2008 plan)

- 4 Coast Walk Feasibility Studies
- 5 ~~Relocate Fence at La Jolla Cove~~ (alternate solution implemented)
- 6 ~~Torrey Pines Road Corridor - Phase 1~~ (funded) *with 5' minimum width sidewalks
- 7 ~~Torrey Pines Road Corridor - Phase 2~~ (funded) *with 5' minimum width sidewalks
- 8 Torrey Pines Road Corridor - Phase 3
- 9 Prospect Belvedere Promenade
- 10 ~~Sidewalk at La Jolla Hermosa Park (aka Rock Park)~~ (funded)
- 11 Install Sidewalk, La Jolla Blvd at Colima
- 12 Repair Sidewalks, Village of La Jolla
- 13 Install Sidewalks at Pottery Canyon Park
- 14 Replace Curbs at Intersection of Prospect, Coast, & Olivetas
- 15 Fay Avenue Bike Path General Development Plan and Dedication
- 16 ~~La Jolla Pkwy/Mt Soledad Erosion Control~~ (funded)
- 17 Charlotte Park General Development Plan
- 18 Coastal Area Park Signage
- 19 ~~La Jolla Heights Natural Park reservoir replacement~~ (funded)
- 20 Widen narrow sidewalk opposite 939 Coast Blvd

New Infrastructure and City Service Priorities (January 2015)

1. Funding for a community process with city staff support to consider refining the La Jolla Shores Planned District Ordinance.
2. Funding for a community process with city staff support to consider incorporating the La Jolla Community Plan into the Land Development Code so that the zoning for La Jolla residential properties can be La Jolla specific rather than generic city-wide.
3. Increase funding for Code Enforcement so that the regulations already on the books are effectively and consistently enforced.
4. Seagull-proof trash cans and Big Bellies for Kellogg Park
5. Stronger police presence community-wide
6. Supporting Mayor's proposal for Monthly treatment of odors at La Jolla Cove.
7. Funding for a community process with city staff support to consider implementing Categorical Exemption of coastal development permits.
8. Funding for a community process with city staff to identify and implement traffic-calming measures in the neighborhoods especially La Jolla Shores and Bird Rock.
9. Expand the sidewalk at the northwest corner of Avenida de la Playa and El Paseo Grande and extend easterly past the parking triangle to the travelled way.

Approved Motion: Motion to support the listed new Budget Priorities, Numbers One through Nine and incorporating the remaining Infrastructure Project Priorities as identified in September 2013 and forward these Budget Priorities to the City and to Council President Lightner, (Emerson/Greatex 10/0/1)

14.0 Adjourned @ 8:00 PM

Next regular LJCPA Meeting, Thursday, February 05, 2015, 6:00 PM

LJCPA 1/5/15

Torrey Pines Corridor Project Phase 1 Update

Phase 1 of the Torrey Pines Corridor Project will be starting at the end of this month. This phase of the project will include the replacement of sunken or damaged sidewalks along the north side of Torrey Pines Road, and installing new sidewalk between E Roseland Dr and Calle Juela on the south side. Additionally, street lights and other objects that interfere with the pedestrian walkway will be removed, and ADA-accessible curb ramps will be installed at most of the cross streets

Lifeguard Tower Updates

Children's Pool Lifeguard tower construction project was not granted a waiver by NOAA to continue construction through the pupping season. The site is being closed and will restart at the conclusion of the pupping season which ends May 15. The project is expected to be completed next fall prior to the start of the next pupping season.

The Cove Lifeguard tower construction is continuing and is on track for completion this spring.

Undergrounding Utilities 1J phase 1&2 and 1M1

Our office is working with City staff and will be setting up pre-construction meetings with the residents impacted by the upcoming 1J phase 1&2 and 1M1 undergrounding project blocks. These projects are located in the Muirlands and La Jolla Shores neighborhood, with La Jolla Shores phase 2 block extending south towards Mt Soledad. These meetings are held to allow for public input to help determine street light and utility box locations. These meetings will also be an opportunity for residents to ask questions and address concerns with City staff. We will provide additional information to the community as soon as the details of the meeting are finalized.



**TRANSPORTATION
& STORM WATER**

Coast Boulevard Concrete Street Replacement Project

The City of San Diego Transportation & Storm Water Department has funding to replace concrete streets in this fiscal year. The funds must be spent this year. Streets throughout the City have been selected for replacement including **Coast Boulevard & Lower Girard and Coast Boulevard South from Lower Girard to Jenner Street.**

The City is proposing to conduct the replacement project in two phases as follows:

Coast Boulevard & Lower Girard

- One lane to remain open with onsite control allowing alternating traffic flow.
- All parking spaces marked “no parking” during duration of work on each side
- Approximately 2 weeks per side to complete the effort.

Coast Boulevard South

- One half of street (Jenner to midpoint/midpoint to Girard) to be completely closed for duration of work
- All access closed during work
- Approximately 8 days per half required to complete work

Timeline

The start and end dates for the effort have not been determined. The City requires approximately one month to complete the work on Coast Boulevard and Lower Girard. The current contract to perform the work (Citywide) expires at the end of April 2015.