



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: www.lajollacpa.org

Voicemail: 858.456.7900

email: info@lajollacpa.org

President: Bob Steck

Vice President: Helen Boyden

2nd Vice President: Brian Will

Secretary: Cindy Greatrex

Treasurer: David Gordon

DRAFT AGENDA –

Regular Meeting | Thursday 6 December, 2018

6:00pm

1.0 Welcome and Call to Order: Bob Steck, President

- Please turn off or silence mobile devices
- Meeting is being recorded

2.0 Adopt the Agenda

3.0 Meeting Minutes Review and Approval: 1 November 2018

4.0 Officer Reports:

4.1 Treasurer

4.2 Secretary

5.0 Elected Officials – Information Only

5.1 Council District 1: Councilmember Barbara Bry –

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

5.2 78th Assembly District: Assemblymember Todd Gloria

Rep: **Javier Gomez** 619-645-3090 javier.gomez2@asm.ca.gov

5.3 39th Senate District: State Senator Toni Atkins, Senate President pro Tempore

Rep: **Chevelle Newell Tate**, 619-645-3133, Chevelle.Tate@sen.ca.gov

6.0 President's Report – Information only unless otherwise noted

6.1 Update on Playa Del Norte Stanchion Committee – Medina, Rasmussen, Ahern, Possible Action Item.

6.2 Election Committee Announcement – Nine Open seats – six 3-year terms expiring in 2022, one 2-year, two 1-year. Patrick Ahern, Chair.

6.3 Status of letters to City Attorney re: 50% rule. Report from Mauricio Medina.

6.4 Report from Membership Committee- Steck

6.5 Ratify members of Election Committee

7.0 Public Comment

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

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

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

7.3 General Public

8.0 Non-Agenda Trustee Comment

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

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>- John Shannon, Rep.

9.2 Coastal Access & Parking Board <http://www.lajollacpa.org/cap.html>

If a Sign Language Interpreter, aids for the visually impaired, or Assisted Listening Devices (ALDs) are required, please contact the City's Disability Services Coordinator at 619-321-3208 at least (5) five work days prior to the meeting date to insure availability.

- 9.3 UC San Diego Long Range Development Plan CAG, one of LJCPA delegates, will report on discussion <http://lrpd.ucsd.edu> (Steck, Greatrex)
- 9.4 Hillside Drive Ad Hoc Committee – Diane Kane, Chair
- 9.5 Airport Noise Advisory Committee – Cindy Greatrex, Delegate

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 Deborah Marengo, 2nd Monday, 4:00 pm
 DPR – Development Permit Review Committee, Chair Brian Will, 2nd & 3rd Tuesday, 4:00 pm
 PRC – La Jolla Shores Permit Review Committee, Chair David Gordon, 3rd Monday, 4:00 pm
 T&T – Traffic & Transportation Board, Chair David Abrams, 3rd Wednesday, 4:00 pm

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.**

10.1 MCASD Sewer EV 700 Prospect #617366 LA JOLLA (Process 2) Easement Vacation Permit for the vacation of sewer easements within a portion of Block 35 of "La Jolla Park" Map 352 at 700 Prospect St. The 2.04-acre site is in the LJSPD-6A, Coastal (Appealable) overlay zone within the La Jolla Community Plan area. Council District 1.

DPR Motion: to Approve - please review DPR minutes for motion

10.2 Cowrie Ave Easement Exchange CDP 7709 Prospect PL #613548 LA JOLLA *SCOPE CHANGE* (Process 2) Easement Vacation to vacate a 15-foot-wide portion of an existing 40-foot-wide sewer easement and a (Process 2) Coastal Development Permit for a 3,464-square-foot, basement, garage, and second-story addition to an existing 2,764-square-foot single dwelling unit located at 7709 Prospect Place. The 0.14 acre site is in the RS-1-7 zone within the La Jolla Community Plan area. Council District 1.

DPR Motion: To Approve- please review DPR minutes for motion

10.3 GRADY RESIDENCE – CDP/ SDP 2nd Presentation, previously reviewed Oct2018) Project #: 482904 existing dwelling and construction of new 2 story 4640 sq ft residence over a 2,170 sq ft basement with garage and studio. The 0.149 acre site is located in the LJSPD-SF zone within the Coastal Overlay zone (Non-Appealable) located at 7910 Saint Louis Terrace of the La Jolla Shores Planned District, within the La Jolla Community Plan area and Council District 1.

PRC Motion: Findings **CAN** be made for a Site Development Permit (SDP) and Coastal Development Permit (CDP) for Project #482904 VOTE 4-0-2

10.4 SUNSET RESIDENCE – SDP/ CDP #: 556536 (Process 3)- Site Development Permit (SDP), Neighborhood Development Permit (NDP), and Coastal Development Permit to remodel with partial demolition of an existing single-family dwelling with new 1,134-square-foot second story and net increase of 240 sq ft on first floor, for a total of 3,449 sq-ft two story single dwelling located at 8276 Paseo De Ocaso. The 0.12-acre site is in the Coastal Overlay Zone (Non-Appealable) in the SF zone(s) of the La Jolla Shores Planned District of the La Jolla Community Plan area within Council District 1.

This project was previously reviewed as the GREENBERG RESIDENCE (most recently at the Oct2017 LJSPRC meeting and was pulled from the Nov2017 LJCPA consent agenda. The project was not presented to LJCPA. While

the project retains the original project number and SDP/ CDP status, the design is completely changed and the owner and architect are also new.

PRC Motion: Findings **CAN** be made for a Site Development Permit (SDP) and Coastal Development Permit (CDP) for Project #556536 VOTE 5-0-1 Chair abstained.

10.5 Resident Petition for Speed Humps (Cont'd Item) on Bonair Street between La Jolla Boulevard and Draper Ave (Roland Stroebel)

T&T Motion: To **accept** the Petition as is including any further signatures and forward to the City with the recommendation to consider the Speed Humps for Bonair Street between Draper Ave and La Jolla Boulevard: Ryan, Second: Gantzel 9-0-0

10.6 Resident Request for "Right Turn Only" Sign (Cont'd Item) at Exchange Place intersection with Torrey Pines Rd (Byrne Eger)

T&T Motion: To **Approve** two 'Right Turn Only' traffic signs for the Intersection of Exchange Place on both sides of Torrey Pines Road: Brady, Second: Warwick 9-0-0

10.7 Petition Request to Eliminate No Parking spaces on west side of La Jolla Boulevard north of Marine Street (Gloria Green)

T&T Motion: To **reinstate the three parking** spaces that were removed from Marine Street at La Jolla Boulevard Intersection; two from Marine Street and one from La Jolla Boulevard all as 2hr time limited parking: Ryan, Second: Goulding 9-0-0

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

11.0 Ryan CDP 5673 Linda Rosa Ave #619310 LA JOLLA- Process 2 Coastal Development Permit for the consolidation of lots 4 & 25 into one lot to allow an increase in Floor Area Ratio for the existing dwelling located at 5673 Linda Rosa Ave. The 0.131-acre located in the RS-1-7 base zone, City Coastal (Non-Appealable) overlay zone of the La Jolla Community Plan area. Council District 1.

DPR Motion: To Deny - please review DPR minutes for motion

12.0 Babak CDP 1271 Cave Str. #602107 LA JOLLA (Process 2) Coastal Development Permit to demolish one-story 909 square-foot dwelling and to perform grading at 1271 Cave Street. The 0.18-acre site is located in the RM-1-1 Zone, Coastal (Non-appealable) Overlay Zone, the La Jolla Community Plan area, and within Council District 1.

DPR Motion: To Deny- please review DPR minutes for motion

13.0 Proposed recommendations to CPPT Bry on ideas for CIP budget priorities due this month.

13 1 Fund any approved changes to intersection of Neptune Place and Playa del Norte

13.xxx other suggestions

14.0 Request LJCPA approval of Proposed Revision of LJSPRC Charter/ Creation of Bylaws

Summary of proposed changes:

1. Added description of Vice Chair and Recording Secretary to existing Chair description.
2. Changed the day of the LJSPRC meeting to the 3rd Monday of the month (vice the 4th Tuesday) and allowed for changes to be made by the committee.
3. Added language defining what constitutes a quorum in accordance with Robert's Rules of Order. Existing Charter does not include any reference to a quorum.
4. Added language about posting agendas. Clarified electronic posting requirements.

5. Clarified language on conflict of interest and members recusing themselves. Aligned recusal requirements to what is required by the Administrative Guidelines to City Council Policy 600-24.
6. Added language to clarify collective concurrence.
7. Made minor changes to the language regarding changes to a project after the LJSPRC vote.
8. Current Charter does not contain any provisions for modifying or revising the Charter. The proposed Bylaws added language to define how the Bylaws can be revised.

PRC Motion: Approve the revised Bylaws VOTE 4-1-0

15.0 Proposed letter to Coastal Commission in support of reconstruction of Belvedere. Trustee Rasmussen, Melinda Merryweather. Deferred from November LJCPA meeting. Ms. Merryweather will provide letter.

16.0 “Request the City of San Diego to improve the safety of the Walk at the south end of Marine Room Restaurant.” To approve sending a letter. Trustee Ahern.

In the La Jolla Community Plan this access is shown in the “Physical Access Boundaries” on pages 23 &24. The access is item 5 and is noted as “Walk at the south end of Marine Room Restaurant”. It is also shown as a Public Vantage Point on page 35, item 22 as “Spindrift Drive, South of the Marine Room restaurant.”

17.0 Adjourn to next LJCPA Meeting: Thursday, January 3, 2019 at 6:00 PM

Agenda Addendum

Item 10.1

MCASD Sewer EV – 700 Prospect St

11/13/2018 COMMITTEE MOTION:

- MOTION findings **CAN** be made (Will/Ragsdale)
- In-Favor: Gaenzle, Leira, Ragsdale, Welsh, Zynda
- Opposed: 0
- Abstain: Will (as chairman)
- **MOTION PASSES 5-0-1**

Item 12.0

Babak CDP – 1271 Cave St

11/13/2018 COMMITTEE MOTION:

- MOTION: Findings **CANNOT** be made due to lack of evidence that house requires demolition. Landscape to mitigate the vacant status of lot and protect unique character of the neighborhood will not be provided. Proposed construction fence is now a de-facto permanent structure until future development. (Leira/Welsh)
- In-Favor: Gaenzle, Leira, Welsh
- Opposed: Ragsdale, Zynda
- Abstain: Will (as chairman)
- **MOTION PASSES 3-2-1**

Item 10.2

Cowrie Ave Easement Exchange CDP – 7709 Prospect Pl

11/20/2018 COMMITTEE MOTION:

- MOTION: Findings **CAN** be made (Will/Collins)
- In-Favor: Collins, Costello, Leira, Welsh, Zynda
- Opposed: Gaenzle
- Abstain: Will (as chairman)
- **MOTION PASSES 5-1-1**

Item 11.0

Ryan CDP – 5673 Linda Rosa Ave

11/20/2018 COMMITTEE MOTION:

- MOTION: Findings **CANNOT** be made because the proposal puts too much density on the front lot impacting the streetscape and the neighborhood scale. (Leira/Collins)
- In-Favor: Collins, Leira, Gaenzle, Costello, Welsh
- Opposed: Zynda
- Abstain: Will (as chairman),
- **MOTION PASSES 5-1-1**



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Treasurer: David Gordon

DRAFT MINUTES

Regular Meeting | Thursday 1 November, 2018

Courtney, Gordon and Mangano arrive late, Weiss exits early, Kane out of room for 10.0, all reflected in vote counts.

Trustees Present: Ahern, Boyden, Brady, Courtney, Gordon, Greatrex, Kane, Little, Mangano, Merten, Shannon, Steck, Weiss, Weissman, Will.

Trustees Absent: Costello, Rasmussen.

Meeting Commences: 6:04.

6:00pm

1.0 Welcome and Call to Order: Bob Steck, President

- Please turn off or silence mobile devices
- Meeting is being recorded

2.0 Adopt the Agenda:

Motion: Adopt the Agenda (Greatrex, Boyden)

In Favor: Ahern, Boyden, Brady, Greatrex, Kane, Little, Merten, Shannon, Weiss, Weissman, Will.

Opposed: --

Abstain: Steck (Chair)

Motion Carries: 11-0-1

3.0 Meeting Minutes Review and Approval: 4 October 2018

Motion: Approve October 4 Minutes (Ahern/Merten)

In Favor: Ahern, Boyden, Brady, Greatrex, Kane, Little, Merten, Shannon, Weiss, Weissman, Will.

Opposed: --

Abstain: Steck (Chair)

Motion Carries: 11-0-1

4.0 Officer Reports:

4.1 Treasurer Dave Gordon reports:

La Jolla Community Planning Association	
Treasurer's Report for November 1, 2018 Regular Meeting	
Beginning Balance as of 10/1/18	\$ 187.48
Income	
• Collections	\$ 192.00
• CD Sales	\$ <u>15.00</u>
Total Income	\$ 207.00
Expenses	
• Agenda printing	\$ 48.36
• AT&T telephone	\$ <u>75.13</u>
Total Expenses	\$ <u>123.49</u>
Net Income/(Loss)	\$ 83.51

4.2 Secretary Cindy Greatrex reports: If you want your attendance recorded today, you should sign in at the back of the room. LJCPA is a membership organization open to La Jolla residents, property owners and local business and non-profit owners at least 18 years of age. Eligible visitors wishing to join the LJCPA need to submit an application, copies of which are available at the sign-in table or on-line at the LJCPA website: www.lajollacpa.org/. We encourage you to join so that you can vote in the Trustee elections and at the Annual Meeting in March. You can become a Member after attending one meeting and must maintain your membership by attending one meeting per year. If you do not attend one meeting per year, your membership will expire. To qualify as a candidate in an election to become a Trustee, a Member must have documented attendance at **three** LJCPA meetings in the preceding 12-month period. 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.

5.0 Elected Officials – Information Only

5.1 Council District 1: Councilmember Barbara Bry –

Rep: **Mauricio Medina**, 619-236-6611, mauriciom@sandiego.gov. Discusses beer event outside of La Jolla.

5.2 78th Assembly District: Assemblymember Todd Gloria

Rep: **Javier Gomez** 619-645-3090 javier.gomez2@asm.ca.gov Not present.

5.3 39th Senate District: State Senator Toni Atkins, Senate President pro Tempore

Rep: **Chevelle Newell Tate**, 619-645-3133, Chevelle.Tate@sen.ca.gov Not present.

6.0 President's Report – Information only unless otherwise noted

6.1 California Coastal Commission approved the Kretowicz amendment to its CDP permitting pavement changes and directional signage to walk to beach. Red curbing was added to the proposed amendment. LJCPA appeared to testify.

6.2 Update on Playa Del Norte Stanchion Committee – Reconsideration due to miscommunication with CD1. **Mauricio Medina** says there has been misunderstanding, and the LJCPA is no longer going to have a committee as previously requested and successfully voted on in October. Instead there will be a one-time meeting involving the HOA of 6767 Neptune and La Jolla Town Council as speakers. Medina has set a date for meeting that he says will be posted on Twitter, Nextdoor and Facebook.

John Shannon: Requests meeting be moved to after Jan 1. Notes Parks and Beaches has not met on this either.

Greatrex: This meeting needs to happen after the New Year.

Boyden, When is this happening? **Medina:** On November 27. Medina says there are a lot of moving parts, so he has held back from announcing it to public

Shannon: No one is parking there. Seems to be 6767 residents using one way street incorrectly.

Medina: <No response>

Medina: Reached out to HOA and La Jolla Town Council to speak.

Steck: And the three from here?

Medina <No response>

Boyden: This is about design right? Maintain the parking places? **Medina:** Its to have an open forum at this intersection. Reduce one way driving. As part of pilot program, because of these parking places there has been wrong-way driving. LJCPA said that they would look for design alternatives.

Greatrex: We voted against removing the parking places, twice.

Ethan Strum: Why is no one from Plata de Norte on this committee **Medina:** People are welcome to attend.

Bill Patton: Someone from the street needs to speak, to be on the committee, not just the HOA. The credibility is not there because it is known that the people doing the one-way driving are the residents of 6767 Neptune.

Medina: Defers to mediator.

Shannon: This is all the more reason to delay until after the first of the year **Greatrex:** Absolutely.

Greatrex: Point of order, we are negating the existence of the LJCPA ad-hoc committee correct? **Steck:** Correct, now it us under Barbara Bry's office.

6.3 Ratify Ross Rudolph to replace Darrell Tschirn as LISA rep to T&T.

Motion: Ratify Ross Rudolph (Kane/Greatrex)

To the Motion: Gordon: I do not believe this came before the Shores.

Boyden: This is the President's prerogative.

Gordon: No it is not.

Boyden: We can't deal with this here.

In Favor: Ahern, Boyden, Brady, Courtney, Greatrex, Kane, Little, Mangano, Merten, Shannon, Weiss, Weissman, Will.

Oppose: Gordon

Abstain: Steck (Chair)

Motion Carries: 13-1-1

6.4 Election Committee Announcement – Nine Open seats – six 3-year terms expiring in 2022, one 2-year, two 1-year. Bob will appoint Election Committee Nine open seats instead of six because of some people who had short terms (one or two-year terms).

7.0 Public Comment

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

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

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

The grand opening for the TATA Hall for the Sciences is anticipated to occur later this month. Located in the campus's Revelle College Neighborhood, the TATA Hall for the Sciences will provide opportunities for expanded research and teaching, as well as opportunities for collaboration with chemistry and biochemistry, and the home of the Kavli Institute for Brain and Mind. The 132,000 square-foot project will include eight new wet and dry laboratories designed to accommodate up to 24 students each and will also feature several support spaces like equipment rooms, controlled temperature rooms, a satellite vivarium, procedure rooms, chemical storage rooms, tissue culture room and more. Academic office space to support faculty and postdoctoral scholars providing instruction and research in the building are also part of this new building, along with an auditorium and a Nuclear Magnetic Resonance (NMR) facility. Secondly, the Founders' Celebration UC San Diego's annual Founders Celebration commemorates the day the campus was officially founded in November 1960. This year marks the 58th anniversary of the University of California, San Diego. At the Founders' Celebration, November 15-17, UCSD will recognize all Tritons—those on campus, in the local community and around the world; undergraduate and graduate students; physicians, staff and faculty; alumni and friends—and our collective achievements. For a more comprehensive list of events celebrating Founders Day 2018, please click of the following link: <http://founders.ucsd.edu/>.

7.3 General Public:

Phyllis Minick: happy to announce, on behalf of she and Janet Stratford-Collins, the opening of the sidewalk in front of the Children's Pool Plaza December 9th 1-3 PM.

8.0 Non-Agenda Trustee Comment

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

Gordon: Roadwork in the Shores commercial district: Leaving orange signs in traffic is a hazard, Dave brought this to Steve Lindsay, no longer blocking the street but one of the Muni Code rules is that signs need to say day and time. Dave says he sent this issue to Medina already, needs it handled. Plays del Ocaso, people can't park in front of their own houses

Courtney: Work on TPR appears to be moving forward, we will discuss tonight. Additional issue is the commercial clutterization on city property such as signs for electronic recycling, and big banners on La Jolla Village Drive, on overpasses, some are 60' long and 10' high. Advises that we call code enforcement on these when we see them.

Boyden: Four way stop signs that we discussed in October have been installed. Noted she experience. 22 cars going by before she could move in to traffic.

Mangano: Curbs on Marine Street have been painted red without resident's awareness. Neighbor has started a petition against it. Greatrex: Double-check that City actually did this, as resident may have.

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>- John

Shannon, Rep. Shannon Scoggins appeared at CMC to give Parks Master Plan update. Shannon notes Community Plans are often old.

- 9.2 **Coastal Access & Parking Board** <http://www.lajollacpa.org/cap.html> Adjourned in October.
- 9.3 **UC San Diego Long Range Development Plan CAG, one of LJCPA delegates, will report on discussion** <http://lrpd.ucsd.edu> (Steck, Greatrex) Adjourned in October.
- 9.4 **Hillside Drive Ad Hoc Committee – Diane Kane, Chair.** Diane Kane: Asking for alternatives on how street can be used. Gave list of operational change suggestions on how people use the road. Hillside cannot be widened, so it needs a better managed configuration. Requesting audit on drainage systems on volume and velocity of water. Need to look holistically at drainage issues.
- 9.5 **Airport Noise Advisory Committee – Cindy Greatrex, Delegate.** ANAC met on October 17, on the Quieter Home Program Update, Missed Approach Statistics, Early Turn & Other Flight Ops Statistics, Noise Complaint Statistics and Part 150 TAC Updates.

10.0 Consent Agenda- Action Items

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PDO – Planned District Ordinance Committee, Chair Deborah Marengo, 2nd Monday, 4:00 pm

DPR – Development Permit Review Committee, Chair Brian Will, 2nd & 3rd Tuesday, 4:00 pm

PRC – La Jolla Shores Permit Review Committee, Chair David Gordon, 3rd Monday, 4:00 pm

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

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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 trailed to the next LJCPA meeting.

No items pulled.

Motion: Approve Consent Agenda. (Ahern/Gordon)

In Favor: Ahern, Boyden, Brady, Courtney, Gordon, Greatrex, Little, Mangano, Merten, Shannon, Weiss, Weissman, Will

Opposed: --

Abstain: Steck (Chair)

Motion Carries: 13-0-1

10.1 Heritage Place - 7210 La Jolla Blvd CDP/MWNo.: 599728 (PROCESS 3) Tentative Map Waiver and Coastal Development permit to convert three rental units into condominiums located at 7210 La Jolla Blvd (417 Dunemere Dr is the address for attached studio) and 484 and 494 Arenas Ave. The 0.32 acre site is located in the RM-1-1 zone and the Non-appealable area of the Coastal Overlay Zone in the La Jolla Community Plan area and contains designated historic resources. Council District 1.

DPR Motion: Findings **CAN** be made for CDP/MW. (Kane/Collins)• Motion PASSES 8-0-2

10.2 AT&T La Jolla SCR – 7979 Ivanhoe Ave - No.: 616201-LA JOLLA Substantial Conformance Review, Process 2 for an AT&T 5G pilot project on an existing Wireless Communication Facility (WCF). The project includes the removal of 3 Remote Radio Units in the equipment room and the installation of 4 5G antennas mounted to the facade of the mechanical enclosure of the building located at 7979 Ivanhoe Ave in the LJP-1

zone of the La Jolla Community Planning area. The project is also within the Coastal Overlay Zone. (Existing LUP No. 951407).

DPR Motion: Findings **CAN** be made for this SCR: (Costello/Ragsdale) **Motion Passes.** 5-0-1

10.3 KEARNS_KROUPA Remodel – SDP 8015 & 8017 El Paseo Grande No: 612368: (Process 3) Site Development Permit for alterations and additions to a 2,352 sq ft, potentially historic multi-family duplex interior remodel and 1,181 sq ft second story addition with roof deck, to an existing multi-family residence, located at 8015 & 8017 El Paseo Grande. Unit #8015. The 0.14 acre site is located in the La Jolla Shores Planned District-MF1 Zone and the Coastal Overlay Zone (Non-Appealable) within the La Jolla Community Plan area and Council District 1.

PRC Motion: Findings **CAN** be made for Project #: 612368 (Process 3) Site Development Permit and Coastal Development Permit . **Motion Passes** 4-1-1.

10.4 La Jolla Half Marathon: Request for Temporary Street Closures and No Parking areas related to the 38th annual Kiwanis sponsored event based at Scripps Park on Sunday April 28, 2019. (Ellen Larson)

LJT&T Motion: To Approve request for Temporary Street Closures and No Parking areas related to the 38th annual Kiwanis sponsored event based at Scripps Park on Sunday April 28, 2019: Brady, Second: Hawrylyszyn Frank. **Motion Passes.**6-0-0.

10.5 Resident Request for Left Turn Signals: for North and South bound Fay Avenue at Pearl Street Intersection (Byrne Eger)

LJT&T Motion: To Approve Resident Request for Left Turn Signals for North and South bound Fay Avenue at Pearl Street Intersection: Brady, Second: Goulding. **Motion Passes:** 6-0-0

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

11.0 6:30 Time Certain Presentation by Hubbs-Seaworld representative about their looking into installing a fish farm off the La Jolla Coast. 10 minutes. **Information Only.**

Presenter: Don Kent

We import about 91 percent of the seafood we eat. As world population begins to grow without us having a domestic supply of seafood, the Govt. is looking at farming out in our open oceans. 14B deficit per year in seafood market. As oceans get more stressed by the taking of sea food, its become a priority for the government to farm out in the open ocean, which is open, clean and can support this technology in our country. American investors in the technology. Working with Navy fishermen and other user groups for a site around San Diego. At least somewhere between Ventura and Tijuana. One spot is about three miles off of Crystal Pier. Job opportunities are for 75 jobs onsite, and 250 jobs in total. 40,000 jobs in fishing have disappeared in San Diego. No local species of fish will be used. Larvae will be hatched and grown.

La Jolla Light article stated farm process inaccurately, therefore appearance at LJCPA is being done to correct miscommunications about hatcheries and process.

Public Comment:

Sally Miller: How close to shore is this going to be? Will there be lights in the water, blood in the water? What is a hatchery vs. a farm? Kent: This will be three miles offshore.

Trustee Comment:

Weiss: who will handle environmental review. **Kent:** NOAA will lead Environmental Policy Review. Permits will go to Army Corps of Engineers

Courtney: Asks about status on fish farms in Hawaii. **Kent:** Similar seriola farm there.

Gordon: How far off shore. **Kent:** About three miles.

Gordon: Buoys are hard to spot.

12.0 La Jolla Concours d'Elegance- Request for temporary street closures and no parking areas related to the 15th annual event at Scripps Park on April 12, 13, and 14, 2019 (Laurel McFarlane)

T&T Motion: To **Approve** request for temporary street closures and no parking areas related to the 15th annual event at Scripps Park on April 12,13, and 14, 2019: Brady, Second: Earley. **Motion Passes:** 7-0-0. (not heard in October)

Presenter: Heath Fox, Director of La Jolla Historical Society. 2019 event is not expanded. 15th Anniversary of event, which features Cadillac as an American Classic.

Courtney: Do you know your numbers from 2018? **Fox:** \$670,000 in 2018 Net to LJHS was \$120,000. About 18% ROI.

Courtney: It costs over \$550,000? **Fox:** It is a very complex operation, very manpower heavy.

Courtney: Do you have breakdown of expenses **Fox:** We are audited each year and our 990 is posted online.

Courtney: Opined that anything using public property should have open books. **Fox:** We post our financials.

Courtney: Ticket prices are higher, and more public accessibility is desirable. Two years ago fabric was installed on the chain link fence to block views of public. **Fox:** We have free events during this time.

Brady: T&T has unanimously approved this event.

Motion: To approve event (Brady/Boyden)

To the Motion: Courtney: Supported this last year, not supporting it this year due to lack open information on financials and also on the fabric/netting that may be placed on the chain link fence

In Favor: Ahern, Boyden, Brady, Gordon, Greatrex, Kane, Mangano, Merten, Shannon, Weiss, Weissman, Will

Opposed: Courtney, Little

Abstain: Steck (Chair)

Motion Carries 12-2-1

13.0 Newmann Residence – 7742 Whitefield Pl. CDP/SDP. No.: 607808 (PROCESS 3) Site Development Permit and Coastal Development Permit to demolish an existing one-story single family dwelling and to construct a new two-story 10,861 square-foot dwelling with basement and attached garage at 7742 Whitefield Place. The 0.55 acre site is located in the RS-1-5 zone and the Non-appealable area of the Coastal Overlay Zone in the La Jolla Community Plan area. Council District 1.

DPR Motion: Findings **CANNOT** be made for the SDP/CDP. The project is inconsistent with community plan with respect bulk scale, community character, and transition between new and old development and public views from Torrey Pines and the Canyon. (Kane/Welsh) Passes: 6-0-2 (pulled by applicant)

Presenter: Paul Benton, Alcorn & Benton Architects

Landscape architects Todd Frye and Jennifer Phelps are present but do not give presentation. The residential development, planned for 7742 Whitefield Place in the Country Club neighborhood, would demolish an existing one-story house and construct a new two-story, 10,861-square-foot house with basement and attached garage. PowerPoint presented showing various views, cross-sections, elevations, setbacks. Canyon views and drainage points displayed. Fill slope area articulated in presentation. Eucalyptus trees are noted on property as well as a historic Norfolk pine tree. Benton states project conforms to design standard in code. Site survey presented. Setbacks of surrounding houses presented. Discussion on fill soil in terms of development. May use Tesla shingles on roof.

Jim Newmann, owner: Lived in La Jolla since 1988, wants house for family use, daughters and grandchildren. Built in a rumpus room for them. Contacted Dr. Steiner when he first bought the house. Notes he has not been in town to answer neighbor's questions but only two neighbors have asked him questions. States that he has met every restriction and code in building this house.

Public Comment:

Sally Miller: Will you block ocean view of neighbors? **Newmann:** Yes

Melinda Merryweather: Is this house a two or three story house? **Benton:** Its two stories.

Gail Forbes: Are you draining to the street? **Benton:** Still ground drainage, with an energy dissipator at bottom of the canyons.

Dr. Bob Steiner, neighbor: Presents PPT. States this home would be far and away the largest home in the neighborhood, and said he had a letter signed by 20 neighbors against the project. He also said allowing its construction would set a precedent and that a house of this size would be "the first of many". States that the neighborhood is very surprised to see such a big plan, as the current house is 3200 SF. Has a petition with about

20 names on it. It is not compatible re: bulk and scale and it represents an unprecedented percentage gain in size, 2-300%. There will be grading, and the house will be visible from many vantage points around the canyon. The house is just too big.

Chris Neils: Neighbor since 1991. Important to look at community plan and neighborhood character. It's a judgement call, not a bright line. Many aspects to look at. Notes DPR turned this down due to character and dangerous precedent. Average house in neighborhood is 3200-5000 SF.

Trustee Comment:

Courtney: Requests seeing topo slide. Asks about trees. **Benton:** Trees will be kept wherever possible.

Courtney: We should not be looking at cliffs and steep slopes canyons when looking at lot size.

Gordon: What is SF and FAR of neighbors? **Benton:** (presents SF and FAR data).

Will: On lots where 50% of the area is steep slopes, there are regulations on how you count this. But this project is at 43%.

Kane: Intense amount of community concern at DPR. Survey that was done in 2004. This area was flagged as having a significant number of older homes. People live here for canyons, topography and views. If you get one big one in, there goes the neighborhood.

Merten: Small homes here are on narrow lots. Larger homes are on wider lots. The Community Plan says that bulk and scale are in relation to adjoining lots and the lot of the project (sliding scale). This project complies with that sliding scale.

Motion: Findings can be made. (Merten/Gordon)

In Favor: Ahern, Boyden, Brady, Gordon, Kane, Merten, Shannon

Opposed: Courtney, Greatrex, Little, Steck, Weiss, Weissman, Will

Abstain: Mangano: There are reasonable arguments on both sides. It is not black and white. Would like to see iterations.

To The Motion: Gordon: Torn on project, project shows compliance.

Little: We have to be more than code checkers.

Weiss: The view from the other side of the canyon is one of a hotel.

Boyden: When you build a house on the beach, the whole beach counts for landscaping purposes.

Courtney: We are here to look out for the community. The City has code checkers.

Motion Fails: 7-7-1 (Tie 7-7, Chair Vote creating tie)

Second Motion: To support DPR that Findings cannot be made. (Courtney/Kane)

To The Motion:

Will: Are we voting on compliance or whether we like the project? For this Applicant, it is our duty to work from the document we have.

Shannon: Can a Companion Dwelling Unit be built here? Or on this block?

In Favor: Courtney, Kane, Little, Weiss, Weissman

Opposed: Ahern, Boyden, Brady, Gordon, Greatrex, Merten, Shannon, Will

Abstain: Mangano: There are reasonable arguments on both sides. It is not black and white. Would like to see iterations. Steck (Chair)

Motion Fails: 5-8-2

14.0 Torrey Pines Corridor Noise – proposed revisit of September 2018 LJCPA Motion: Recommend City utilize night work on Torrey Pines Road to reduce the impact on daytime traffic. This is meant to be less than as much night work as possible.

Presenter: Cindy Hazaka. Presents a case for limiting night work on the TPR Restoration Project. Maps provided showing impacted households, projected noise levels, repercussions from noise and ideas for decreasing traffic impact that does not include night work. Widespread instances of legal action will follow. The drilling part of the project is imminent. Car crashes escalate, people are irritable, people don't get enough sleep. We are only supposed to be hearing 40 decibels of sound.

Alisha Hawrylyszyn Frank: Representing merchants. Also a resident. 53,000 cars go through La Jolla and 1300 businesses are affected. No easy answers but we want to affect lesser amounts of people.

Bob Chen: Sooner or later the project will be done. And we have the money, which is important. The important part is just getting this done.

Natalie Aguerre: Merchant. Notes UTC tried to shut down nighttime construction and was not successful. Lack of night time work turned Fasjhion Valley from a two year to a three year project

John Griffith: Need more consideration of people whose health can be affected, including children.

Jain Malkin: Canyon magnifies sound. Need to look at how health is affected

Ian Allen: Merchant. Traffic hurts businesses throughout town.

Jodi Rudick : New Exec Director of Merchant's Association. Discusses online purchasing habits and how that affects merchants. Notes that we need to get this project done quickly

Loni McCoy: House is close to the drilling. Is concerned about the movement in the earth from all this drilling. Suggests EIR.

Trustee Comment:

Boyden: I go shopping in the Village, go to the library, post meeting Notices. Traffic coming in at noon is backed halfway up La Jolla Parkway. Would like to see less nighttime noise, but notes there is still that traffic at noon.

Ahern: We have to get this done. Its impacting neighborhoods (re: shortcuts), visitors, merchants. Suggests getting a group together from both sides to come up with solutions

Will: In aggregate, 26,000 hour impact on merchants, and 2400 hour impact on residents. Notes the loss of stores that made La Jolla great.

Brady: We are trying to minimize night work. When you do the math, the number of people be inconvenienced at night vs. during the day is much less.

Motion: Ratify our September 6, 2018 motion (Brady/Gordon)

To the Motion:

Gordon: Sleep deprivation is no fun. Does appreciate that. Asks that the EIR status is checked, as he believes there is one.

Courtney: There is an EIR but night time work is not addressed. Contractor was afraid Caterpillae cab would extend over K-Rail, which is why there is lane closure. If we had an LJCPA committee on this topic, that would be good. Create a Task Force to cut some deals.

In Favor: Ahern, Boyden, Brady, Gordon, Greatrex, Little, Mangano, Merten, Will.

Opposed: Courtney, Kane, Weissman.

Abstain: Steck (Chair)

Motion Carries: 9-3-1

15.0 Make recommendations on the proposed 12th Amendment to the Land Development Code- Trustee Kane Will be addressed in near future. Adding new language into code for Accessory Dwelling Units. Coastal Committee hasn't weighed in yet.

Merten: Do you know timeline? **Kane:** There are workshops being held. At some point it will go to the Planning Commission.

16.0 Proposed letter to Coastal Commission re: Black's Overlook—Trustee Rasmussen, Melinda Merryweather
Presenter: Melinda Merryweather. Asks LJCPA to support letter to Coastal Commission on Black's Beach:

Motion: Send letter. (Gordon/Greatrex)

In Favor: Ahern, Boyden, Brady, Courtney, Gordon, Greatrex, Kane, Little, Mangano, Merten, Shannon, Weissman, Will.

Opposed:--

Abstain: Steck (Chair)

Motion Carries: 13-0-1

17.0 Proposed letter to Coastal Commission in support of reconstruction of Belvedere. Trustee Rasmussen, Melinda Merryweather
Act of vandalism destroyed gazebo at Windansea, Melinda will submit letter to us to be sent to CCC for in-kind replacement. **No Action:** Will be acted on in December.

18.0 Proposed revised letter on the 50% Rule, originally sent to City Attorney Trustee Little.
David Little drafted letter, some minor changes were made, in respect to the 50 percent rule.

Motion: Send November 1st letter from LJCPA (Gordon/Courtney) 13-0-1

In Favor: Ahern, Boyden, Brady, Courtney, Gordon, Greatrex, Kane, Little, Mangano, Merten, Shannon, Weissman, Will.

Opposed: ---

Abstain: Steck (Chair)

Motion Carries: 13-0-1

19.0 Adjourn to next LJCPA Meeting: Thursday, December 6, 2018 at 6:00 PM

Meeting Adjourns: 9:31

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE

LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Minutes – Tuesday Nov 13, 2018 – 4:00 pm
La Jolla Recreation Center – 615 Prospect Street, Room 1
La Jolla, California

1. NON-AGENDA PUBLIC COMMENT

- NONE

2. APPROVAL OF MEETING MINUTES

Meeting Oct 16, 2018

3. FINAL REVIEW 11/13/2018

Project Name: Babak CDP – 1271 Cave St
Permits: CDP
Project No.: 602107 DPM: Karen Bucey
Zone: RM-1-1 Applicant: Bejan Arfaa
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/602107>

LA JOLLA (Process 2) Coastal Development Permit to demolish one-story 909 square-foot dwelling and to perform grading at 1271 Cave Street. The 0.18-acre site is located in the RM-1-1 Zone, Coastal (Non-appealable) Overlay Zone, the La Jolla Community Plan area, and within Council District 1.

10/16/2018 APPLICANT PRESENTATION: Bejan Arfaa

- Demo only, existing building sitting vacant with mold and rodents. Empty for >1yr.
- Requested CDP for Condo 20yrs ago. Never executed
- Decided best to demolish it. Concerned about lawsuit risk. Neighbor complaints about rodents.
- Only Improvement is to rebuild the shared curb cut to city standard.

10/16/2018 PUBLIC COMMENT:

- none

10/16/2018 COMMITTEE DISCUSSION:

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- Leira: Historic Review? (cleared). What is happening next? (no plan, fear of lawsuit) (Property has gone through 2 historic reviews, first over 20 yrs ago. This time same decision.
- Collins: Where does mold go? (special abatement requirement)
- Will: Don't think it is project segmentation for purpose of avoiding environmental review.
- Kane: Saw plans depicting two units on this lot. (Applicant is unaware of any plans. Could be real estate agent promotion material. RM-1-1 allows increased density.)
- Leira: Is there an intent for parking here? (Applicant has not heard that) Hate to see a "broken tooth" right here.
- Dewhurst: Requires special demo to contain mold, remove mold, then regular demo. Testing is required at beginning of any demo permit.
- Kane: Any future development, even parking lot, should come back for CDP. Driveway seems unnecessary.
- Will: Logic of ...
- Leira: Is there landscaping proposed? Building? Leaving vacant is not good enough.
- Kane: Similar to project on LJ Shores Ln, where landscaping was presented.
- Kane: Something to keep down weeds, dirt? (BMPs will remain)

10/16/2018 COMMITTEE MOTION:

- Motion to make this first presentation a FINAL REVIEW: (Will/Kane)
- In-Favor: Dewhurst, Kane, Will, Zynda
- Opposed: Collins, Costello, Leira, Ragsdale, Welsh
- Abstain: none
- **MOTION FAILS 4-5-0**

10/16/2018 DELIVER FOR NEXT MEETING:

- What is proposed next, show plans, site is critical?
- What is the owners plan for mold containment during demo?
- Can we see a landscape plan, perhaps shrub screening?, Ground cover to keep dust/weeds at bay.
- Note on plans to keep landscape until development?

11/13/2018 APPLICANT PRESENTATION: Bejan Arfaa

- List of deliverables
 - No more water meter, cannot add shrubs, propose construction fence with green screen instead. City will not allow water meter without home.
 - Rendering was for marketing only.
 - Demolition permit will include required mold containment.

11/13/2018 PUBLIC COMMENT:

- Koopman: What year was original structure built? (1925, it was cleared)

11/13/2018 COMMITTEE DISCUSSION:

- Leira: Will the existing trees remain? (yes) Will there be any new landscaping proposed? (no)
- Leira: A shame that this will be a blighted site for 2 plus years. Think of the community.
- Ragsdale: What is the zone? (Will: RM-1-1)
- Leira: Permit asks for grading, what is that? Level where former foundations were.
- Welsh: Sad to see cottages go. Understand home is rotting/distressed.
- Leira: Were distressed items of project reported to city? (no, only standard historic report)

11/13/2018 COMMITTEE MOTION:

- MOTION: Findings CAN be made (Will/Ragsdale)
- In-Favor: Ragsdale, Zynda
- Opposed: Gaenzle, Leira, Welsh
- Abstain: Will (as chairman)
- **MOTION FAILS 2-3-1**

11/13/2018 COMMITTEE MOTION:

- MOTION: Findings CANNOT be made due to lack of evidence that house requires demolition. Landscape to mitigate the vacant status of lot and protect unique character of the neighborhood will not be provided. Proposed construction fence is now a de-facto permanent structure until future development. (Leira/Welsh)
- In-Favor: Gaenzle, Leira, Welsh
- Opposed: Ragsdale, Zynda
- Abstain: Will (as chairman)
- **MOTION PASSES 3-2-1**

4. PRELIMINARY REVIEW 11/13/2018

Project Name: Rastetter Cabana CDP – 303 Sea Lane
 Permits: CDP
 Project No.: 581185 DPM: Martha Blake
 Zone: RS-1-7 Applicant: Paul Vaughn
 Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/581185>

LA JOLLA (Process 3) Coastal Development Permit to remove existing single family house and construct 866 s.f. one bedroom dwelling unit with two onsite parking space and spa at 303 Sea Lane. The 0.36 acre site is in the RS-1-7 base zone, Coastal (Appealable) overlay zone within the LA JOLLA Community Plan area. Council District (1)

- DID NOT PRESENT -

5. PRELIMINARY REVIEW 11/13/2018

Project Name: Cowrie Ave Easement Exchange CDP – 7709 Prospect Pl
 Permits: CDP
 Project No.: 613548 DPM: Pancho Mendoza
 Zone: RS -1-7 Applicant: Paige Koopman
 Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/613548>

LA JOLLA *SCOPE CHANGE* (Process 2) Easement Vacation to vacate a 15-foot-wide portion of an existing 40-foot-wide sewer easement and a (Process 2) Coastal Development Permit for a 3,464-square-foot, basement, garage, and second-story addition to an existing 2,764-square-foot single dwelling unit located at 7709 Prospect Place. The 0.14 acre site is in the RS-1-7 zone within the La Jolla Community Plan area. Council District 1.

11/13/2018 APPLICANT PRESENTATION: Paige Koopman

- Previously exempt 50% remodel, Permitted Dec 2017. Const began shortly after. Early February the property was sold to new owners. Building demo'd (maintain ~60% of exterior walls). Drilled caissons. Owners wanted to make some changes (colonial style, not Spanish). Wanted an attached garage. Sloping site made locating garage difficult, could have been built with EMRA in sewer easement, Original CDP application to reduce easement only. To avoid segmentation, entire project is under CDP. No work proposed to sewer, just reduce the easement from 40' to 25'. Once CDP required, open door to refine the design and exceed 50% demo. Roof eave is lower but increased pitch makes overall height as slightly taller. Garage has some countable GFA underneath so total project increases by 1,556 sf. Eliminated a deck on the rear and partially enclose it. Concerned with timeline for 2 year permit, and now CDP requirements. Applicant would like to request a final review tonight. Cummulative small changes have brought 60% walls remaining down to about 41% and now CDP required. .41 FAR where .45 allowed. 40' easement was for a road which was abandoned, sewer only requires 15' per city engineer, still proposing 25' to remain as easement.

Height differential of structure is 38'-1". City have verbally approved the easement reduction. CDP first, then Construction Change. Applicants will stick with old design if it doesn't move smoothly through CDP. 4 parking spaces. All retaining walls have been there for 10 years plus. 5'

11/13/2018 PUBLIC COMMENT:

- Jim Mittermiller: Concerned nothing was noticed for this meeting. (August notice included easement only, notice was amended and on-site since October, and sent through noticing package.) Live on other side of canyon. Concerned about height of retaining walls going down canyon exacerbate the perceived height. (Retaining walls are exactly the same as the previously approved and will remain if returns to Spanish style. To be planted with Jasmine). Sewer easement? What does an EMRA mean? (lengthy explanation). Neighbors sued the city about something regarding a street vacation, but no specifics.
- Linda Crystal: Concerned about precedent of homes having access to canyon. Concerned with basement. Small part of under garage due to hillside, <400 sf, storage only
- David Berger: Next door. Original permits are the result of some serial permitting to keep 50%. Cul-de-sac does not yet exist. City required the cul-de-sac. Original permit had one more retaining wall. (No new walls will be built beyond what is there.) Support garage and easement change but do not like 2-story wall along his PL. (windows on that wall are designed to protect privacy.) Concerned second story does not step-back. (difficult to go back and redesign).

11/13/2018 COMMITTEE DISCUSSION:

- Leira: Would like to see city review of easement, how this house fits into context of other homes. Prefer this design to previous. See landscaping and how relate to canyon. (Do not have a landscape plan and won't prepare one, likely very formal).
- Gaenzle: Would like to see site plan with neighbors house, walls are brutal, would like to see landscape to hide them. Lot size 14,943 sf (.45)
- Zynda: Garage sticks 15' into easement? (yes) Would like to see landscape.
- Welsh: Crystal? "Your concerned about precedent of building into canyon, is this project a concern?"
- Ragsdale: Garage is 721 sf? 500 sf garage + area under approx. 1/2.
- Leira: Any other basements (no). Look at google phot with footprint proposed, photo montage with your house and neighbor, Keeping same setbacks (yes), material board or call out on rendering, Any fencing or walls? (no) (existing retaining walls are approx. 10 years. Conceptual landscape plan is sufficient.
- Will: Any ESL (no)

11/13/2018 DELIVER FOR NEXT TIME:

- City opinion/comments on easement
- Conceptual landscape plan addressing canyon and neighbor adjacency
- Site plan with context of neighbor (footprint of adjacent structure)
- Satellite view of neighborhood with PLs and proposed structure superimposed
- Photo simulation of street view of next door neighbor and proposed structure.
- Material board or callouts

6. PRELIMINARY REVIEW 11/13/2018

Project Name: MCASD Sewer EV – 700 Prospect St
Permits: EV
Project No.: 617366 DPM: Glenn Gargas
Zone: LJSPD-6A Applicant: Peter Damore
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/617366>

LA JOLLA (Process 2) Easement Vacation Permit for the vacation of sewer easements within a portion of Block 35 of "La Jolla Park" Map 352 at 700 Prospect St. The 2.04-acre site is in the LJSPD-6A, Coastal (Appealable) overlay zone within the La Jolla Community Plan area. Council District 1.

11/13/2018 APPLICANT PRESENTATION: Peter Damore, Tom Zanetti

- Vacate 3 sewer easements on the site, new sewer will connect. 2 easements have no sewer, 1 does, a lateral that only serves building to removed on applicant's property and will be handled with new private sewer on property.

11/13/2018 PUBLIC COMMENT:

- none

11/13/2018 COMMITTEE DISCUSSION:

- none

11/13/2018 COMMITTEE MOTION:

- MOTION to make this review, the final (Ragsdale/Will)
- In-Favor: Gaenzle, Leira, Ragsdale, Welsh, Will, Zynda
- Opposed: 0
- Abstain: 0
- **MOTION PASSES 6-0-0**

11/13/2018 COMMITTEE MOTION:

- MOTION findings CAN be made (Will/Ragsdale)
- In-Favor: Gaenzle, Leira, Ragsdale, Welsh, Zynda
- Opposed: 0
- Abstain: Will (as chairman)
- **MOTION PASSES 5-0-1**

7. PRELIMINARY REVIEW 11/13/2018

Project Name: Ryan CDP – 5673 Linda Rosa Ave
Permits: CDP
Project No.: 619310 DPM: Pancho Mendoza
Zone: RS-1-7 Applicant: Mark Morris
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/619310>

~~LA JOLLA- Process 2 Coastal Development Permit for the consolidation of lots 4 & 25 into one lot to allow an increase in Floor Area Ratio for the existing dwelling located at 5673 Linda Rosa Ave. The 0.131-acre located in the RS-1-7 base zone, City Coastal (None-Appelable) overlay zone of teh La Jolla Community Plan area. Council district 1.~~

Updated Project Description per city website:

LA JOLLA- Process 2 Coastal Development Permit for the consolidation of lots 4 & 25 into one lot to allow an increase in Gross Floor Area (1,670-sf first and second story addition) for the existing 1661-sf dwelling located at 5673 Linda Rosa Ave. The 0.131-acre located in the RS-1-7 base zone, City Coastal (None-Appelable) overlay zone of teh La Jolla Community Plan area. Council district 1.

11/13/2018 APPLICANT PRESENTATION: Mark Morris, Erik Buchanon

- Lot consolidation. Front lot 4,263, rear 1,457. Tied together = ,, , . Sewer easement along North side, setbacks stay out of easement. Lot consolidation allows approx 1000sf more on front lot.
- Existing 1301 house with 360 garage. Adding area to 284 first floor + 1386 to second floor + 43 sf counted because overhangs lower level. Second floor stepped back. Still no building in the paper alley. Alley still remains alley.
- Reviewed floor plans. 4 beds, 4 bath. Roof deck set back from front.
- Reviewed elevations and materials. Lot width = ~40'
- 3375 sf allowed

11/13/2018 PUBLIC COMMENT:

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE

LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Minutes – Tuesday Nov 20, 2018 – 4:00 pm
La Jolla Recreation Center – 615 Prospect Street, Room 1
La Jolla, California

2. NON-AGENDA PUBLIC COMMENT

- Costello: CPA Elections, if you are interested in running, you must attend 3 meeting up to and including the Feb monthly meeting.

8. APPROVAL OF MEETING MINUTES

Meeting Nov 13, 2018

9. FINAL REVIEW 11/20/2018

Project Name: Cowrie Ave Easement Exchange CDP – 7709 Prospect Pl
Permits: CDP
Project No.: 613548 DPM: Pancho Mendoza
Zone: RS-1-7 Applicant: Paige Koopman
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/613548>

LA JOLLA *SCOPE CHANGE* (Process 2) Easement Vacation to vacate a 15-foot-wide portion of an existing 40-foot-wide sewer easement and a (Process 2) Coastal Development Permit for a 3,464-square-foot, basement, garage, and second-story addition to an existing 2,764-square-foot single dwelling unit located at 7709 Prospect Place. The 0.14 acre site is in the RS-1-7 zone within the La Jolla Community Plan area. Council District 1.

11/13/2018 APPLICANT PRESENTATION: Paige Koopman

- Previously exempt 50% remodel, Permitted Dec 2017. Const began shortly after. Early February the property was sold to new owners. Building demo'd (maintain ~60% of exterior walls). Drilled caissons. Owners wanted to make some changes (colonial style, not Spanish). Wanted an attached garage. Sloping site made locating garage difficult, could have been built with EMRA in sewer easement, Original CDP application to reduce easement only. To avoid segmentation, entire project is under CDP. No work proposed to sewer, just reduce the easement from 40' to 25'. Once CDP required, open door to refine the design and exceed 50% demo. Roof eave is lower but increased pitch makes overall height as slightly taller. Garage has some countable GFA underneath so total project increases by 1,556 sf. Eliminated a deck on the rear and partially enclose it. Concerned with timeline for 2 year permit, and now CDP requirements. Applicant would like to request a final review tonight. Cumulative small changes have brought 60% walls remaining down to about 41% and now CDP required. .41 FAR where .45 allowed. 40' easement was for a road which was abandoned, sewer only requires 15' per city engineer, still proposing 25' to remain as easement. Height differential of structure is 38'-1". City have verbally approved the easement reduction. CDP first, then Construction Change. Applicants will stick with old design if it doesn't move smoothly through CDP. 4 parking spaces. All retaining walls have been there for 10 years plus. 5'

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perceived height. (Retaining walls are exactly the same as the previously approved and will remain if returns to Spanish style. To be planted with Jasmine). Sewer easement? What does an EMRA mean? (lengthy explanation). Neighbors sued the city about something regarding a street vacation, but no specifics.

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- David Berger: Next door. Original permits are the result of some serial permitting to keep 50%. Cul-de-sac does not yet exist. City required the cul-de-sac. Original permit had one more retaining wall. (No new walls will be built beyond what is there.) Support garage and easement change but do not like 2-story wall along his PL. (windows on that wall are designed to protect privacy.) Concerned second story does not step-back. (difficult to go back and redesign).

11/13/2018 COMMITTEE DISCUSSION:

- Leira: Would like to see city review of easement, how this house fits into context of other homes. Prefer this design to previous. See landscaping and how relate to canyon. (Do not have a landscape plan and won't prepare one, likely very formal).
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- Welsh: Crystal? "Your concerned about precedent of building into canyon, is this project a concern?"
- Ragsdale: Garage is 721 sf? 500 sf garage + area under approx. 1/2.
- Leira: Any other basements (no). Look at google phot with footprint proposed, photo montage with your house and neighbor, Keeping same setbacks (yes), material board or call out on rendering, Any fencing or walls? (no) (existing retaining walls are approx. 10 years. Conceptual landscape plan is sufficient.
- Will: Any ESL (no)

11/13/2018 DELIVER FOR NEXT TIME:

- City opinion/comments on easement
- Conceptual landscape plan addressing canyon and neighbor adjacency
- Site plan with context of neighbor (footprint of adjacent structure)
- Satellite view of neighborhood with PLs and proposed structure superimposed
- Photo simulation of street view of next door neighbor and proposed structure.
- Material board or callouts

11/20/2018 APPLICANT PRESENTATION: Michael Atwell

- Response to deliverables, Owner drew some concept landscape ideas over the site plan and 3D drawings. Demonstrated adjacency and context to neighbor.

11/20/2018 PUBLIC COMMENT:

- Email from Mr Berger: Does this project include cul-de-sac improvement. (Sidewalk?) Curb, Gutter, and Asphalt.

11/20/2018 COMMITTEE DISCUSSION:

- Leira: wish there was more room between neighbors
- Gaenzle: Would prefer to see mirror image of house, for smoother transition to neighbor. Wish to see some community benefit to give-up easement. Adding new garage to replace previous is leading to this situation. Prefer an EMRA to easement vacation.
- Leira: Landscape? (front will be lawn with box wood, hedges, low plants. Rear will be planted with vine and ficus to screen walls) warning not to plant something that would destroy walls. Creeping vines are probably better.
- Leira: house would be more sensitive if it flipped. Style is an improvement over previous.
- Costello: What is applicants idea of mirror image.

- Will: Is that part of the second floor existing or already framed (no) Explanation of existing permit, garage triggering easement vacation and CDP, subsequent choose to exceed 50%. Neighbors tree blocks view of adjacent portion of house.
- Collins: Easement location? (40' wide reduced to 25' to clear the garage)
- Leira: What are community benefits? Improved architecture keeping with neighborhood, lower eave line, off-street garage parking.
- Gaenzle: Thinks applicant should re-think design and revisit mirroring.
- Leira: eliminating breezeway/mudroom would reduce impact on easement. Second floor jeopardizes tree.
- Will: Situation
- Collins: prefers with garage (Will agrees)
- Costello: Pleased that they came forward with a CDP.

11/20/2018 COMMITTEE MOTION:

- MOTION: Findings CAN be made (Will/Collins)
- In-Favor: Collins, Costello, Leira, Welsh, Zynda
- Opposed: Gaenzle
- Abstain: Will (as chairman)
- **MOTION PASSES 5-1-1**

10. FINAL REVIEW 11/20/2018

Project Name: Ryan CDP – 5673 Linda Rosa Ave
 Permits: CDP
 Project No.: 619310 DPM: Pancho Mendoza
 Zone: RS-1-7 Applicant: Mark Morris
 Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/619310>

LA JOLLA Process 2 Coastal Development Permit for the consolidation of lots 4 & 25 into one lot to allow an increase in Gross Floor Area (1,670-sf first and second story addition) for the existing 1661-sf dwelling located at 5673 Linda Rosa Ave. The 0.131-acre located in the RS-1-7 base zone, City Coastal (Non-Appealable) overlay zone of the La Jolla Community Plan area. Council district 1.

11/13/2018 APPLICANT PRESENTATION: Mark Morris, Eric Buchanon

- Lot consolidation. Front lot 4,263, rear 1,457. Tied together = 6,720 sf. Sewer easement along North side, setbacks stay out of easement. Lot consolidation allows approx 1000sf more on front lot.
- Existing 1301 house with 360 garage. Adding area to 284 first floor + 1386 to second floor + 43 sf counted because overhangs lower level. Second floor stepped back. Still no building in the paper alley. Alley still remains alley.
- Reviewed floor plans. 4 beds, 4 bath. Roof deck set back from front.
- Reviewed elevations and materials. Lot width = ~40'
- 3375 sf allowed

11/13/2018 PUBLIC COMMENT:

- Ish: Where does it say consolidation can happen across a ROW? No-one else has done this (actually 2 others have per applicants Parcel Map). Critique of previous work by developer is anomaly in neighborhood with suspect permit tactics: serial permitting, carport conversion, ... Too big, out of character. 131.0431?? – “respect size of neighboring homes” This is egregious. Most approx. 1,400-1,500 sf. homes. Why roof decks?

11/13/2018 COMMITTEE DISCUSSION:

- Leira: Never seen non-contiguous lot consolidation. Why not abandon the alley. (would require full vacation, neighbors would have to agree). Convince me that all the density is justified in being all placed on front “lot”.

- Zynda: Who maintains paper alley (owners, essentially backyard)
- Gaenzle: Would like to see montage elevation 1 house north and 2 houses south. East West site section, both lots and PLs and alley. Building Sections.
- Leira: Google satellite with proposed, Table of max development, FAR, setbacks, coverage. proposed vs allowable with both lot sizes (before and after)
- Will: appreciate when Roof decks are best when set back from façade and use sloped roof to conceal guardrail. Materials board.

11/13/2018 DELIVER FOR NEXT TIME:

- Montage of street view/elevations, 1 house N and 2 houses S
- Evidence to support precedent for non-contiguous lot consolidation and all density on one lot.
- An East to west site section including both lots with all 4 PLs
- Building sections
- Satellite image of immediate area (approx. 300' radius) with proposed structure and PLs superimposed.
- Development table of proposed/allowable before consolidation (front lot only)/allowable after consolidation. (FAR, Max GFA, Height, Setbacks, Coverage)
- Materials board or call-outs

11/20/2018 APPLICANT PRESENTATION: Mark Morris, Eric Buchanon, Rick Turner

- Presented aerial and street montage.
- Assessor's map shows 2 and 3 down have consolidated Parcel. Subdivision map act 66424 that lot can be divided by ROW or alley, because underlying fee goes to CL of ROW.
- Reviewed site and building sections
- Neighborhood statistics: Did not bring FAR of surrounding structures.
- Floor Area: Ex 1,301 sf + 360 sf garage, adding 284sf to FF, adding SF of 1386. **3,374sf proposed** on 5,720 sf lot. Front lot (4) is 4,263 sf, Rear lot (25) is 1,457 sf. 44 sf penalty area under habitable above.

11/20/2018 PUBLIC COMMENT:

- Ish: LDC 125.0761 ... all public streets should be abandoned before lot consolidation. Definition of abutting. Area is divided by alley. All adjacent owners would have to agree to vacation. Should not be allowed to consolidate. (Applicant: already done on 2 adjacent parcels, underlying fee is to CL. City could always vacate any ROW. Same condition applies to Linda Rosa as well.)

11/20/2018 COMMITTEE DISCUSSION:

- Gaenzle: Lot at end of block is very large but on much larger lot. House is 7,000 sf on 23,000sf lot with an FAR of .30. The houses average .35 on the east side of street.
- **Applicant:** Character of community includes many large homes
- Will: Read LJ Community Plan.
- Gaenzle pointed out additional sections. One of the goals of the LJ community plan is "Maintain the character of La Jolla's residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures." The La Jolla community plan states, "One of the more critical issues associated with single dwelling units development is the relationship between the bulk and scale of infill development to existing single dwelling units." And "Common development patterns or streetscape themes that reoccur within the public domain or right-of way of a particular block occur throughout the entire neighborhood can be identified. These features help to contribute to a neighborhood's sense of identity and place within the community."
- Costello: Lot tie is to create a situation of a larger lot area allowing the larger house. The graphic presented to justify this is not representative of the neighborhood in that it omits entire streets and whole blocks, showing only the lot areas and floor areas you selected. It is biased. Please take it back!

LA JOLLA SHORES PERMIT REVIEW COMMITTEE MINUTES

LA JOLLA COMMUNITY PLANNING ASSOCIATION

Revision 1 - Draft

Monday, November 19th, 2018 @ 4:00 p.m.

La Jolla Recreation Center, 615 Prospect St., La Jolla, CA

Meeting Room 1

1. **4:00pm Welcome and Call to Order:** David Gordon, Chair (dgord@aol.com)
 - a. Committee Members in attendance: Tony Crisafi, Michael Czajkowski, Andy Fotsch, David Gordon, Myrna Naegle, Angie Preisendorfer
 - b. Committee Members not in attendance: Matt Edwards, Janie Emerson
2. Motion made to Adopt the Agenda by Angie Preisendorfer, 2nd Myrna Naegle
VOTE 6-0-0
3. Motion made to Approve October Minutes Andy Fotsch, 2nd Tony Crisafi
VOTE 4-2-0
4. **Non-Agenda Public Comment:** None
5. **Non-Agenda Committee Member Comments:**
6. **4:05pm Chair Comments**
 - a. Chair conducts committee review following Robert's Rules of Order
 - b. Chair commented that two committee members requested to postpone the discussion and vote on the new Bylaws because not all committee members are present.

7. **Project Review:**

a. **4:15-4:45pm GRADY RESIDENCE – CDP/ SDP (2nd Presentation, previously reviewed Oct2018)**

- **Project #:** 482904
- **Type of Structure:** Single Family Residence
- **Location:** 7910 Saint Louis Terrace
- **Applicant's Rep:** James Alcorn (619) 701-8488 <mailto:jamesalcoraia@gmail.com>
- **Project Manager:** Glenn Gargas (619) 446-1542 GGargas@sandiego.gov
- **Project Description:** (Process 3) Coastal Development Permit and Site Development Permit for demolition of existing dwelling and construction of new 2 story 4640 sq ft residence over a 2,170 sq ft basement with garage and studio. The 0.149 acre site is located in the LJSPD-SF zone within the Coastal Overlay zone (Non-Appealable) located at 7910 Saint Louis Terrace of the La Jolla Shores Planned District, within the La Jolla Community Plan area and Council District 1.
- **Presentation:** by Jim Alcorn
Presenter responded to the comments/ concerns from October presentation.
Contacted neighbors.
Data on neighboring FAR numbers range from 22% - 64%, project FAR is 48%
Materials Board was presented: board texture concrete, steel beams same color as the concrete, dark frame double pane windows, soffits of Douglas Fir
Landscaping plan presented by Jim Neri (landscape architect).
New location for garage and driveway on east side of property, driveway is 20ft from the sidewalk, 25ft from the street with 12ft curb cut. 43ft wide excavation for the lower garage. Corner site line is 20ft.
Public comment: Peggy Davis commented about storm drainage. She also claimed that the house directly to the north has recently sold and the new owners have not been informed. Mr. Alcorn requested the contact information from Peggy Davis for the realtor and the new owners. David Gordon pointed out that the project was publicly noticed several months ago (Feb 2018) and the realtors had a legal obligation to inform the buyers.
Committee Comment: Myrna Naegle is concerned that the design is out of character with the near neighbors and the FAR. Tony Crisafi asked how many bedrooms. Jim Alcorn responded that there are 4 bedrooms and a companion unit on the basement/ garage level. David Gordon and Tony Crisafi pointed out that the curb cut should be wider for the size of the garage and suggested that the applicant should push back on DSD and point out that a 12ft curb cut does not effectively increase street parking due to the driveway's proximity to the street corner.
Motion: Tony Crisafi made motion, Michael Czajkowski 2nd
Findings can be made for a Site Development Permit (SDP) and Coastal Development Permit (CDP) for Project #482904
VOTE 4-0-2
Chair abstained. Myrna Naegle abstained due to concerns about bulk and scale and FAR.

b. **4:45-5:15pm HERSCHFIELD RESIDENCE – CDP/ SDP (First Presentation)**

- **Project #:** 603740
- **Type of Structure:** Single-Family Residence
- **Location:** 8230 Prestwick Drive
- **Applicant's Rep:** Claude-Anthony Marengo (858) 459-376
<mailto:camarengo@marengomortonarchitects.com>
Chandra Slaven (619) 316-7645 <mailto:CSlaven@blueheron.com>
- **Project Manager:** Pancho Mendoza (619) 446-5433 FMendoza@sandiego.gov
- **Project Description:** (Process 3) Coastal Development Permit and to demolish an existing single-family dwelling and construction of a new 12,216 square foot single-family dwelling at 8230 Prestwick Drive. The 0.44 acre site is located in the La Jolla Shores Planned District-SF Zone and the Non-appealable area of the Coastal Overlay Zone within the La Jolla Community Plan area and Council District 1.
Presentation: by Chandra Slaven
Information only

While project floor area is 3X that of the existing home, the size as seen from the street view will be similar to the existing home. Height is 21'7" from the foundation and 18'3" from the street elevation. Side setbacks are 6ft (larger than existing side setbacks). Most of the additional square footage will be accomplished by excavation which will include shoring and stabilization. Excavation will be 3479 cubic yards

Note: Applicant had intended to present for action but on the day of the presentation, it was discovered that the applicant had been meeting with two property owners who claimed that they represented the neighbors. However, it appears that these two property owners had not communicated anything to other neighbors and property owners. Applicant was acting in good faith but apparently was deceived. Several neighbors came forward. While they were not necessarily opposed to the project, they were concerned because they hadn't seen any of the details of the project. The applicant (represented by Chandra Slaven) graciously volunteered to postpone the review until December or January meeting to provide an opportunity to meet with the neighbors.

Public comment: Peggy Davis commented about concerns for excavation and shoring and potential for underground water. Neighbors expressed concerns because this was their first chance to see details of the design.

Committee Comment: Tony Crisafi commented with concerns that the view from the street appeared to look like a fortress. The front of the house included only two windows which were hidden behind landscaping. Applicant responded that the homeowners wanted to isolate street noise and secure their privacy. David Gordon commented, would like to see how the back of the home looked when observing from down the hill. Applicant agreed to provide rendering of the view at the next presentation.

c. **5:15-5:45pm SUNSET RESIDENCE – SDP/ CDP (First Presentation)****

- **Project #:** 556536
- **Type of Structure:** Single-Family Residence
- **Location:** 8276 Paseo Del Ocaso
- **Applicant's Rep:**

Warren Triesman	619) 318-8081	
○ Colin Lowry	(619) 800-8105	colin@cladinc.us
- **Project Manager:** Martha Blake (619) 446-5375 MBlake@san Diego.gov
- **Project Description:** (Process 3)- Site Development Permit (SDP), Neighborhood Development Permit (NDP), and Coastal Development Permit to remodel with partial demolition of an existing single-family dwelling with new 1,134-square-foot second story and net increase of 240 sq ft on first floor, for a total of 3,449 sq-ft two story single dwelling located at 8276 Paseo De Ocaso. The 0.12-acre site is in the Coastal Overlay Zone (Non-Appealable) in the SF zone(s) of the La Jolla Shores Planned District of the La Jolla Community Plan area within Council District 1.
- **** This project was previously reviewed as the GREENBERG RESIDENCE (most recently at the Oct2017 LJSPRC meeting and was pulled from the Nov2017 LJCPA consent agenda. The project was not presented to LJCPA. While the project retains the original project number and SDP/ CDP status, the design is completely changed and the owner and architect are also new.**
- **Presentation:** by Colin Lowry
Using existing side setbacks (3'9"), rear setback is 34-35ft, driveway is 20ft from sidewalk with 12ft curb cut, Height 27'9" to the rails on the roof deck.
FAR is 66%
Met with neighbors except the house directly south (it is a rental and the property owners did not respond).
- **Public Comment:**
Mary Little (neighbor directly west – backyards) is concerned about privacy from the second story deck and roof deck looking into her back yard. She claimed that the previous owners encroached on her property with a fence and when building the fence, removed the old fence and allowed her dog to escape. She requested that if any changes are made to the rear fence, that she be contacted first and kept apprised during construction of the fence. She also was concerned that the fence was not on the property line. Angie Preisendorfer and David Gordon suggested to Mary Little that she should have a property line survey done.
- **Committee Comment:**
Andy Fotsch suggested a 300ft survey. Myrna Naegle was concerned about the second story's bulk and scale. David Gordon was notified by Peggy Davis that a neighbor had sent an email about the project (sent just prior to the meeting). David Gordon summarized the email from Karen Flynn (8281 Paseo Del Ocaso – across the street and

north of the project). Her concerns were that noise from the roof deck would impact her family's privacy. She also stated when she had remodeled her home she was told by "the committees" that they could not include a roof deck. The applicant responded that there was no prohibition to roof decks and were at least 26 other homes in the area that already had roof decks.

- **Motion:** Tony Crisafi made motion, Andy Fotsch 2nd
Findings can be made for a Site Development Permit (SDP) and Coastal Development Permit (CDP) for Project #556536
VOTE 5-0-1 Chair abstained.

- d. **5:45-6:15 Charter/ Bylaws - Revision - Review/Approval**
 - **Discussion of existing LJSRPC Charter and Proposed Revision of Charter/ Creation of Bylaws**
 - Proposed new bylaws to replace existing charter were distributed at last month's LJSRPC meeting. To date, no comments have been received.
Note: Michael Czajkowski departed the meeting (as noticed prior to meeting start). Quorum maintained.
 - **Discussion:** Janie Emerson (via email) and Myrna Naegle requested to postpone the Bylaws discussion since not all committee members are present. Chair responded that item has been on the agenda requesting inputs and comments for three months. A copy of the proposed bylaws was provided prior to the October LJSRPC meeting. To date, no comments or inputs have been received. Chances of having all committee members present is not likely, and that a quorum is present. Item will be on the agenda.
 - **Summary of changes:**
 1. Added description of Vice Chair and Recording Secretary to existing Chair description.
 2. Changed the day of the LJSRPC meeting to the 3rd Monday of the month (vice the 4th Tuesday) and allowed for changes to be made by the committee.
 3. Added language defining what constitutes a quorum in accordance with Robert's Rules of Order. Existing Charter does not include any reference to a quorum.
 4. Added language about posting agendas. Clarified electronic posting requirements.
 5. Clarified language on conflict of interest and members recusing themselves. Aligned recusal requirements to what is required by the Administrative Guidelines to City Council Policy 600-24.
 6. Added language to clarify collective concurrence.
 7. Made minor changes to the language regarding changes to a project after the LJSRPC vote.
 8. Current Charter does not contain any provisions for modifying or revising the Charter. The proposed Bylaws added language to define how the Bylaws can be revised.
 - **Public Comment:**
Kathleen Neil commented that the rules might be too tight to be flexible and might discourage others from volunteering.
 - **Motion:** Andy Fotsch made motion, Tony Crisafi 2nd
Approve the revised Bylaws
 - **VOTE 4-1-0**

Adjourn to next PRC meeting Monday, December 17th, 2018 @ 4:00 p.m.

LA JOLLA TRAFFIC AND TRANSPORTATION BOARD
Regular Meeting: Monday November 19, 2018

Members Present: Dave Abrams (Chairperson) LJCPA, Brian Earley (Vice Chairperson) LJSA, Tom Brady LJCPA, Donna Aprea LJTC, Nancy Warwick LJTC, Patrick Ryan BRCC, Erik Gantzel BRCC, Aaron Goulding LJVMA, Ross Rudolph LISA

Members Absent: None

LJT&T welcomed Ross Rudolph MD representing La Jolla Shores Assn. Ross replaces Darryl Tschirn who moved away from La Jolla. La Jolla Village Merchants Association has not yet named a replacement for Alisha Hawrylszyn Frank currently leaving the Board with nine members.

Approve Minutes of: October 17, 2018 **Motion to Approve: Brady, Second: Goulding 6-0-3 (Earley, Warwick, Rudolph)**

Public Comments on Non-Agenda LJT&T Matters:

Sally Miller: Requests “Keep Clear” signage on Nautilus Street at the corners of Aranda Ave, Avenida Mirola, Avenida la Reina, and Manana Place. Parents are dropping their children off to school in the mornings and picking them up in the afternoon with little regard for neighbors trying to enter and exit their streets. The ‘keep clear’ signage would allow them to get in and out of their streets safely. Dave advised she should make arrangements to be placed on the December Agenda for Board Discussion.

Diane Wall: Requests to be placed on the December Agenda to discuss safety conditions at the crosswalk on Genter Street crossing Fay Avenue. She will request blinking lights for the crosswalk. She lives on Genter Street and sees the hazardous conditions crossing the street and is concerned for the safety of her son who was nearly hit by a car, as well as other pedestrians. She believes the blinking lights will alert drivers to pedestrians in the crosswalk making it safer to cross the street. Aaron asked for clarification on the location of the crosswalk she is referring to and she responded it is the crosswalk on Genter St. crossing Fay Ave.

Agenda Item 1: Resident Petition for Speed Humps (Cont’d Item) on Bonair Street between La Jolla Boulevard and Draper Ave (Roland Stroebel) Action Item

At the October 17, 2018 LJT&T Meeting, Agenda Item 6, Roland Stroebel requested Speed Humps for Bonair St between La Jolla Blvd and Draper Ave. Mr. Stroebel is a homeowner on Bonair Street. Drivers treat his street like it’s a drag strip and he has school-aged children. He polled his neighbors and he believes he would have 100% support for speed humps on Bonair. Homeowners have to do something about slowing down the traffic before one of their kids gets hit. He is here to ask what he needs to do to take it to the next level. Dave explained because of the length of the street and abutting properties that will be impacted there has to be a Petition process he would have to complete. Dave can send him the Petition or refer him to the City who can provide it for him. He will have to get 75% of the homeowners in a target area and once the Petition is completed and the City verifies it, he will return to the Board.

Mr. Stroebel presented his Petition for the speed humps on Bonair St and informed the Board he was successful in getting 80% of the homeowners in his target area to sign it. There are 25 homeowners in his target area and he got 20 of the 25 to sign his Petition; two other homes are vacation rentals. Residents on the street are enthusiastic for them and one mother of two daughters wrote a letter to the Board in support of them. Mr. Stroebel provided a map pointing out how Bonair Street is used as a main artery to get to Nautilus and Soledad.

Ross Clark another homeowner on Bonair was present at the October Meeting and spoke to the need for the speed humps but is not present at this Meeting. Mr. Stroebel does not have his signature on the Petition but knows he would have signed it to make it #21. He can go back and get his signature if the Board absolutely needs it but he already has 80% of the target area.

Motion to accept the Petition as is including any further signatures and forward to the City with the recommendation to consider the Speed Humps for Bonair Street between Draper Ave and La Jolla Boulevard: Ryan, Second: Gantzel 9-0-0

Mr. Stroebel asked the Board what happens next and Dave responded that it will go on the Consent Agenda at LJCPA as well as to the City. Mr. Stroebel advised Dave that he spoke to the Lieutenant at the Fire Dept about the speed humps for Bonair Street and the Lieutenant said they would not be a concern of theirs since they do not use Bonair to access Nautilus Street. If the Fire Dept had a problem with it he would not have pursued the petition process for them. City Staff will take that into consideration.

Agenda Item 2: Resident Request for “Right Turn Only” Sign (Cont’d Item) at Exchange Place intersection with Torrey Pines Rd (Byrne Eger) Action Item

At the October 17, 2018 LJT&T Meeting, Agenda Item 3, Byrne Eger requested two ‘Right Turn Only’ traffic signs at Exchange Place intersection with Torrey Pines Rd. One sign for Exchange Place and one for Torrey Pines Rd. Byrne advises that there are two traffic lights within a block or two from Exchange Place so it is really not an inconvenience to drivers and making that left turn from Exchange Place is a hazard especially at rush hour. Drivers are trying to cross four lanes of traffic to make the turn and it is creating a hazardous condition at the Intersection. It is already difficult to make a right turn when drivers trying to make that left turn from Exchange Pl onto Torrey Pines Rd are backing up traffic. The Board was split with three Members voting for the traffic signs and three Members voting against it favoring the petition process. Byrne agreed to circulate a Petition in the neighborhood of Exchange Place and Torrey Pines Rd.

Byrne was successful in getting signatures for her “Right Turn Only” Traffic signs reporting that Residents she spoke to were very supportive of them and no one was against them. She enlisted the help of Catharine Douglass who surveyed the homes between Virginia Way and Torrey Pines Rd and Ed Witt who surveyed homes around the Park Row area. Catharine clarified that it is the ‘Right Turn Only’ signs that they want because they do not want drivers going straight across the 4 lanes of traffic on Torrey Pines. Catharine was careful to get everyone who would be affected by the traffic signs to sign the Petitions and no one turned her down.

Dave noted that there are ‘Right Turn Only’ traffic signs on Herschel and Ivanhoe and signage should be consistent for Exchange Place. Brian asked for clarification on where the signs would be placed and there would a traffic sign at the end of Exchange Place on both sides of Torrey Pines Road. Tom supports the Right Turn Only signs since he has also been stuck in traffic on Exchange Place behind a driver waiting to make a left turn.

Motion to Approve two ‘Right Turn Only’ traffic signs for the Intersection of Exchange Place on both sides of Torrey Pines Road: Brady, Second: Warwick 9-0-0

Agenda Item 3: Report from City on Resident Request for Left Turn Signals for north and southbound Fay Ave at Pearl Street Intersection (Byrne Eger) Discussion Item

At the October 17, 2018 LJT&T Meeting, Agenda Item 4, Byrne Eger requested Left Turn Green Arrow Signals for North and South-bound Fay Ave at the Pearl Street Intersection. There are left turn green arrow signals on Pearl Street for east and west bound traffic but there are no left turn green arrow signals on Fay Ave for north and south bound traffic. When school gets out there are a steady stream of cars that prevent making the left turn onto Pearl Street from Fay Ave. Having left turn green arrow signals will assist drivers on Fay Ave in making the left turn onto Pearl Street.

Motion to Approve Resident Request for Left Turn Signals for North and South bound Fay Avenue at Pearl Street Intersection: Brady, Second: Goulding 6-0-0

City response: *We have completed our Left Turn Phase evaluation recently for Fay Avenue @ Pearl Street. Based on our findings we do not recommend the installation of Left Turn phasing (green arrow). We evaluate based on vehicle delay, collision history, vehicle volume, and visibility.*

The City provided the results of their evaluation survey to the Board. Byrne noted that school was not in session when they conducted their Survey on August 10. Patrick interpreted the results of their Survey for the Board which shows that criteria was not met for a left turn green arrow signal on Fay Ave for north and south bound Pearl Street

when the morning and afternoon surveys were conducted. The volume of cars needed to justify the left turn green arrow was not sufficient enough to warrant the signalization. Tom noted that when school is in session traffic is backed up on Fay Ave all the way to Genter Street and it takes a gutsy car to be able to make the left turn from Fay onto Pearl Street.

Dave advised that he would contact City staff about evaluating the intersection when school is in session but Patrick noted that there was a second delay of left turn vehicle evaluation done on November 1st between 2:00-3:00 pm. Again, the criteria were not met and school was in session at that time.

City Staff informed Dave that they are hesitant to add left turn signalization because it adds another cycle and they are trying to keep traffic flowing at the intersections. Pearl Street has more volume of traffic than Fay Ave so the cycle is a little longer for Pearl than it is for Fay. There is nothing more the Board can do to pursue the left turn green arrow signalization at this time.

Agenda Item 4: Report from City on Resident Request for Elimination of Parking Space on Prospect Place east of Torrey Pines Rd (Gail Forbes) Discussion Item

At the August 15, 2018 LJT&T Meeting, Agenda Item 7, Gail Forbes and Carol Munoz requested Elimination of a Parking Space on Prospect Place east of Torrey Pines Rd Intersection to facilitate right turns of large trucks and eliminate lane blockages. The parking spots' proximity to the corner and the limited turning radius from Torrey Pines onto Prospect St's single lane restricts access for oversize trucks, tour buses and larger construction vehicles. Traffic in the right turn lane on Torrey Pines becomes gridlocked until the exiting village traffic, in the left turn lane on Prospect, clears sufficiently enough to permit a turn by the large vehicles. Their turns must be wide to avoid hitting the parked cars on the right and they briefly end up in the left turn lane on Prospect St. Sometimes this is two or three cycles of the signal and traffic on Torrey Pines slows and congests in the interim. Gail believes that by removing the first parking spot adjacent to the red curb, that is only about 8.5' long on the curve, the radius would be sufficient for a large truck to easily make the turn. It would be easier to red curb that first parking space on the right side of Prospect than reconfiguring the white lines on Prospect Street.

Motion to request City evaluation and recommendation for the removal of one parking space adjacent to red curb on Prospect Place East of Torrey Pines Rd: Brady, Second: Earley 7-0-0

City response: *We have completed the evaluation of this request and at this moment we do not recommend removing the parking space at the intersection of Torrey Pines Road and Prospect Place. During the evaluation it was determined that the constraint on this intersection for oversized vehicles is the radius connecting the intersection and not the parked vehicles. The closer the oversized vehicles are to curb the smaller the radius that it will have in order to accomplish this turning movement without encroaching in the sidewalk, truncated domes, and traffic signal pole. Therefore, we do not recommend removing this parking space on Prospect Place.*

Gail is not surprised by the City evaluation and believes the two lanes need to be restriped to provide the appropriate radius. Patrick believed it was the way the street is configured and not the radius that was the problem but Board discussion in August favored the elimination of the parking space as an easier means than restriping the street. City Staff offered no further recommendations for the issue. Dave will contact Oscar Cortes to inquire about other measures the City can provide to facilitate the right turns of commercial vehicles onto Prospect Place.

Agenda Item 5: Report from City on Resident Request for Lighted Pedestrian Crosswalk at Girard Ave/Silverado St intersection (Byrne Eger) Discussion Item

At the October 17, 2018 LJT&T Meeting, Agenda Item 5, Byrne Eger requested a Lighted Pedestrian Crosswalk at the Girard Ave and Silverado St intersection in front of the Union Bank. There is currently a 4-way stop at that Intersection. Drivers stop but Pedestrians step off the curb without seeing them and go out into the intersection. Tourists walking in the area do not watch out for traffic, they just step off the curb into the Intersection. She has seen cars swerving to avoid hitting them and drivers already in the middle of the Intersection stop all together which causes back-ups. Tourists who are driving do not look where they are going if they are searching for their destination point. Byrne believes someone is going to get killed in the intersection. Ideally, she would want a 5-way so Pedestrians could walk diagonally across the street but she would settle for any lights to alert drivers to pedestrians in the crosswalk.

Motion to refer Girard Ave at Silverado St Intersection to City Engineers for analysis of possible solutions regarding request for lighted pedestrian crosswalk: Ryan, Second: Goulding 6-0-0

City response: *Manual on Uniform Traffic Control Devices (MUTCD) prohibits the use of flashing crosswalks and the yellow flashing beacons at stop-controlled locations so we don't recommend installing either at this location.*

Dave clarifies the City's response that there is already a four-way controlled stop at the intersection and that is sufficient for the crosswalk.

Agenda Item 6: Report from City on Resident Request for Signage on Princess Street at Torrey Pines Rd (Janie Emerson) Discussion Item

At the August 15, 2018 LJT&T Meeting, Agenda Item 1, Janie Emerson requested Signage on Princess Street at Torrey Pines Road to alert drivers to the newly installed pedestrian crosswalk. The new HAWK Pedestrian Crosswalk on Torrey Pines Rd is just south of Princess Street. There are crosswalk signs on Torrey Pines alerting drivers to the pedestrian crosswalk ahead but there are no crosswalk signs alerting drivers coming from Princess St onto Torrey Pines. Princess St has an incline, drivers are looking at traffic both ways to pull out of the street but as soon as they make that turn, they are on the crosswalk. Janie explained the crosswalk is just two car lengths from the corner of Princess Street.

City response: *Noor Kasto, City Traffic Engineer, made a site visit and checked all the Pedestrian Warning signs and made sure that the existing Beacon has been installed following all the standards per MUTCD. Making a right turn from Princess St onto Torrey Pines is stop controlled where the driver must come to a complete stop and gradually make a right turn. There are adequate signs on both directions and we do not recommend any additional signs at this time.*

Janie Emerson is not present at this Meeting to appeal the City's decision.

Agenda Item 7: Petition Request to Eliminate No Parking spaces on west side of La Jolla Boulevard north of Marine Street (Gloria Green) Action Item

Gloria Green, owner of Verdes El Ranchero at 7404 La Jolla Boulevard and Tyler Nelson owner of Carino's Italian Restaurant at 7408 La Jolla Boulevard are here with Carole Sabin to discuss the loss of badly needed parking spaces as a result of a request by LJT&T to ask the City to evaluate the Marine Street Intersection for safety concerns. On October 24, 2018 San Diego City Services painted the northeast corner of Marine St at La Jolla Boulevard red curb eliminating three highly used parking spaces. There remain now just three regular 2-hr parking spaces and one 15-minute space for four Businesses in the 7400 Block of La Jolla Boulevard to share. This action was the result of one La Jolla Resident's complaint about the safety of crossing Marine Street. They are now witnessing cars taking the corner of Marine St at even faster speeds because of the open space and business owners on the 7400 Block, as well as Carole Sabin, are requesting the parking spaces be reinstated and other methods of traffic calming be considered. *At the August 15, 2018 LJT&T Meeting, Agenda Item 2, Carole Sabin, her son Todd Sabin, and grandson Max Sabin spoke of concerns for the traffic conditions at the La Jolla Boulevard and Marine Street Intersection. Ms. Sabin walks in the area of La Jolla Boulevard and Marine Street every day. There are many short-term vacation rentals in this area which brings a lot of tourists not familiar with the streets. She sees individuals and families walking to and from Verdes El Ranchero at 7404 LJ Blvd and Carino's at 7408 LJ Blvd. She also sees drivers making left and right turns onto Marine Street from LJ Blvd that have blind spots in some places not allowing pedestrians to see the drivers and drivers not seeing pedestrians. She has not seen an accident but she has seen so many near misses that she became concerned enough about them to appear before the Board to tell us about them.*

Dave asked the City to evaluate the Marine St at La Jolla Boulevard Intersection and the City's response was to eliminate three parking spaces; two on the corner of Marine Street and one on La Jolla Boulevard.

Gloria Green circulated a petition among neighboring Business Owners and their Customers to reinstate those lost parking spaces and is now presenting it to the Board.

Ms. Green explains that previously there were seven parking spaces for three Businesses in the 7400 block, the two restaurants and a Hair Salon, but now there just four parking spaces. She expressed some concern that the City eliminated those three parking spaces without consulting anyone on the Block. She is here to ask that LJT&T reinstate those three parking spaces that were eliminated. Ms. Green also informed the Board that eliminating those parking spaces did not help to slow traffic down or make the intersection any safer because now it is wide open and drivers are making the turn at higher rates of speed because there are no cars to act as a barrier. Carole Sabin informed the Board that she met with Noor Kasto to go over the Intersection and she pointed out to Noor the safety issues that had concerned her. Noor told Ms. Sabin she intended to have the three parking spaces

red curbed to address the pedestrian safety issues. Ms. Sabin did not see how eliminating three badly needed parking spaces was going to address the safety issues at the Intersection and told Noor that those parking spaces were needed for the Businesses and she did not want the red curb but the City went ahead with it anyway. She was disappointed in the City response to her concerns and she offered to sign Gloria Green's Petition to reinstate the lost parking spaces.

Brian asked about the 15-minute parking space that was eliminated with the two parking spaces that were 2 hr. time limited and asked them if it was the 15-minute parking space they wanted returned. Both Ms. Green and Mr. Nelson responded they would prefer a 2-hr. The 15-minute parking space used to be for a liquor store that has been gone from the Block for a long time and to have all three parking spaces reinstalled as 2-hr time limited would be ideal.

Motion to reinstate the three parking spaces that were removed from Marine Street at La Jolla Boulevard Intersection; two from Marine Street and one from La Jolla Boulevard all as 2hr time limited parking: Ryan, Second: Goulding 9-0-0

Adjournment: at 4:45 pm

Next Meeting: Wednesday December 19, 2018

Respectfully Submitted: Donna Aprea, Secretary