



# La Jolla Community Planning Association

Regular Meetings: 1<sup>st</sup> 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](http://www.lajollacpa.org)

Voicemail: 858.456.7900

Email: [info@lajollacpa.org](mailto:info@lajollacpa.org)

President: Cindy Greatrex

Vice President: Helen Boyden

2<sup>nd</sup> Vice President: Bob Steck

Secretary: Patrick Ahern

Treasurer: Janie Emerson

## DRAFT AGENDA

### Regular Meeting | Thursday, 4 May 2017, 6:00 pm

6:00pm

#### 1.0 Welcome and Call to Order: Cindy Greatrex, President

*Please turn off or silence mobile devices*

*Meeting is being recorded*

#### 2.0 Adopt the Agenda

#### 3.0 Meeting Minutes Review and Approval

#### 4.0 Officers' Reports

##### 4.1 Treasurer

##### 4.2 Secretary

#### 5.0 Elected Officials – Information Only

##### 5.1 Council District 1: Councilmember Barbara Bry

Rep: **Daniel Orloff**, 619-236-6611, [dorloff@sandiego.gov](mailto:dorloff@sandiego.gov)

##### 5.2 78<sup>th</sup> Assembly District: Assemblymember Todd Gloria

Rep: **Javier Gomez** 619-236-6633 [javier.gomez2@asm.ca.gov](mailto:javier.gomez2@asm.ca.gov)

##### 5.3 39<sup>th</sup> Senate District: State Senator Toni Atkins

Rep: **Chevelle Newell Tate**, 619-645-3133, [Chevelle.Tate@sen.ca.gov](mailto:Chevelle.Tate@sen.ca.gov)

#### 6.0 President's Report – Information only unless otherwise noted

##### 6.1 2017-18 LJCPA Officers Election. ACTION ITEM

##### 6.2 2017-18 LJCPA Committee Appointment Ratifications. ACTION ITEM

##### 6.3 Marine Conservation Facility: UC San Diego

##### 6.4 Ardath Road Traffic Issues: Rayan Hourani (Neighborhood Representation)

##### 6.5 Tree-Trimming at ROW/Charlotte Park; Removal of Gate (and plywood on Gate) on

Coast Walk: Melinda Merryweather

##### 6.6 Discussion on Policy regarding financial disclosure for the use of public property in La Jolla

#### 7.0 Non-Agenda Public Comment

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

##### 6.1 City of San Diego – Community Planner: Marlon Pangilinan, [mpangilinan@sandiego.gov](mailto:mpangilinan@sandiego.gov)

##### 6.2 UCSD - Planner: Anu Delouri, [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu), <http://commplan.ucsd.edu/>

#### 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>

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

**9.3 UC San Diego Long Range Development Plan CAG** <http://lrpd.ucsd.edu>

**10.0 Consent Agenda- Action Items**

**The public is encouraged to attend and participate in Community Joint Committee & Board meetings before the item/project is considered by the LJCPA.**

PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2nd Monday, 4:00 pm

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

La Jolla Shores Permit Review Committee, Chair Dave Gordon 4th Tuesday, 4:00 pm

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

The Consent Agenda allows the LJCPA to ratify recommendations of the community joint committees and boards in a single vote with no presentation or debate. It is not a decision regarding the item but a decision whether to accept the recommendation of the committee/board as the recommendation of the LJCPA. The public may comment on consent items.

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

→ **Anyone may request a consent item be pulled for full discussion by the LJCPA.**

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

**10.1 CALLE CHIQUITA RESIDENCE** 2326 Calle Chiquita Project Description: (Process 3) Coastal Development and Site Development Permit to demolish an existing 4453 sq ft residence and construct a new 8,697 sq ft two-story single family residence over a 4,628 sq ft basement/ garage. The 0.75 acre (32,670 sq ft) site is located at 2326 Calle Chiquita within the non-appealable Coastal Overlay Zone within LJSPD-SF base zone within Council District.

**PDO RECOMMENDATION:** Approve request as stated. Vote Count: 5-3-0

**10.2 END OF SUMMER FIRE RUN** Request for Temporary Street Closure and No Parking areas related to the 18<sup>th</sup> annual event on Sunday August 27, 2017 on portions of Prospect Street and La Jolla Boulevard. Sunday August 27, 2017 is the 18th annual run/walk. The event begins at 8am at Girard & Prospect, travels west on Prospect Street to La Jolla Blvd, left on La Jolla Blvd to Mission Blvd, turns right onto Mission Blvd, running in the southbound lanes to finish at Felspar. Prospect Street from Girard to Fay will be closed from 5:30am-8:30 am.

**T&T RECOMMENDATION:** Approve End of Summer Fire Run request for Temporary Street Closure and No Parking areas. 5-0-0

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

**11.0 SPA LE VIE 1125 Coast Boulevard**

Remodel existing La Valencia Hotel 3 story building into a new day spa. Work includes remodeling the interior, adding a new elevator, adding a new exterior deck, privacy walls and entry court and modification of selected exterior openings. The exterior color and style of the building are to remain in keeping with the current aesthetic where possible.

Applicant wishes to present updated plans for review – landscape, elevations, front façade, materials and colors.

**PDO RECOMMENDATION:** Accept the project as presented as it conforms with PDO requirements. 7-0-0

**12.0 CONVERSION OF TIME LIMIT FOR PARKING SPACES 7441 Girard Avenue** Request for change in time restriction from 2 hours to 15 minutes for two parking spaces in front of incoming Waters Catering at 7441 Girard Ave. There are several 2-hour time limited parking spaces in front of their new location at 7441 Girard Ave and their business does not require 2-hour parking. Their clientele are more 'pick up and go' and they are requesting that the two hour time limit on two of the parking spaces be changed to 15 minute parking which would best serve their needs in this location.

**T&T RECOMMENDATION:** Approve conversion of one 2-hour time limited parking space to 15 minutes in front of 7441 Girard Avenue, with a second parking space being converted only if an existing 15-minute space on this block is converted to two hour time limit. 6-1-0

**13.0 Selection of the June LJCPA Minutes-Taker**

**14.0 Adjourn to next LJCPA Meeting: 1 June 2017, 6:00 PM**



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Secretary: Patrick Ahern

Treasurer: Janie Emerson

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## DRAFT Minutes

### Regular Meeting | Thursday, 6 April 2017

**Trustees present:** Brady, Collins, Courtney, Costello, Donovan, Emerson, Gordon, Little, Merten, Palmer, Ragsdale, Rasmussen, Steck, (*Weiss*), and Will

**Trustees absent:** Ahern, Boyden, Greatrex, and Shannon

#### 1.0 Welcome and Call to Order: Bob Steck, Vice President, at 6:05 PM

*Please turn off or silence mobile devices*

*Meeting is being recorded*

#### 2.0 Adopt the Agenda

**Approved Motion: To adopt the Agenda (without discussion): (Will/Costello: 10/0/0)**

#### 3.0 Meeting Minutes Review and Approval

**Trustee Little** pointed out the vote of the La Jolla Concours D'Elegance was 9/2/2 (not 11/0/2)

**Trustees Donovan and Costello** Item 5.2 Marine Conservation Facility. Suggest changing to ... MESOM building construction on the SIO campus and its effect on the loss of ocean view from the public roadway La Jolla Shores Drive.

**Approved Motion: To table the Approval of the Minutes until May to allow the Minutes to be corrected. (Emerson/Donovan: 11-1-0)**

#### 4.0 Elected Officials – Information Only

##### 4.1 Council District 1: Councilmember Barbara Bry

Rep: **Mauricio Medina**, [mauriciom@sandiego.gov](mailto:mauriciom@sandiego.gov)

Barbara Bry wants input on the FY 2018 budget. Come to the event Saturday, 6 May at 10- 11:30 AM. LJ Village Square Community Room. RSVP [BarbaraBry@sandiego.gov](mailto:BarbaraBry@sandiego.gov). **Trustee Little** asked the status of his questions to Barbara Bry's Office (to be referred to the City Attorney's Office for opinion) about several over-height buildings. Has there been any reply? Mauricio will ask staff for follow up.

##### 4.2 78<sup>th</sup> Assembly District: Assemblymember Todd Gloria

Rep: **Javier Gomez** 619-236-6633 [javier.gomez2@asm.ca.gov](mailto:javier.gomez2@asm.ca.gov) was not present.

##### 4.3 39<sup>th</sup> Senate District: State Senator Toni Atkin

Rep: **Chevelle Newell Tate**, 619-645-3133, [Chevelle.Tate@sen.ca.gov](mailto:Chevelle.Tate@sen.ca.gov) was not present.

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

**Pres. Greatrex** was unable to attend this meeting. **Trustees Little and Donovan** related what they thought she wished to report. Scott Sherman's affordable housing plan was opposed by all the Community Groups at the Community Planners Committee meeting because of the adverse impacts on PDOs and Community Plans. **VP Steck** will ask **Pres. Greatrex** to give full report in May.

### **5.1 Oath of Office: Trustees Elected in March Election**

The Oath of Office was administered to **Trustees Collins, Gordon, Palmer, Steck, and Will** by Treasurer **Emerson**.

### **5.2 2017-18 LJCPA Officers Election. ACTION ITEM**

**Approved Motion: To table the election of LJ CPA Officers until May. (Emerson/Gordon: 11-1-0)**

### **5.3 2017-18 LJCPA Committee Appointment Ratifications. ACTION ITEM**

The list of appointees had some errors and omissions. Trustees wanted a corrected list, however, some wished to vote on a partial list.

**Approved Motion: To table the ratification of LJ CPA Committee appointments until May. (Emerson/Donovan: 9-4-0)**

**5.4 SCOPE OF WORK for Water Group 969/1011: Michael Ninh**, Senior Engineer. Water Group 969 is located City Wide. The work proposed is to Replace 2,964 LF (0.56 miles) of existing CI & AC water mains. **SCOPE OF WORK for Water and Sewer Group 1011:** AC Water and Sewer Group 1011 is located in Council District 1-La Jolla. : Water Group 969 is located City Wide. The work proposed is to replace almost 5 miles existing CI & AC water mains. The City is in the final stages of project design, it will then be submitted for bids for the water and sewer line replacement. Time frame: Summer 2017 thru Summer 2019, Summer moratorium will shorten the work schedule in the LJ Shores area. ADA ramps will be upgraded to current standards. The streets will be resurfaced.

**Myrna Naegle:** What is the project cost and source of funds? \$12.8 Million, from rate payer fees.

**Patricia Grainer, Gail Forbes, Dan Courtney, Dave Gordon, Janie Emerson** asked questions and gave input as well.

**5.5 Torrey Pines Road Improvement Project, Stage Two.** Not on the announced Agenda, information only. By **Steven Bliss, CE**.

**Trustee Courtney** announced that not all interested persons had been notified about this presentation. The Presenters stated they had email conformation they were on the Agenda. The Presenters stated they would return to give their talk again. Project area is Prospect Place to LJ Shores Dr. Improvements will be sidewalks on the South side of the TP Road between Amalfi and Hillside, a signaled crosswalk (HAWK) about 100 ft West of Princess St. The whole street will be overlaid/resurfaced for buffered bike lanes, and a flush decorative median. The High intensity Activated crossWalk (HAWK) is an on demand pedestrian crossing light that uses lights to convey information to drivers and pedestrians. There will be slope restoration, a wall, because the hillside is failing. Construction will start this Fall. Work will be completed by Memorial Day, before the next Summer Moratorium (2018). Traffic control: 2 lanes will be open in each direction. They will request a waver for the Holiday Moratorium for the hillside wall. More slope restoration along TPR will need to be done as funding allows (\$10-15 Million each), this will aid pedestrians too. Comments were made by **Trustees Gordon, Rasmussen, Courtney, Palmer, Merten, Emerson, Donovan** and **Public Melinda Merryweather, Robert MacCuee and Ashely Mackin**.

### **6.0 Non-Agenda Public Comment**

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

**Patricia Grainger:** Hillel is back. After 17 years, they are still returning. The Planning Group is being circumvented, and they are presenting directly to the Planning Commission on 27 April at 9 AM. They have an EIR. After the Planning Commission, they will need to go to the City Council.

**Phil Merten:** Since the LJ CPA opposes the Hillel Project we should have a representative at the Planning Commission. **VP Steck** said he will tell the **Pres. Trustee Merten** urged people to support the Community and attend the 27 April Planning Commission meeting on the Hillel project and voice opposition.

**Sharon Wampler:** Updated us on the Residential Single Family Zoning Committee. They have had a design charrette, four public meetings. They have worked out a set of incentive based rules to replace the current 50% rule for Categorical Exemptions. They have had input and feedback from local Architects such as Tim Golba, former Chair of the SD Planning Commission. We are now on version #5. We have been keeping Barbara Bry informed. They will bring their recommendations back to the local Community Groups.

**Melinda Merryweather:** Presented two requests to be on the next month's agenda. One, to ask the City to trim the trees on Torrey Pines Road to open up the ocean views from the ROW and at Charlotte Park. Two, to ask the City to open/unlock the gate and to remove the plywood on the gate (blocking views of the ocean) at the beginning of the new 4 ft. fence built by the City on Torrey Pines Rd near Prospect.

**Approved Motion: To place three items on the May LJ CPA Meeting Agenda. 1) Request the City to trim the trees on Torrey Pines Road to open up the views from the ROW and at Charlotte Park. 2) Request the City to open/unlock the gate Coast Walk and to remove the plywood on the gate (blocking views of the ocean) at the beginning of the new 4 ft. fence built by the City on Torrey Pines Rd near Prospect. 3) As proposed by Trustee Emerson in March, to establish a policy regarding financial disclosure for the use of public property in La Jolla for non-profit events. (Little/Brady: 13-0-0)**

**6.1 City of San Diego – Community Planner: Marlon Pangilinan, [mpangilinan@sandiego.gov](mailto:mpangilinan@sandiego.gov)** was not present.

**6.2 UCSD - Planner: Anu Delouri, [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu), <http://commplan.ucsd.edu/>** In regard to the discussion about the proposed Marine Conservation Facility, Anu Delouri said that the Calif. Coastal Commission conditions from the MESOM project referred to future projects and did not apply to the remodeling of the former NOAA Fisheries Building D site. (**Trustee Costello** requested the documents be provided.) This weekend is Trident Day. Expecting 20,000 people. Invited the public to an event 10:30 - 3:30 Saturday. Announced a new project North Torrey Pines Living and Learning Project, North of the Muir Housing, 10 acre site. Scoping meeting will be held 8 May at the Faculty Club.

## **7.0 Non-Agenda Trustee Comment**

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

**Phil Merten:** Asks that **Pres. Greatrex** request the City to explain why Mr. Manchester built a private golf course on environmentally sensitive land. The site is near the Copley Estates. The project does not have a permit. The City Planners were unaware this had been built. Asks that pressure be applied to the City to have laws followed.

**Dave Gordon:** Asks people to go the hearing on the Swindle Project to oppose the requirement for a sidewalk.

**Mike Costello:** Have received many comments that the website is not up to date and functioning. It is an important resource. We need to have a functioning website. Can someone step forward to help us?

## 8.0 Officers' Reports

### 8.1 Treasurer. Given by Treasurer Emerson.

<b>Beginning Balance</b> as of 3/1/17	\$ 858.69
<b>Income</b>	
• Collections	\$ 129.00
• CD Sales	\$ <u>0</u>
<b>Total Income</b>	\$ 129.00
<b>Expenses</b>	
• Agenda printing	\$ 76.97
• AT&T telephone	\$ <u>74.35</u>
<b>Total Expenses</b>	\$ <u>151.32</u>
<b>Net Income/(Loss)</b>	\$ (22.32)
<b>Ending Balance</b> of 3/31/17	\$ 836.37

### 8.2 Secretary. Read by Trustee Palmer.

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

LJCPA is a membership organization open to La Jolla residents, property owners and local business owners at least 18 years of age. Eligible visitors wishing to join the LJCPA need to submit an application, copies of which are available at the sign-in table or on-line at the LJCPA website: [www.lajollacpa.org/](http://www.lajollacpa.org/). We encourage you to join so that you can vote in the Trustee elections and at the Annual Meeting in March.

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

You can become a Member after attending one meeting and must maintain your membership by attending one meeting per year. To qualify as a candidate in an election to become a Trustee, a Member must have documented attendance at three LJCPA meetings in the preceding 12-month period.

For complete membership information you should refer to the current LJCPA bylaws which can be found on the website. Refer to Article III, Section 1.

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

9.1 **Community Planners Committee** <http://www.sandiego.gov/planning/community/cpc/index.shtml>

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

9.3 **UC San Diego Long Range Development Plan CAG** <http://lrdep.ucsd.edu>

## 10.0 Consent Agenda- Action Items

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

La Jolla Shores Permit Review Committee, Chair Dave Gordon 4th Tuesday, 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.**

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### 10.1 1251 PROSPECT STREET

Scope of Work: The scope of the project is to change the façade of the building only. There would not be any square footage added to the restaurant. Not changing the existing footprint of the building. Exterior to be stucco and wood. All to be off-white colors. Landscaping requirements are met with planter boxes and landscaped site walls. Project already is in compliance with the 700 sq. ft of required landscaping. A new parapet wall will be built on the roof to hide all the mechanical equipment that is currently visible from the street. No signage presented at this time

**PDO RECOMMENDATION:** The project, as presented, is in substantial conformance with the PDO requirements. 6-0-0.

### 10.2 SPA LE VIE 1125 Coast Boulevard

Remodel existing La Valencia Hotel 3 story building into a new day spa. Work includes remodeling the interior, adding a new elevator, adding a new exterior deck, privacy walls and entry court and modification of selected exterior openings. The exterior color and style of the building are to remain in keeping with the current aesthetic where possible.

Applicant wishes to present updated plans for review – landscape, elevations, front façade, materials and colors

**PDO RECOMMENDATION:** Accept the project as presented as it conforms with PDO requirements. 7-0-0.

### 10.3 LA JOLLA ANTHENAUM Temporary Street Closure and No Parking Areas

Related to 28<sup>th</sup> annual event on Friday Sept 8, 2017 on a portion of Wall Street in front of the Athenaeum Building.

The Athenaeum’s annual Gala is a benefit event that provides critical funding for the nonprofit’s schedule of cultural programs, concerts, art exhibitions, art classes, and library services. The Gala includes a cocktail reception, a sit-down dinner, live entertainment, and dancing.

**T&T RECOMMENDATION:** Approve La Jolla Athenaeum Gala Request for Temporary Street Closure and No Parking areas related to 28<sup>th</sup> annual event on Friday Sept 8, 2017 on a portion of Wall Street in front of the Athenaeum Building. 7-0-0

**10.4 INCREASE PARKING CAPACITY ON COAST** Proposal by City Staff for conversion of diagonal parking spaces to head-in on the north side of Coast Blvd adjacent to Scripps Park that will yield 7 additional spaces and a Commercial parking zone. City Staff determined that if the current diagonal parking spaces adjacent to Scripps Park was reconfigured to head-in parking spaces it will yield seven additional parking spaces and a commercial parking zone as previously approved by LJT&T.

**T&T RECOMMENDATION:** Approve the conversion of diagonal parking spaces to head-in on the north side of Coast Blvd adjacent to Scripps Park that will yield seven additional spaces and the one provisional Commercial parking space as approved in September 2016. 7-0-0

**10.5 PROPOSED TRAFFIC CIRCLE AT LA JOLLA MESA DRIVE/COTTONTAIL LANE**

City recommendation to install a traffic circle at this intersection as a traffic calming measure due to travel speeds exceeding the posted 30mph limit.

The speed of traffic has never abated despite the fact that the City installed a Stop Sign at La Jolla Scenic South and there was a fatality at the end of La Jolla Mesa Drive by Turquoise St. Neighbors were all in agreement that something had to be done to calm the traffic down and a roundabout was discussed for the intersection of La Jolla Mesa Drive and Cottontail Lane

**T&T RECOMMENDATION:** Approve the installation of a Roundabout on Cottontail Lane at La Jolla Mesa Drive. 7-0-0

**10.6 CONVERSION OF TIME LIMIT FOR PARKING SPACES 7441 Girard Avenue** Request for change in time restriction from 2 hours to 15 minutes for two parking spaces in front of incoming Waters Catering at 7441 Girard Ave. There are several 2-hour time limited parking spaces in front of their new location at 7441 Girard Ave and their business does not require 2-hour parking. Their clientele are more 'pick up and go' and they are requesting that the two hour time limit on two of the parking spaces be changed to 15 minute parking which would best serve their needs in this location.

**T&T RECOMMENDATION:** Approve conversion of one 2-hour time limited parking space to 15 minutes in front of 7441 Girard Avenue, with a second parking space being converted only if an existing 15 minute space on this block is converted to two hour time limit. 6-1-0

**Approved Motion: To approve the Consent Agenda Items 10.1, 10.3, 10.4, 10.5. (10.2 and 10.6 were Pulled for Review) (Courtney/Brady: 13-0-0)**

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

**< NO ACTION ITEMS ON FULL REVIEW >**

**11.0 Selection of the May LJCPA Minutes-Taker: Trustee Glen Rasmussen**

**12.0 Adjourned at 8:15 PM to next LJCPA Meeting: 4 May 2017, 6:00 PM**

**LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE**  
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Committee Report – May 2017

**Attending 4/11/17: Collins, Costello, Gaenzle, Kane, Leira, Welsh, Will, Zynda**  
**Attending 4/18/17: Collins, Costello, Gaenzle, Kane, Leira, Ragsdale, Welsh, Will, Zynda**

**1. NON-AGENDA PUBLIC COMMENT**

4/11/17: Kane: Excessive construction in Hillside/Soledad area. Insufficient parking, blocked access, no traffic control. City has no solution? Who should be policing this? Each department at city said not me. There is a bond required on major downtown projects. Why not here?

4/11/17: Kane: Question about 1125 Coast Blvd. No discussion of project per Brown Act, but chair announced project would be heard under full review at next (May) LJCPA meeting.

4/18/17: Kane: Need further discussion of construction and traffic/parking issues on Soledad/Hillside area. Recent op-ed in La Jolla Light regarding the issue. Ms Kane has been in contact with the editor. City project manager system at city DSD is not seeing this. Suggest city to implement project management coordination to identify “hot spots”. Contact Barbara Brye.

4/18/17: Kane: Handed out drafts of the “Incentive-Based Zoning for Coastal Development” document. Request for committee members to review and comment.

**2. APPROVAL OF MEETING MINUTES**

**Subcommittee Motion 4/11/2017:** To approve Meeting Minutes of Feb 21, 2017

In Favor: Collins, Gaenzle, Leira, Welsh, Zynda

Opposed: 0

Abstain: Costello (as pro tem), Will (absent 2/21)

**Subcommittee Motion 4/18/2017:** To approve Meeting Minutes of April 11, 2017

In Favor: Collins, Gaenzle, Kane, Leira, Welsh, Will, Zynda

Opposed: 0

Abstain: Costello (as pro tem), Ragsdale (absent 4/11)

**3. FINAL REVIEW 4/18/17**

Project Name:	La Jolla Blvd CDP/MW 7209 & 7211 La Jolla Boulevard	Permits:	CDP & TM Waiver
Project No.:	531899	DPM:	Glenn Gargas

Zone: RM-1-1 Applicant: Beth Reiter

(PROCESS 3) FLAT FEE - Coastal Development Permit and Map Waiver for a condominium conversion of two dwelling units. The 0.16 acre site is located within the Coastal Overlay zone (Non-Appealable), at 7209 & 7211 La Jolla Boulevard in the RM-1-1 of the La Jolla Community Plan area within Council District 1.

**Applicant Presentation 4/11/2017: (Beth Reiter)**

Presentation for map waiver only, 2 units, No changes to structures except GFI outlets, smoke alarms and CO alarms. Parking Table 142-05c requires 1.5 spaces/ea for 3 bedroom units. 3 spaces req'd, 3 spaces proposed although room for more with tandem parking (allowed). The only common shared space is in the rear parking area.

**Discussion 4/11/2017:**

No Condominium documents are available. **Scenario:** What mechanism is in place to prevent Condo owner 1 from requesting a building permit to expand and use all available FAR on the lot without Condo owner 2 being aware? No answer, but applicant will ask owners/attorneys to consider. Exempt from CAP requirements but committee members requested looking at possible permeable paving. Parking plan looks disjointed, Street trees are required but require 5'x5' planting area. Current 10' ROW from curb is 2.5' planting, 5' sidewalk, and 2.5' planting. Committee requested investigate moving sidewalk to one side or other. Committee suggested area on street side of front fence should be maintained as common area (unified care and design). Noticing to tenants is being done.

**Items requested for second presentation 4/11/2017:**

- Complete Parking Plan
- Show front Landscape area as shared space
- Show 5' wide greenway and 5' wide sidewalk and locate street trees
- Bring zoning map
- Provide a colored overlay of the property, show area of interior, exterior private, exterior public and include square footage and % for each.
- Bring support documents for Climate Action Plan exemption
- Show utility meters/laterals on plan and trash storage location
- Provide photo montage of street (minimum two houses in each direction)
- Address how Owner "1" can't just go to city and apply for permit and use all of the available FAR and leave owner "2" without recourse.
- What is current and allowable FAR on site

**PROJECT WAS NOT REVIEWED 4/18/2017**

**Applicant elected to continue this item until the May 16 DPR Meeting**

**4. DISCUSSION ITEM CONTINUED FROM 2/21/17, 4/11/2017**

Overview of recent approvals of condo conversions in the RM 1-1 zone. This will include a discussion of the effects these conversions have on the neighborhood character. Further discussions at later meetings may result in requests that the City staff could clarify the application of the SD Municipal Code to condo conversion projects.

A vote may be taken regarding a resolution of the recommendations of the DPR Committee to the CPA.

**Discussion 4/11/2017:**

Reviewed condo requirements, SDMC seems to differ from state. State requires open space, city exempts for projects less than 4 units. Why do we allow fences, defeats the communal aspect of Condo. Who does maintenance without CC&Rs? What prevents one owner from using all available FAR on an addition? Who enforces parking restrictions? Should we prepare a list of deliverables for applicants? Can we request the city require a draft condo plan?

**Discussion 4/18/2017:**

Leira: 3 types of concerns:

1. Building Condition
2. Site requirements (including private, exclusive use exterior space, and shared use exterior space)
3. If demolition/construction occurs, does proposed meet community character?

Kane/Leira: Presentation and review of draft document

“La Jolla Small Condominium Conversion Project Checklist for 2-4 units and 4-10 units (DPR, April 2017)” see attached.

- Discussion on appropriateness of items 18,19 (sale price and low-income housing)
- Discussion on how to ensure the checklist does not imply requirement where none exists
  - How does the checklist fit in with city requirements (jurisdiction)
  - How much of this information might be sent to LJCPA President
- Committee members to review and comment prior to next DPR meeting.

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

**Tuesday, April 25, 2017 @ 4:00p.m.**

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

In Attendance- Dave Gordon, Angie Preisendorfer, Mike Czajkowski, Janie Emerson, Myrna Naegle, Tony Crisafi, Bob Steck, Matt Edwards

Executive summary of Motions

**1. Adopt the Agenda-**

- a. Janie Emerson- Moved to approve
- b. ?- seconded
- c. Action Approved 8-0

**2. Adopt the March Minutes-**

- a. Janie Emerson- moved to Approve
- b. Myrna Naegle- seconded
- c. Action approved 7-0-1

**3. Non Agenda Public Comment:**

- a. Nothing was heard

**4. Non-Agenda Committee Member Comments**

- a. Swindle project review Wed April 26th 8:30 City Hall**
- b. Hillel project Thursday April 27th 9:00 City Hall**

**5. Non Agenda Chair Comment:**

- a. Diane Kane discussed a proposal regarding development of the 50% remodel requirements and avoiding community review, not intended for LJ Shores PDO, community Plan

**6. Project Review:**

**a. CALLE CHIQUITA RESIDENCE - 1ST REVIEW**

- Project #: 521162
- Type of Structure: Single Family Residence
- Location: 2326 Calle Chiquita
- Applicant's Rep: Laura DuCharme 858-454-5205 buc@ducharmearch.com
- Project Manager: Glenn Gargas 619-446-5142 ggargas@sandiego.gov
  
- Project Description: (Process 3) Coastal Development and Site Development Permit to demolish an existing 4453 sq. ft residence and construct a new 8,697 sq ft two-story single family residence over a 4,628 sq ft basement/ garage. The 0.75 acre (32,670 sq ft) site is located at 2326 Calle Chiquita within the non-appealable Coastal Overlay Zone within LJSPD-SF base zone within Council District 1.

Findings can be made for (Process3) Coastal Development and Site Development Permit for Project #521162.

Vote #1 3-2-2

after clarification of Board members abstaining and second vote was done on the motion

Vote #2 4-2-2

There was some confusion on the count...After clarifying the motion a third vote was counted

Vote #3 5-3-0

**b. 4:40-5:30pm Subdivision 8280 Calle Del Cielo – [Preliminary Information Only](#)**

- Project #: 529620
  
  - Type of Structure: Single Family Residences
  - Location: 8280 Calle Del Cielo, 8303 La Jolla Shores Drive
  - Applicant's Rep: Louis Beacham (858) 454-2999
  - Project Manager: Pancho Mendoza 619-446-5433 EMendoza@sandiego.gov
  - Project Description: La Jolla (Process 4) Coastal Development Permit, Site Development Permit, Tentative Map for creation of eight lots with private drive and common improvements for drainage and stormwater management. Construction of eight new single family dwelling units with attached garages. The 4.45 acre site is located in the Nonappealable Coastal Overlay Zone and CHLOZ at 8280 Calle Del Cielo, in the SF zone of the La Jolla Shores PDO of the La Jolla Community Plan Area in Council District 1.
- [Information only](#). Board member concerns:

Storm drain run off directly on to La Jolla Shores Drive. All board members

Set backs between the proposed houses in the sub division and the existing neighbors. Jane Emerson

All 2 story homes not consistent with in the neighborhood (Myrna Naegle)

Future plans with regards to changes in design plans need to come before permit review committees.

Public comment concerns: Private street Gated? Calle Del Cielo. Landscape tree heights. Set backs to existing neighbors. Storm water.

**Meeting adjourned 5:30 pm. Next PRC meeting Tuesday May 23, 2017 @4:00 PM @ LJ Recreation Center, 615 Prospect Street, La Jolla CA**

**LA JOLLA TRAFFIC AND TRANSPORTATION BOARD  
Regular Meeting: Wednesday April 19, 2017**

**Members Present:** Dave Abrams (Chairperson) LJCPA, Tom Brady LJCPA, Donna Aprea LJTC, Erik Gantzel BRCC, Brian Earley LJSA , Corey Bailey LJVMA, Aaron Goulding LJVMA

**Members Absent:** John Kassar LJSA, Patrick Ryan BRCC, Nancy Warwick LJTC

**Approve Minutes of:** Wednesday March 15, 2017 **Motion to Approve: Brady, Second: Earley 5-0-0, not available to vote: Bailey, Goulding**

**Public Comments on Non-Agenda LJT&T Matters:**

Greg Benner comments on the confusion at taking the right turn onto Prospect Street from Torrey Pines Road since the Bike Lane was established about a year ago. Drivers believe that the Right Turn Lane is for Bikes Only. They are now making that right turn at the last minute from the second traffic lane causing confusion with drivers continuing on Torrey Pines and resulting in congestion at the lights. He wants a sign there that says Bikes and Cars can use the Right Turn Lane.

This issue was discussed at LJCPA with a LJCPA Trustee, Janie Emerson, asking Justin Garver, former Representative for Sherri Lightner, if something can be done to alert drivers that they can also use the right turn lane that it is not strictly for Bikes only. The City may be holding off due to the Torrey Pines Corridor renovations set to begin in the Fall but Dave will contact City Staff and inquire about installing the traffic sign in the interim.

No further public comments.

**Agenda Item 1: End of Summer Fire Run-** Request for Temporary Street Closure and No Parking areas related to the 18<sup>th</sup> annual event on Sunday August 27, 2017 on portions of Prospect Street and La Jolla Boulevard. **Kathy Loper Action Item**

End of Summer Fire Run 4Mile, Sunday August 27, 2017 is the 18th annual run/walk. The event benefits San Diego Area High Schools: La Jolla High School, Mission Bay High, Clairemont High, University City High, Patrick Henry High.

The event begins at 8am at Girard & Prospect, travels west on Prospect Street to La Jolla Blvd, left on La Jolla Blvd to Mission Blvd, turns right onto Mission Blvd, running in the southbound lanes to finish at Felspar.

They are expecting 1200-1500 participants.

Prospect Street from Girard to Fay will be closed from 5:30am-8:30 am.

Prospect Street west from Girard to La Jolla Blvd to Pearl St will be closed to traffic  
7:45am- 8:15am.

The runners will move into the southbound lanes of La Jolla Blvd from Pearl to Mission Blvd.  
Vehicles will be allowed to be in the northbound lanes of La Jolla Blvd from Loring.  
San Diego Police Traffic Control Officers will be at all intersections directing traffic.  
Garnet Avenue will be closed from Bayard to Mission Blvd from 6am-11am.

This is a Fundraiser for High School Students to raise money for their track teams. Dave pointed out that the mission of La Jolla Traffic and Transportation is to ensure that the street closures are done safely with signage and barricades and other appropriate measures and safety is our primary responsibility on the closures not necessarily what the event does or where the money from the event goes. He asked Kathy if she had any issues or complaints from last year's event and there were no complaints from the Public, however, Kathy commented that further down the race course Drivers begin to ignore the No Parking signs. One vehicle was towed from the race course and in the back seat was one of the No Parking Signs. Kathy mentioned that they are always open to listening to Resident's comments or concerns, but after 18 years of hosting this event there are usually none. Bill Robbins spoke during public comments that Parks and Beaches approved the event.

**Motion to Approve End of Summer Fire Run: Gantzel, Second: Brady 5-0-0 not available to vote Bailey, Goulding.**

Brian had a question not specifically related to the street closures or no parking areas. He asked Kathy about her Revenues and Expenses for the Event listed on her Application form.

The estimated gross receipts from the Event are \$50,500.00 and the estimated expenses are \$45,928 leaving a projected distribution of net proceeds at \$4,572.00. He asked if the donations to the area Schools were included in the expenses and Kathy replied that yes they were, also included in their expenses are the San Diego Traffic Enforcement Officers and a combination of other safety expenses. Kathy clarified that the numbers were all estimates because it is unknown how many registrants will actually sign up for this year's event. Her numbers on the application form were based on previous year's participants.

No further comments.

The Board welcomed Aaron Goulding who replaces Richard Walker as the new second representative for the La Jolla Village Merchants Association.

**Agenda Item 2: Request for Handicapped Blue Parking Space-** On Camino del Oro in front of Unit 104 of the apartment building at 2120 Vallecitos. **Mercedes Lafond Action Item**

Ms. Lafond came to this Country from France and immediately noticed that everyone walked on the grass. In Paris no one ever walked on the grass. She thought it was wonderful to walk on the grass so she started walking on the grass too. Four years ago while on her way to an appointment she fell into a grass hole and broke the two major bones in her left foot. She now has metal in it and the condition left her permanently disabled.

Ms. Lafond feels very strongly for the elderly who are handicapped. She is asking for the handicapped parking space for them as well as for herself. She is requesting a parking space on Camino del Oro across from Kellogg Park, which is in front of her home, be designated for the handicapped. This particular parking space is most convenient for her condition.

She is assigned an underground parking space in her Building but in order for her to access it she has to walk up or down 19 steps. There is an elevator but that is on the other side of the Building. She lives alone and carrying grocery

bags up 19 steps, or, through the apartment building if she used the elevator, with a bad foot just to get to her home compelled her to ask the City for a handicapped parking space in front of her Unit. She could just walk her grocery bags to her patio.

She has the handicapped placard and she asked the City for a handicapped parking space on Camino del Oro. City Staff investigated her claim and her medical condition. She mentioned that they usually charge \$300.00 for the investigative work. The City called her and told her she was right, there was no handicapped parking in her vicinity, they would approve her request for the handicapped parking space and they would not charge her the \$300.00. The City made it clear to her that the handicapped parking space would not be for her own personal use and Ms. Lafond understands she has to share it with the public (anyone with a handicapped placard)

Board discussion began with Brian asking her about the number of handicapped parking spaces in Kellogg Park and around the Streets. Ms. Lafond responded that there are 2-3 handicapped parking spaces by the Life Guard Station at the Park and in front of Piatti but on the side streets there are none.

Tom asked her if the City approved this parking space and she said that they did but her request had to be heard by this Board. Dave also received notification at the same time she did. Tom asked if there were any Guidelines to refer to but Dave does not have any Guidelines for this particular request although he does have one for another request. Tom is concerned that this request could lead to other people, who already have an assigned parking space, asking that another one be made available to them on a public street which would set a precedence. Ms. Lafond responded that her building does not have handicapped parking. Dave asked her if she could negotiate for a more accessible parking space but there is none that would be easily accessible for her.

Corey asked her if she called the ADA about the building's ownership. Corey explained to her that there are Guidelines that hold them to accommodating her needs. If she is dealing with a disability the ownership of her property must allow her prompt and easy access to her home. Ms. Lafond explained she purchased the cheapest unit in her building which had no easy access to begin with and the owners most likely wanted to unload it. She described the building as a few families owning many of the units. She clarified the owners are not accommodating people. Corey asked her about her HOA, Home Owners Association, and she said that there was one but the building has 12 units with 6 people owning them. She has just one but several people own multiple units. Corey told her there is a legal precedent that she can behold them to and they have to, by law, comply.

Brian explained this is a code compliance issue. There should be a blue handicap parking space in that parking garage that is close to her home. Brian thanked Ms. Lafond for coming before the Board and we understand her needs but he wants to see her exhaust all opportunities with her Home Owners Association. Even though it is made up of just a few people someone there should give her their parking space, close to her home, to help her. She does not agree with Brian, telling him the people there are not accommodating.

Corey explained to her this is an ADA (American Disabilities Act) issue that we cannot overlook especially if we are being asked to give up an unrestricted public parking space. Even with her handicapped placard, anyone with that placard could park in that parking space limiting her availability to it. The weight of the Boards decision comes into play when we look at losing a parking space that is serving the community needs on the slim chance that it could possibly serve her needs. Her best option is to work within the structure of the underground parking garage.

Debbie Hill-Williams, here on another Agenda Item, commented that even if Ms. Lafond was to obtain a more accessible parking space in the parking garage she would still have a lot more walking to get to her Unit than if she parked outside of it but Corey responded that the parking space on Camino del Oro would not always be available to her still requiring her to walk.

Eric is not convinced the ADA is a workable solution since they have specific parameters they have to follow and they do not have to make something accessible to a specific person, the person would have to meet certain criteria. There is a Group called Disability Rights California and they advocate for disabled people who have access issues. Eric is not convinced the solution is in the underground parking garage for the way Ms. Lafond described it. He is in favor of adding a handicapped parking space to the residential area since most handicapped parking spaces are in front of businesses and very few in front of homes.

Dave advised Ms. Lafond to approach her Home Owners Association, explain her problem and tell them she has been advised that they are obligated to make a legitimate reasonable attempt to accommodate her needs. In the interim Dave is going to approach the City for Guidelines on handicapped parking spaces in residential areas. Dave concurs with Tom about the Board setting a precedence. He believes the issue is not urgent and it can wait a month.

Brian looked up contact information and presented Ms. Lafond with phone numbers and email addresses for The City of San Diego Office of ADA Compliance and Accessibility and the American Disability Association Member Services in Seattle Washington

**Motion to Continue to May 17: Bailey, Second: Brady 7-0-0**

**Agenda Item 3: Request for Legal Passenger Loading Zone White Parking Space-** In front of Clinton Manor condos at 7550 Eads Ave. **Bob Williams Action Item**

There is an existing illegal 3 minute white loading zone fronting 7550 Eads Ave. The City contends they never installed it. This loading zone is sandwiched in between 2 angled parking spaces along the street and the City would never install a parallel loading zone in between angled parking spaces. The City wants to convert that illegal loading zone into 2 angled parking spaces but they held off for the possibility of installing either 1 or 2 white waiting zones.

Bob Williams represents the Homeowners who live at 7550 Eads Ave. He is appearing before the Board to answer some questions the Board has for him regarding the 2 new angled parking spaces however Mr. Williams has a lot of questions for the Board as well. He does not understand what is illegal about the existing loading zone. He has been living there for 4 years but others have lived for there 40 years and that loading zone has always been there as far back as anyone can remember. He asked if the issue is one of reconfiguration and can that white loading zone be converted to 2 white angled zones. Dave responded that they could. Another question, who the Requestor is who is asking for it. This is something the City asked Dave to look into but Mr. Williams also received an email asking who the Requestor is. The City has an App referred to as Get it done. Anyone can put a request in anonymously so the Requestor for 7550 Eads Ave appears to be Unknown however they brought an illegal white loading zone to the City's attention and now the City has to rectify it.

There are 3 options to convert the illegal 3 minute loading zone to legal standing: create a dividing line down the middle for 2 additional 2 hour angled parking zones; make them both white zones; or, make 1 white zone and the other regular 2 hour parking.

A basic requirement must be met for the installation of a passenger loading zone. The facility must have more than 50 separate living units and 7550 Eads Ave has just 40 Units.

Mr. Williams stated that there are other Buildings with HOA's within the area that have 3 minute passenger loading zones that are much smaller than 50 Units. Debbie Hill-Williams remarked that they are on Eads Ave and she has addresses to back that up.

Mr. Williams would like to answer Dave's questions at this Meeting but he is unable to do so at this time. His HOA Board wants to keep the loading zone. They have elderly people living in the Building who get along in Walkers and Scooters, as well as a legally handicapped person who is in a Wheelchair. For a taxi cab to stop at that loading zone to pick these Residents up is certainly advantageous for them. However, he needs to consult his Board to determine how many white zones they would prefer to have 1 or 2. He also wants time to walk around his neighborhood to see what configurations other people have. Dave explained to him that the City is not going to allow that loading zone to remain as it stands now. Right now there is one parking space illegally configured and Dave asks if they can live with one space but both of them reply that they cannot although Dave said they are living with one now. Mr. Williams is asking to return to the Board next month, he needs more time to respond. He is just one person on the HOA Board and he needs to discuss this with the other Board Members.

Bill Robbins commented that city code says the Driver has to stay behind the wheel of the vehicle if the loading zone is 3 minutes, they should ask for 10 minutes if they need longer time. Parking tickets are being given out at the Cove for Drivers leaving their vehicles at a 3 minute loading zone. Brian responded that to have a 10 minute loading zone at 7550 Eads they would have to be a Hotel. Bill is just saying they might want to do a little research.

Debbie Hill- Williams advised the Board that the elderly people living at 7550 have food delivered to them from Vons. Vons delivery service brings the food up to their homes and they would have to exit their truck to do so. If the loading zone they request is 15 minutes can the driver get out of the truck to make the delivery? Corey responded that yes they could if the zone was 15 minutes. Ms. Hill-Williams advises the Board that some kind of loading zone needs to be there otherwise Vons, UPS, and Post Office Trucks would all park in the Street and Eads Ave is already congested from various oversized vehicles parked across the street. Eads Ave also has an issue with the speed of traffic and to have trucks doubled parked on the street because the loading zone was removed will make it a safety hazard for the street. Dave reassured them the delivery drivers will find a place to park their trucks to make the deliveries.

The Williams request a continuance to study the issue and Dave will confer with the City on their options.

**Motion to Continue to May 17, 2017: Brady, Second: Earley 7-0-0**

Meeting adjourned at 4:55pm

Next Meeting is on May 17, 2017

Respectfully Submitted: Donna Aprea, Secretary