



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:

Treasurer:

DRAFT AGENDA – Regular Meeting | Thursday, 5 April, 2018

6:00pm

1.0 **Welcome and Call to Order:** *Please turn off or silence mobile device. Meeting is being recorded*

2.0 **Adopt the Agenda**

3.0 **Meeting Minutes Review and Approval**

4.0 **Officer Reports:**

4.1 **Treasurer**

4.2 **Secretary**

April: Scheduled Minutes taker: Greatrex

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

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

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

6.1 **Oath of office: Trustees Elected in March Election: Ahern, Brady, Kane, Little, Mangano, Shannon, Weissman.**

6.2 **2018-2019 LJCPA Officers Election. ACTION ITEM To elect: President, Vice President, Second Vice President, Secretary, Treasurer to serve through March 2019.**

6.3 **The Audit Report** showing adherence to 600-24 and Administrative guidelines was filed and acknowledged.

6.4 **Melinda Merryweather** has requested deferral of the Princess Street cul de sac paving item until the Coastal Commission has weighed in.

6.5 **At the May meeting the LJCPA President will present for ratification the LJCPA appointees** to the Subcommittees and Boards, Membership Committee and UCSD Long Range Planning Committee at the May meeting. Please write info@LaJollacpa.org to indicate your interest in continuing or to be appointed for the first time.

6.6 **La Jolla Shores Association appoints the following to LJCPA Committees:** Traffic & Transportation (2) Brian Earley (1 to be determined); La Jolla Shores Permit Review Committee (5) Matt Edwards, Janie Emerson, Dave Gordon Angie Preisendorfer (1 to be determined) **ACTION ITEM for ratification**

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.

7.0 Non-Agenda 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>

9.3 UC San Diego Long Range Development Plan CAG, one of LJCPA delegates, will report on
discussion <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 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.
- Items “pulled” from Consent Agenda are trailed to the next LJCPA meeting

10.1 Fay Avenue & West Muirlands Drive PROW Vacation Project No.:545519 I.O. # 13001949 - PROCESS 5 - Summary Street Vacation for the 8 parcels located on the southwest intersection of Fay Ave and West Muirlands Drive as shown in Drawing No. 20918-B. Council District 1.

DPR Motion: DENY application to allow property to continue to be held as PROW or held in abeyance for future public use. (Costello/Kane 7-1-1)

10.2 Country Club & Mimulus Retaining Walls 7116 Country Club Drive & 1601 Mimulus Way. Project #564514

(Process 3) Coastal Development Permit and Site Development Permit to install temporary erosion control and remove an existing retaining wall and garden walls, install tied-back shotcrete wall and counterforts, this site contains Environmentally Sensitive Lands in the form of Steep Hillsides located at 7116 Country Club Dr. and 1601 Mimulus Way. The 0.88-acre site is within the Coastal Overlay Zone (Non-Appealable) in the RS-1-4 zone(s) of the La Jolla Community Plan area.

DPR Motion: Findings CAN be made for a (Process 3) Coastal Development Permit and Site Development Permit for the proposed project (Costello/Collins 6-0-1).

10.3 McCasland Addition Project 2555 Ardath Road Project #: 553305 (Process 3) Site Development Permit and Coastal Development Permit for the addition of an 855 sq ft single story companion unit to an existing 2,693 sq ft single story single family dwelling with an FAR of 0.18. After the addition is completed, the FAR will be 0.25. The site is located at 2555 Ardath Rd within the Coastal Overlay Zone (non-appealable), in the LJSPD-SF zone(s) of the La Jolla Shores Planned District Area within Council District 1.

PRC Motion: Findings can be made for Project Description: (Process 3) Site Development Permit and Coastal Development Permit #: 553305.Vote: 7-0.

10.4 Junior League of San Diego Food and Wine Festival- Request for Temporary No Parking on Coast Blvd adjacent to Scripps Park related to the 18th annual event on May 4 – 5, 2018 (Briana Barbier)

T&T Motion: To Approve Request for Temporary No Parking on Coast Boulevard adjacent to Scripps Park related to the 18th annual Junior League of San Diego Food and Wine Festival Event on May 4-5, 2018: Earley, Second: Warwick 9-0-0

10.5 : La Jolla Boulevard Traffic Calming- Consideration of City Staff Suggested Pedestrian Refuge Island at Mira Monte Intersection. (Zoe Kleinbub)

T&T Motion: Approve City Staff Suggested Pedestrian Refuge Island in La Jolla Blvd. near Mira Monte Intersection: Brady, Second: Gantzel 8-0-1 (Bailey)

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 Black Halibut Project #516011 Process 3) Site Development Permit and Coastal Development Permit for demolition of an existing 2,578 sq ft single story residence and 639 sq ft building. Proposed construction of a new two story (over basement) 6,927 sq ft single family residence (proposed FAR 0.60). The 0.27 acre site is located at 8470 El Paseo Grande within the Coastal Overlay Zone (appealable area) and the Sensitive Coastal Overlay Zone, n the LJSPD-SF zone of the La Jolla Shores Planned District Area within Council District 1. Pulled from March consent c calendar. Pulled from the March 2018 consent calendar.**PRC Motion:** Findings **CAN** be made for the Site Development Permit #:516011, and Coastal Development Permit. **4-2-0)**

12.0 Parking Spaces on Coast Blvd. adjacent to Scripps Park Request by La Jolla Cove Hotel to convert head-in parking spaces back to diagonal (Susan Stevens) Pulled from February consent agenda.

T&T Motion: to request the City revisit and reevaluate the conversion of diagonal parking to head-in parking for the seven newly created parking spaces on Coast Blvd adjacent to Scripps Park due to complaints of traffic congestion and safety issues that has arisen: Brady, Second: Goulding 7-0-0

13.0 Price/Cohen Residence Project # 565738 2045 Lowry Place

Coastal Development Permit and Site DevelopmenPermit for demolition of an existing 2432 gross sf area single story residence (current FAR 0.42) and construction of a new 3,749 gross sf two story residence containing 1,562 sf on the main level, 1,367sf on the upper level, 604sf of garage and storage space and a 190sf deck. The new FAR will be 0.61. The new residence will consist of 3 bedrooms (plus a 4th den/bedroom flexspace), 4 bathrooms, and a 2 car garage. Maximum proposed height not to exceed 24' 9 1/2'. The site is located at 2045 Lowry Place within the Coastal Overlay Zone (non-appealable area), in the LJSPD-SF zone(s) of the La Jolla Shores Planned District Area within Council District 1.

PRC Motion : Findings **CAN** be made for Site Development Permit SDP and CDP for Project #565738 VOTE 5-2-0

14.0: Hillside Drive Construction Issues (Cont'd Item) Request by Residents to consider 1. Truck Weight Limit; 2. Damaged Condition of the Road; 3. Violation of Parking Restrictions (Diane Kane)

T&T Motion: To recommend the La Jolla Community Planning Association set up an Ad Hoc committee to develop a traffic management plan for Hillside Drive that is currently experiencing a great deal of construction activity causing numerous negative impacts: Brady, Second: Goulding 9-0-0

15.0 Serial Permitting and 50% Rule Document: Letter to the City Attorney with copy to Director of Development Services, Mayor and Council District One requesting a formal review of the document and formal adoption as a city Information Bulletin or removal from circulation & use. (Costello/Kane 7-0-1)

DPR Motion to forward this letter as written to LJCPA to send to City Attorney and cc's. Will/Kane 8-0-1

16.0 Information only re: upcoming City Scoping meeting for EIR for 3 million gallon reservoir in [La Jolla Heights Natural Park](https://www.sandiego.gov/cip/projectinfo/featuredprojects/ljreservoir): <https://www.sandiego.gov/cip/projectinfo/featuredprojects/ljreservoir> (Ahern)

17.0 Affirm Secretary for May meeting.

18.0 Adjourn to next LJCPA Meeting: Thursday, May 3, 2018 at 6:00 PM.



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Vice President: Helen Boyden

2nd Vice President: Brian Will

Secretary: Dede Donovan

Treasurer: Janie Emerson

DRAFT Minutes

Annual Meeting & Regular Monthly Meeting | Thursday, 1 March, 2018

Trustees present: Ahern, Boyden, Brady, Collins, Courtney,* Costello, Donovan,* Emerson,* Gordon, Greatrex, Little, Merten, Rasmussen, Shannon, Steck, Weiss and Will

Trustees absent: None

*Trustee Courtney arrived late and Trustee Donovan left early, which accounts for variations in the total number of trustees voting.

Annual Meeting

1.0 Welcome and Call to Order: President Bob Steck at 6:08 PM

Please turn off or silence mobile devices

Meeting is being recorded

2.0 Verify Quorum (Need 20% of total Membership: 136 Members= 28)

Quorum verified.

3.0 Adopt the Agenda

Approved Motion: To adopt the Agenda: (Emerson/Donovan: Motion passes without opposition)

4.0 Non-Agenda Public Comment (Opportunity for public to speak on matters not on the agenda, 2 minutes or less.) No public comment.

5.0 Officer Reports

5.1 Treasurer

The LJCPA Treasurer reported that the CPA has \$569.17 in its bank account.

5.2 Secretary

The LJCPA Secretary stated that 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.

6.0 Time Certain 6:15 p.m. Pipeline Rehabilitation AP-1 Project – Information only. Rehabilitating about 4.25 miles of deteriorated sewer mains. Also included will be manhole rehabilitation, repair and replacement, rehabilitation of all sewer laterals.

Most work is slated for the Mt. Soledad area of La Jolla Shores with some adjacent areas. Construction is planned for December 2018 to August 2019. Presentation by City Personnel with possible scope changes.

Presenter: Steve Bliss, City Engineer.

In response to questions from trustees, Mr. Bliss stated that the estimated completion date is August of 2019. The affected neighbors will be notified in three ways: 1) On completion of the design, a notice will be sent out; 2) As the bids are awarded, notices will be mailed to anyone within a 300-foot radius of anything being restored pursuant to the project; 3) As construction begins, city personnel will put door hangers on the doors of persons to be affected by the work. The interior of homes in the area will not be affected in terms of decreased water pressure or turned-off water.

7.0 Adjourn to Regular Meeting

Regular Meeting | Thursday, 1 March, 2018 immediately following Annual Meeting

1.0 Welcome and Call to Order: President Bob Steck

*Please turn off or silence mobile devices
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2.0 Adopt the Agenda

Agenda already adopted during Annual Meeting.

3.0 Meeting Minutes Review and Approval

Approved Motion: To Approve the Minutes of 02-01-2018. (Donovan/Greatrex: 13/0/1) (CPA President Bob Steck abstained in his capacity as chair.)

4.0 Officer Reports

4.1 Treasurer

**La Jolla Community Planning Association
Treasurer’s Report for March 1, 2018 Regular Meeting**

Beginning Balance as of 2/1/18	\$ 720.50
Income	
• Collections	\$ 176.00
• CD Sales	\$ <u>0</u>
Total Income	\$ 176.00
Expenses	
• LJCPA website maintenance	\$ 191.81
• Agenda printing	\$ 57.06
• AT&T telephone	\$ <u>78.46</u>
Total Expenses	\$ <u>327.33</u>
Net Income/(Loss)	\$(151.33)
Ending Balance of 2/28/18	\$ 569.17

4.2 Secretary

The LJCPA Secretary’s announcement concerning membership eligibility was made during the Annual Meeting.

5.0 Elected Officials – Information Only

5.1 Council District 1: Councilmember Barbara Bry

Rep: **Mauricio Medina**, mauriciom@sandiego.gov

No report.

5.2 78th Assembly District: Assemblymember Todd Gloria

Rep: **Javier Gomez** 619-236-6633 javier.gomez2@asm.ca.gov was not present.

5.3 39th Senate District: State Senator Toni Atkin

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

6.0 President's Report – Information only unless otherwise noted

6.1 The annual election of LJCPA trustees is being held in the Irving Gill Room. The polls will close at 7:00 PM. You must provide proof of identity and be a current member. Results will be announced after the votes have been counted. Any challenges to the results must be received within one week. If none are received the results will become final on Thursday March 8.

6.2 At the April 5, 2018 LJCPA meeting, the trustees will elect the officers for the 2018-2019 year. All officers are eligible to be re-elected for that term. However, the current secretary and treasurer will no longer be serving as trustees.

6.3 At the May 3, 2018 LJCPA meeting, the President will nominate LJCPA representatives to committees and subcommittees. The LJCPA has four subcommittees, a membership committee and two representatives to the UCSD long range planning committee. Subcommittees choose their own chair. The President names chairs for all other committees.

6.4 The City Auditor has notified the LJCPA that it is among about 19 CPGs (3 in CD 1) that are being audited for adherence to 600-24 and Administrative guidelines. Information is due March 14.

6.5 Princess Street: Melinda Merryweather has requested that the issue regarding the pavement at the foot of Princess Street be heard by the CPA in April.

6.6 Bandera Street project: This week the City was expected to begin installation of the new post and chain style barrier 15 feet from the edge of the bluff. Additionally, a barrier to prevent vehicular access will be placed near the sidewalk.

6.7 The T&T did not have a quorum and therefore rescheduled the Hillside construction issue for March. It is likely the LJCPA will hear the item in combination with the DPR recommendation on this subject in April.

6.8 Correspondence report:

a. A letter requesting review and change to the City's "Notice of Decision" form for Process 2 projects has been sent to the requested individuals, per motion of February 1, 2018. City Council President Pro Tem Barbara Bry's office has acknowledged receipt but not as yet provided a substantive response.

b. The LJCPA letter regarding La Jolla Parkway has been received at City Hall and Mauricio Medina, City Council President Pro Tem Barbara Bry's representative, has informed the CPA that he has requested that the Mayor's staff respond to it.

7.0 Non-Agenda 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

No report.

7.2 UCSD - Planner: Anu Delouri, adelouri@ucsd.edu

The UCSD Koman Family Outpatient Center is open and in operation. Its address is 9400 Campus Drive, next to the Moore Cancer Center. The UCSD Community Advisory Group met on Feb. 21; the subject was transportation.

7.3 General Public: was heard in the Annual Meeting.

In fact, the members of the public present at the Annual Meeting had no comment.

8.0 Non-Agenda Trustee Comment

Costello: An article appeared recently in the press accusing Coastal Commission Trustees of violation of the Brown Act. All LJCPA Trustees should note that if they want to get information out to the members of the CPA, it must go first to the President with a request that s/he distribute it to all Trustees.

Little: The City of San Diego's push on affordable housing cannot succeed without subsidies.

Weiss: The break in the fence where the car went off Torrey Pines Road needs to be repaired.

Brady: An interview in the San Diego Union Tribune of 11/27/2017 suggested that mentally-ill homeless persons be housed in tiny houses placed in local back yards under the ADU ordinance. The goal is admirable, but query whether doing so would violate our zoning laws.

Little: Question to Mauricio Medina, Barbara Bry's representative to the CPA: What was the response of the City Attorney when your office raised the matter of the correct interpretation of Prop. D's provisions regarding height? A: If I recall correctly, the response was that an interpretation of the type that Trustee Little and Mr. Geoff Page are seeking would require a new ballot initiative.

Costello: Statement to Mauricio Medina, Barbara Bry's representative to the CPA, with request that it be relayed to President Pro Tem Bry. During her campaign, Bry assured Residents for Neighborhoods that she supported enforcement of the Municipal Code which, according to the City Attorney's Office, means no vacation rentals are allowed. Since her election, Bry has reneged on that promise and appears willing to let Airbnb do whatever it wants. She should be aware that she has lost support.

Gordon: All documents distributed to Trustees must also be made available to the public.

Boyden: All document distributed to the Trustees for this meeting are available in the black binder on the sign-in table at the back of the room.

Gordon: In this day and age, "making available to the public" does not mean putting documents in a binder at the back of a meeting room at the beginning of a meeting.

Little: Gordon's comments reveal a misunderstanding of the Brown Act. The purpose of the Brown Act is to ensure that elected officials do not discuss issues out of the hearing of the public.

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

9.1 Community Planners Committee (CPC)

<http://www.sandiego.gov/planning/community/cpc/index.shtml>

Trustee John Shannon, the LJCPA's representative to the CPC, reported as follows:

1) Councilmember Georgette Gomez is the new chair of the Smart Growth and Land Use Committee which is seeking to find ways to free up new land for affordable housing; 2) The City of San Diego's master plan for parks is currently being reviewed by an outside consultant; 3) Regarding the City's audit of selected Community Planning Groups, CPC members are concerned there may be a push to disempower Community Planning Groups; 4) Land value recapture by City's public coffers rather than by profiteers may be possible by rezoning; 5) The Bike Share Plan is a go according to a document from the Mayor.

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

No report.

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

Trustee Cindy Greatrex reported on the Feb. 21 CAG meeting about transportation. UCSD is making a major effort to solve the transportation problems of its students, faculty and staff. Worthy of special note are the new bike-share program, SPIN, and a new Zip-car on-campus car rental program which is available to the general public.

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 Mike Costello, 2nd & 3rd Tuesday, 4:00

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.

Vice-President Boyden pulled Item 10. 1, “ Black Halibut,” from the Consent Agenda.

10.1 Black Halibut Project #516011 Process 3) Site Development Permit and Coastal Development Permit for demolition of an existing 2,578 sq ft single story residence and 639 sq ft building. Proposed construction of a new two story (over basement) 6,927 sq ft single family residence (proposed FAR 0.60). The 0.27 acre site is located at 8470 El Paseo Grande within the Coastal Overlay Zone (appealable area) and the Sensitive Coastal Overlay Zone, in the LJSPD-SF zone of the La Jolla Shores Planned District Area within Council District 1.

PRC Motion: Findings CAN be made for the Site Development Permit #: 516011, and Coastal Development Permit. Steck, Preisendorfer (4-2-1)

10.2 Spindrift Residence Project #: 584820: (Process 3) Site Development Permit and Coastal Development Permit for the demolition of an existing dwelling unit and construction of a new 6,374 SF, two-story dwelling unit over basement, 453 SF guest quarters above open cabana, and new pool at 1834 Spindrift Dr. The 0.57 acre site is located within the Coastal Overlay Zone (appealable), First Public Roadway in the LJSPD-SF zone(s) of the La Jolla Shores Planned District Area within Council District 1. PRC Motion: Findings CAN be made for Site Development Permit and Coastal Development Permit (CDP) Project #: 584820. Edwards, Emerson 6-0-0. Crisafi Recused.

Approved Motion: To approve Consent Agenda Item 10.2 (Item 10.1 was pulled for review) (xxx/xxx: 0-0-0)

11.0 Action Items

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.

< ACTION ITEMS ON FULL REVIEW >

11.0 Liaghat Hillside Vacation & Residence Project No.: 503701. 7520 Hillside Drive. Process 3, Coastal Development Permit/Site Development Permit (for a site containing Environmentally Sensitive Lands) Sewer Easement Vacation and Dedication to relocate existing 8' wide sewer easement to interior property line (and change width from 8' to 15' wide) to allow construction of new, two-story, single family dwelling unit, totaling 7,884-square-feet on a 0.51acre property. The vacant site (APN 352-13-0030) is located on the south side of Hillside Drive directly north and adjacent to 7520 Hillside Drive, in the RS-1-1/ RS-1-5 Zones, Coastal (non-appealable) Overlay Zone, Coastal Height Limitation Overlay Zone and within the La Jolla Community Plan Area.

DPR Motion: Findings CAN be made for a Coastal Development Permit/Site Development Permit Sewer Easement Vacation and Dedication to relocate existing 8' wide sewer easement to interior property line (and change width from 8' to 15' wide) to allow construction of new, two-story, single family dwelling unit, totaling 7,884-square-feet on a 0.51-acre property (Costello/Collins 4-2-1) Pulled from the January 2018 LJCPA consent agenda.

LJCPA February 1, 2018 Approved Motion: To return the Liaghat Project to the DPR to review the environmental document, put together a mitigation plan, and bring it back to the CPA for action in the March meeting. (Merten/Emerson: 12-0-1).

DPR Motion (2/20/2018) Findings CAN be made for CDP ... with the exhibits A-a, A-b, A-c as presented by the applicant which address and mitigate the cumulative impacts of multiple construction projects on Hillside Drive. Kane/Collins 9-0-0.

Discussion will be limited to the mitigation information presented by the presenter, Mr. Liaghat.

Mr. Liaghat announced that he will be taking the following measures to mitigate damage and disruption to Hillside Drive and its environs: 1) He will hire a van to shuttle workers in and out; 2) No trucks shall enter unless a loading/unloading sequence plan has been worked out; 3) He will make his cell phone number available to the neighbors so that they may express concerns and complaints directly to him – he expects to be only five minutes away; 4) He will approve the SWRP plan as he has been asked to do; 5) He will build a temporary pad for parking cars connected to the site off the street; 6) Only when the temporary pad has been built, will he commence construction of the temporary shoring and the permanent pad for the house; 7) In stage 4 of the construction, which includes an elevation on the right side of the site, he will make the driveway running from the back of the garage to the street available for parking of construction-related vehicles.

The over-all plan is to build from the back to the front of the site, thus always leaving open space at the front of the site for cars and trucks until the construction is almost completed, at which point the driveway will have been completed, providing space for almost ten cars so they need not park in the street.

Public Comment on the Liaghat Project from Neighbors

Joe Manno: It will take 6 months just to get through stage 1 of the project. Further, there remains a problem with drainage coming down the hill. The lot is not buildable.

Chris Day: Thank you for all the mitigation measures you have taken. I would still ask you to consider full-time site supervision. Just giving us your cell phone number makes us be your full-time on-site supervisors.

John Hillcrest: Safety considerations are foremost for me. You cannot safely pour concrete on a street that is 20 feet wide and has hairpin turns. Further, the City's Mitigated Negative Declaration has expressly said that cumulative-impact damage was not considered.

Kianoosh Radsan: I am in favor of freedom of the press, but I want it to be made very clear that I do NOT have a shotgun. I have a broomstick. My card was canceled because of the press report that I have a shotgun. Further, would you please put up a "No Smoking" sign on the site.

Nancy Manno: Thank you for all your mitigation efforts. However, this site is not reasonably amenable to development. May I ask you how many square feet the home at this point is? A: 7800 square feet not counting the garage. If the garage is included, it is 8000+ square feet.

Trustee Comment on the Liaghat Project

Brian Will: Applicant made an effort to reduce the project's impact when viewed from the street.

Approved Motion: Approve the project with the additional Exhibit A drawings showing parking areas during the various phases of construction (Emerson/Boyd: 11-2-2)

12.0 Parking Spaces on Coast Blvd. adjacent to Scripps Park – Request by La Jolla Cove Hotel to convert head-in parking spaces back to diagonal (Susan Stevens) Pulled from February consent agenda. T&T Motion: to request the City revisit and reevaluate the conversion of diagonal parking to head-in parking for the seven newly created parking spaces on Coast Blvd adjacent to Scripps Park due to complaints of traffic congestion and safety issues that has arisen: Brady, Second: Goulding 7-0-0

Applicant was not present. Applicant's Request was not heard. Will be rescheduled for April 5.

13.0 La Jolla Concours d'Elegance - Request for Temporary Street Closure and No Parking areas related to the 14th annual event at Scripps Park on April 6, 7 and 8, 2018 – Presenter: Michael Dorvillier:

La Jolla Concours d'Elegance temporary exhibit will function the same as previous years. Mr. Dorvillier distributed a plan drawing depicting the Show's layout in Scripps Park. Profits go to the La Jolla Historical Society

Public Comment:

Merriwether: Exhibit should be restricted to a smaller area so that the remainder of Scripps Park would be open to the public.

Trustee Comments:

Collins: Asked about street parking on Coast Blvd.

Little: Public parks should not be used for private purposes. Parks should remain open to the public.

Courtney: Questioned the price of tickets for General Admission and Special Admission. Suggested use of transparent fencing on Coast Blvd. Side.

Ahern: Concours d'Elegance brings outside money to La Jolla businesses.

Shannon: Concours d'Elegance is a world class exhibit.

Approved Motion: To approve the temporary street closure (Gordon/Ahern: 11/2/1)

14.0 Waiver of the annual beach area construction moratorium for the Children's Pool Walkway

Beautification project –We have been requested by La Jolla Parks and Beaches to support their request for this waiver. Presenter: Trustee Ahern.

Ahern explained the Waiver will reduce construction time and construction cost. CPA should support the Parks and Beaches Committee request

Approved Motion: To support a waiver of the construction moratorium for the Children's Pool (Gordon/Greatrex: 13/0/1)

Trustee Janie Emerson, who had been supervising the counting of the votes in the Trustee election, returned to the meeting at 7:50 PM.

15. Liaghat Project MND: Consideration of responding to the DMND for this project and/or using it as an example to illustrate flaws in the City's failure to consider cumulative impacts of multiple construction activities in one residential area. Presenter: Diane Kane, a member of the DPR Committee of the CPA.

Kane: In response the DRAFT MND for the Liaghat Project, I prepared a letter citing the City's failure to consider cumulative impacts of multiple construction activities in the same area. The letter also recommends that construction management plans should be part of the applicant's submittal package for all projects and that the City should collect Construction Impact fees to pay for mitigation measures to lessen the negative impacts of construction.

Will: The effects of construction on the environment should be considered by the City.

Gordon: The City is not doing its job.

Diane Kane: It should be noted that the DPR did pass a motion on this subject but did not endorse a specific letter. See motion below. The letter presented here tonight has not been reviewed by the DPR Committee.

DPR MOTION (2/20/2018) The committee will draft a letter for CPA ratification which challenges the draft MND as inadequate for the subject project. It does not address the significant cumulative impacts of multiple construction activities on Hillside Drive. The applicant has volunteered to take necessary steps to address and

mitigate these concerns and should be commended, but these efforts should be considered on all projects and required where appropriate. 8-0-0

Approved Motion: The letter prepared by Diane Kane will be sent to the City. (Emerson/Boyden: 11/2/2)

16.0 Serial Permitting to Avoid Coastal Development Permit Review. Consideration of a letter to the City requesting information on how DSD addresses such applications. Suggested letter sent to trustees. Presenter Trustee Merten.

Merten read the draft letter to the assembly and explained Serial Permitting. He suggested adding sentences asking “Is the DSD aware of current projects in La Jolla that are utilizing 'serial permitting' to almost totally replace existing buildings without CDP review? What is the DSD doing about them?”

Costello: Serial Permitting should be stopped before it catches on with even more developers.

Approved Motion: Approve the draft letter with Merten’s suggested additional sentences. (Little/Costello: 14/0/1)

Trustee Election Results announced by President Steck:

Elected to a 3 Year Term

Patrick Ahern	47 votes
Matt Mangano	46
Tom Brady	45
Diane Kane	43
John Shannon	43
David Little	40

Elected to a 2 Year Term

Suzanne Weissman	37
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Not Elected

Michael Morton	16
Tim Steck	1

17.0 Consideration of request from Geoff Page to ask the City Attorney to opine on “how the DSD believes height can be measured according to Proposition D.” Presenter: Geoff Page:

Page: Explained how developers are circumventing the intent of the Prop. ‘D’ 30-foot height limit by measuring building height from a new raised finish grade instead of from the existing grade.

Little: Endorsed the request to have the City Attorney opine on measuring building height according to Prop. ‘D’.

Merten: Explained why Geoff Page’s concerns only apply to those small areas of La Jolla with a Residential Multi-Family (RM) zoning designation, for example apartments and condominiums, where 40 feet is the maximum height limit according to the San Diego Municipal Code (SDMC). The city-wide building height limit per the SDMC in the RM-2-4, RM-3-7 and RM-3-9 zones is 40’. These RM Zones in La Jolla are at the top (south end) of Girard Avenue and east of Wind 'n Sea beach. The SDMC limits building height to a maximum of 30 feet above existing grade everywhere else in La Jolla. The confusion arises from the fact that La Jolla's RM zones are also in the Coastal (Prop 'D') Height Limit zone and are, under Prop D, limited to a maximum of 30 feet.

In the non-RM areas of La Jolla, the SDMC 30-foot height limit is more restrictive than the Prop. 'D' 30-foot height limit. Whereas the Prop. 'D' height limit is measured from finished grade because Prop D did not specify 'existing' grade when it was written and passed, the City's only definition of 'grade' at the time was contained in the Uniform Building Code which San Diego had previously adopted. When Prop. 'D' was passed, the Uniform Building Code defined 'grade' as being the finished grade around a building. It was many years after the passage of Prop. D that the SDMC defined *grade*, for purposes of measuring structure height, as being *existing grade* or *proposed grade* whichever is lower.

Will: Explained how 30-foot and 40-foot building heights are measured in the RM zones.

Approved Motion: To ask City Attorney to opine on “how the DSD believes height can be measured according to Proposition D (Collins/Emerson: 12/2/1)

18.0 Selection of April minutes-taker pending election of secretary in April:

Cindy Greatrex volunteered to be the April minutes-taker.

19.0 Adjourn to next LJCPA Meeting: Thursday, April 5, 2018 at 6:00 PM

The meeting adjourned at approximately 9:30.

Minutes respectfully submitted by Dolores Donovan (Items 1.0-11.0) and Phil Merten (Items 11.0-18.0.)

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Report March, 2018

Attending 3/13/18: Collins, Costello, Gaenzle, Kane, Leira, Ragsdale, Welsh, Will, Zynda
Attending 3/20/18: Collins, Costello, Kane, Ragsdale, Welsh, Will, Zynda

1. NON-AGENDA PUBLIC COMMENT 3/13/18

- none

NON-AGENDA PUBLIC COMMENT 3/20/18

- Kane – Process on Liaghat, we were doing environmental review, asked to provide mitigation to identified impacts to community. Suggest we follow environmental documents on controversial projects during public review of doc.

2. APPROVAL OF MEETING MINUTES

Meeting Feb 20, 2018 and Mar 13, 2018

3. SUMMARY OF DECISIONS

- a. **Item 4:** Fay Ave & West Muirlands PROW Vacation
 - i. Findings **CANNOT** be made to support the PROW Vacation. **Pass 7-1-1**
- b. **Item 7:** Draft 50% Demolition Memo
 - i. Motion to send letter. **Pass 8-0-1**
- c. **Item 10:** Mimulus and Country Club Retaining Wall
 - i. Findings **CAN** be made for the CDP/SDP. **Pass 6-0-1**

4. FINAL REVIEW 3/13/18

Project Name:	Fay Avenue & West Muirlands Drive PROW Vacation	Permits:	Initial Review
Project No.:	545519	DPM:	Angela Nazareno
Zone:	RM-1-1	Applicant:	Dena Boylan

I.O. # 13001949 - PROCESS 5 - Summary Street Vacation for the 8 parcels located on the southwest intersection of Fay Ave and West Muirlands Drive as shown in Drawing No. 20918-B. Council District 1.

APPLICANT PRESENTATION AND QUESTIONS (2/20/2018) Dena Boylan, Mary Carlson

- From SD Real Estate Assets Dept. – will be presented to city council.
- Fay Ave already re-aligned, Land no longer needed for street re-alignment
- PROW to be vacated. Property will be made available for future uses.
- .469 acres in RS-1-7.
- Current duplex in ROW is vacant and in poor shape
- Pre-disposition was done 2 years ago, done again before finalization, no offers within city
- Request to keep width along W Muirlands Dr.
- Easements will be reserved for existing utility laterals at no cost to owners.
- Looking to sell, possible to lease but prefer to sell

- Neighbors were noticed in April 2017, posted on April 21, 2017
- No comments reported by city from concerned neighbors
- Property acquired in late 60s.
- In communication with the Storms regarding existing driveway that crosses PROW
- Twin buildings at South end will be offered access first
- Vacation was initiated by staff to remove street status first and then offer property for sale.
- There are no current developers or interested properties with plans for the parcel
- Land is a single parcel, no longer 8 separate parcels
- Property further South is still city land, still part of Fay ave ROW?

PUBLIC COMMENTS (2/20/2018)

- Storm: What is situation for the houses on the South? offered property for sale. What will happen to us? Driveway would not be safe on W Muirlands, driveway off Fay? predates the city ever owning the property. Garage off this drive. Possible to make a parking area for school? School would be offered.

COMMITTEE DELIBERATION (2/20/2018)

- Costello: We received a letter from a US Navy Lieutenant whose home is affected by this potential Vacation. Since he is presently deployed to Iraq I would ask this action not be completed until after his return. If this was during WWII or the Korean Action, this Vacation would be suspended for the duration.
- Leira: Concerned about pedestrian usage/ traffic and relationship to schools
- Kane: Can support vacation, what is the next reincarnation of this area? Makes sense to enhance the multi-modal transportation needs, parking, encourage city to look at transportation related uses, parking, or park land.
- Costello: Can you get the square footage of the parcel. And then what square footage would be set aside for neighbor A, B, C, What is left? And then what would be next? Please provide areas.
- Welsh: Please outline the original 8 parcels if still exist
- Leira: Been here too long, I don't think city property should be disposed of unless a specific project will do significant good for the community that it cannot be resisted. The site is a gateway to LJHS and MJHS. Condos on North side of Fay used to be city property. The criteria should be: 1. Look for public purpose project. Locals like to have some urban relief space. 2. What private uses if any within this public use are possible. 3. Prefer lease rather than a sale.
- Zynda: Could a traffic engineer project the future, city streets dept have already looked at this and they will look at it again prior to a sale.
- Welsh: Would like to see further context
- Kane: Where are sidewalks and bicycle lanes? It is a shared vehicle lane
- Leira: Some months ago, issue related to community use of HS fields. Walk/Run. HS does not want to allow community use. This property could fill public need. Community workshop to gather ideas for use.

DELIVER FOR NEXT PRESENTATION (2/20/2018)

- Provide square footage of parcel and subdivision areas allocated for potential neighbor purchase/easement to continue utility service and vehicular access.
- Outline the original 8 parcels
- Investigate options to maintain as city property and develop (or preserve for future) park or suitable public use. Maybe sponsor a public workshop?
- Site context map showing further North and South along Fay, include bike lines, parking, ...

APPLICANT PRESENTATION AND QUESTIONS (3/13/2018) Dena Boylan, Mary Carlson

- Mapping action. No longer needed for street purposes
- .469 acres, terminates public's right to use land as street, RS-1-7 zone with minimum 5,000sf lot size
- 2016, city departments including park and rec were contacted to determine if use desired
 - None except city streets request to keep some sidewalk area at boundaries
- Sloped lot, signs posted April and June 2016
- Original plot map with 8 lots provided, currently consolidated to 1 lot.
- Easement, EMRAs in place for two southerly neighbors to access across property
- Will the original 8 lots still exist? No, currently one lot

- Will any proposed development come back here? We prefer it remain city owned. No city department is interested in this land. What might happen next?
- Public hearing required prior to selling property, but this is not a sale yet. Just vacation.
- Community has a need for parking. Opportunity to provide more parking.
- This is our only opportunity to keep the land. Housing commission is not interested.
- Duplex will remain until/unless a new owner tears it down. Immediate plan to lock-up. Currently non-conforming
- Quite often there is parking in the ROW
- Can something be done within that right of way to improve parking? We need to think of the future.

PUBLIC COMMENTS (3/13/2018)

- Miller – domino effect, cannot control future, alternatively what happens if we turn it down? Are there plans for the rest of Fay avenue extension from Nautilus to Bird Rock? Unknown.
 - If vote no, likely still seek authorization (group is advisory)
- Little – past interest in skateboard park. La Jolla deserves a skatepark.
- Storm – no feedback from residential. How to guarantee neighbors rights to purchase an easement?
 - If vacation approved, offer entire property for sale. Would only consider as a sales option.
- Miller – does this cascade and kill future Fay Ave extension

COMMITTEE DELIBERATION (3/13/2018)

- Costello: Suggest the Storms submit formal request. Concerned purchaser will outbid neighbors.
 - Suspicious as to why this is initiated in the first place
 - Community has a shortage of parks. This is short sighted.
- Applicant: city has issues with duplex and no funds to correct. EMRA with neighbors
- Costello: urge committee to vote against
- Kane: Is there an opinion from council woman Bry’s office? None
 - Keep it ROW while we think about it
- Leira: North side of W Muirlands, ROW and proposed project were tied together. Community had some certainty of what was proposed.
- Zynda: problems should be solved first before vacation.
 - Cannot grant easement in ROW
- Kane: not opposed to vacation of portion in front of two houses on south end with access EMRAs.
- Leira: opposed to piecemeal. Wait for a decision on what to do. Then vacate along with plan for future.
- Zynda: resolve issues with utilities.
- Mapping and engineering
- Ragsdale, community plan recommends more parks
- Ragsdale – request department to consider more community and neighborhood input.

SUBCOMMITTEE MOTION (3/13/2018)

- Motion to deny application *so that the property may* continue to be held as PROW or held in abeyance for future public use. (Costello/Kane 7-1-1)
 - In Favor: Costello, Gaenzle, Kane, Leira, Ragsdale, Welsh, Zynda
 - Opposed: Collins
 - Abstain: Will (chair)
- **Motion Passes**

5. PRELIMINARY REVIEW 3/13/18

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

Project Name:	Waverly Residence	Permits:	CDP, SDP
	5543 Waverly Avenue		
Project No.:	577309	DPM:	Glenn Gargas
Zone:	RS-1-7	Applicant:	Brian Yamagat, Golba

(Process 2) Coastal Development Permit for the construction of 2,686 SF Two story single family residence with roof top deck and a detached carport on a vacant lot at 5543 Waverly Avenue between Midway and Forward St. The 0.1 Acre site located within the RS-1-7 zone and Coastal overlay zone (Non-Appealable) of the La Jolla community plan Area.

APPLICANT PRESENTATION AND QUESTIONS (3/13/2018) Golba

- Odd property, vacant lot, never had anything (meter, service)
- Lot width approx. 34'. Articulated front to utilize angled PL. detached carport.
- 3' minimum setback but chose to go slightly larger (5') on North side where neighbor is close.
- Carved out mass to respect smaller neighbor to the South. 8-9' separation
- Neighbors don't encroach, but very close to PLs, likely previously conforming, but do not meet current requirements
- Small roof deck. 2,686sf total FAR
- Traditional style, roof deck concealed as much as possible. Two cars parking in rear (carport). Open on interior side and back side open, garage door on alley side, PL side required to enclose for fire rating. Other sides are open 100%
- Carport ensures parking in garages instead of storage
- Grass and dog run area between house and carport
- .59 FAR where .60 allowed.
- .44 impervious
- 9-6 and 9-0 floor to ceiling heights.
- Building is 28' wide, 23', 16' at front
- The project is a spec house but already under contract with a buyer, end user (named ??).

PUBLIC COMMENTS (3/13/2018)

- Little – property was wider lot, split by owner on North side. Bird watcher organization fought lot split. Will there be import/export soil? No. Height is measured from modified grade which is the lower of existing or proposed. House is 27'-3" tall. Mostly at 23'/24'. Wooded part of birdrock. Hope to see street trees remain. Existing are offsite (ROW) proposing to build sidewalk to avoid existing tree.
- Miller – neighbors thoughts? Southern neighbor has reached out for private discussion. No contact from neighbors to North. Sometimes carports get garage doors on all sides as party pavilion. Why placing carport at PL? Creates privacy.

COMMITTEE DELIBERATION (3/13/2018)

- Leira – garage door on a carport is deal breaker.
- Kane – Building carports is demeaning
- Gaenzle – existing street trees will remain? Yes. The tree in rear will go.
 - o Carport means home becomes larger than neighbors and not in character.
 - o Concerned neighbor to north opens to South, loses sunlight.
 - o House would be 400' less if included garage
- Leira – grade between neighbors is level. Slope alley to street
 - o South neighbor looks wider, 1.5 lots wide. Nice rambling house.
- Collins – how encourage parking in back
 - o Applicant – provide secure parking, 2.5' dedication to alley (increase turn) discourage storage by using carport.
- Costello – trees in neighborhood are an asset
 - o 7' setback is nice to allow workers to access, repair.
 - o Any possibility to enclose garage and narrow house by 2' on each side to achieve lower FAR.
 - o "Carport is a garage in transition"
 - Applicant: city has signed off and it meets definition of FAR exemption.
- Kane – suggested enclosing garage, adding second floor "granny" and reduce house.
- Welsh – long straight wall on North side. 2nd Kane's suggestion of two story garage
- Kane – size of roof deck. No sidewalks should be retained to protect street scape and trees.
- Gaenzle – scale is over neighbors due to exempt carport.

DELIVER FOR NEXT PRESENTATION (3/13/2018)

- Overhead view of 3D with neighbors home
- Street montage of elevations,
- Add neighbor's footprint to all floor plans.
- Identify homes in neighborhood with carports
- Consider a design with an enclosed garage and remove 400 sf elsewhere.
- Consider lowering the height
- Where do windows align with neighbors
- Consider removing garage door, replace with gate along PL?

6. PRELIMINARY REVIEW 3/13/18

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

Project Name:	Colima Street 623 Colima Street	Permits:	CDP
Project No.:	575043	DPM:	Morris Dye
Zone:	RS-1-7	Applicant:	Elizabeth Carmichael

(Process 2) Coastal Development Permit to demolish an existing single dwelling unit and construct ~~a new 5,675 square foot two-story residential single dwelling unit~~ **two, new, two-story residential units totaling 5,675 square feet (sf) (2,777 sf west unit, and 2,898 sf east unit)** located at 623 Colima Street. The 0.11 acre site is in the coastal (Non-Appealable) overlay zone in the RS-1-7 base zone of the La Jolla Community Plan area.

APPLICANT PRESENTATION AND QUESTIONS (3/13/2018) Carmichael

- Currently two lots with one house and pool. Proposing two, two story residences (one on each lot).
- Current drive off Colima. Proposed two driveways off Colima.
- No roof decks (second floor decks, but not roof)
- Traditional architecture, mix lapped siding, shingle, stone
- Drought tolerant landscape
- West 25'-1.5" high, East 27'-11.5" high
- Neighbor West concerned about backyard privacy. No second floor windows on that side.
- Not an improved alley. City is not asking for alley access. Otherwise driveways would not be allowed.
- 8' between buildings, desire to differentiate
- Lots are 4,859 each. They were never joined.

PUBLIC COMMENTS (3/13/2018)

- Miller – what does this look like next to neighbors?

COMMITTEE DELIBERATION (3/13/2018)

- Kane – Looks busy, suggest to tone down, see in context of street
- Welsh – side facades are long and flat.
- Kane – Does single structure de facto consolidate the lots? Leira – Yes.
- Gaenzle – Thank you for garages. Concerned that additional curb-cut reduces parking.
- Collins – What is side setbacks. 4' each, yielding 8' separation at the narrowest.
- Gaenzle – Trees? Two king palms to be replaced with Jacaranda. Tree in property interior to be removed. New trees proposed but current will not remain.
- Kane – Can existing trees be temporarily stored and re-used on site?
- Collins – how long is unpaved alley? Entire block.

DELIVER FOR NEXT PRESENTATION (3/13/2018)

- Context with neighbors. Bulk and Scale, parking.
 - o Street elevation or montage with both neighbors and both structures
 - o Aerial photo with super-imposed project
 - o Site plan with to include adjacent curb cuts and parking impact

- 3D or elevation to see how buildings stagger and corner materials.
- Materials board
- Evidence why alley can't be used. City's reasoning.

7. REVIEW OF SERIAL PERMITS and the 50% RULE 3/13/18

A discussion of the "draft" letter to the City Attorney requesting an opinion on its status. Following that, suspension of the 50% may be recommended.

DISCUSSION (1/16/2018)

- Will - Summary of DRAFT 50% document and how it is implemented
- Leira – Conflicts within document itself
- Public – Who polices this? A: No one, the public. Inspectors only visit sites when they are called to inspect and sign off on project milestones.
- Public – Further compounded by blatant and intentional serial permitting.
- Public – intent should be that 50% should result in similar or smaller size homes
- Will – What should this committee recommend? Request city to withdraw draft document or allow "Incentive based zoning" more time to succeed.
- Ragsdale – Coronado has had success with Incentive based zoning, it's not perfect but it keeps evolving
- Kane – What status does this document have at the city? We need the city attorney's opinion.

SUBCOMMITTEE MOTION (1/16/2018)

Request that DPR assign a sub-committee to draft a letter to the city attorney with copy to Director of Development Services, Mayor and Council District requesting a formal review of the document and formal adoption as a city Information Bulletin or removal from circulation & use. (Costello/Kane 7-0-1)

- In Favor: Costello, Gaenzle, Leira, Ragsdale, Welsh, Zynda
- Opposed: none
- Abstain: Will (chair)
- Motion Passes

APPLICANT PRESENTATION AND QUESTIONS (3/13/2018) applicant

- Letter distributed

PUBLIC COMMENTS (3/13/2018)

- none

COMMITTEE DELIBERATION (3/13/2018)

- Costello – Serial permitting issue should be brought out more. Both are addressed
- Will – letter supports argument to change to incentive based exemption.
- Leira – 50% also used to maintain non-conforming setbacks (or FAR) even when walls are new except for some studs.
- Exempting community review deprives opportunity to catch where SDMC does not honor Community Plan. Need the feedback loop.
- Leira – Clear CEQA cumulative impacts. Rehabilitations are exempting themselves from impact fees.
- Kane – Full tear down suggests need for infrastructure improvement. Remodel hides 70-100 y.o. streets and services.
- Will – broken, honourous in both directions.
- Kane – carports are a symptom of this problem. FAR is only one metric of urban planning.
- Will – Letter forces city to act. Either adopt or revise.
- Costello – Wish some individuals at city had a stronger voice. Letter can't hurt.
- Will – work as vigorously to fix code as we fight projects that utilize advantages of code.
- Leira – 3 issues: 1. Status of bulletin 2. Violates consistency of scale and character 3. Opens door for phased development.

- Ragsdale – Should include bullet points of what to do.

SUBCOMMITTEE MOTION (3/13/2018)

- Motion to forward this letter as written to LJCPA to send to City Attorney. cc Brye (Will/Kane 8-0-1)
 - o In Favor: Collins, Costello, Gaenzle, Kane, Leira, Ragsdale, Welsh, Zynda
 - o Opposed: none
 - o Abstain: Will (chair)
- **Motion Passes**

8. FINAL REVIEW 3/20/18

Project Name:	Waverly Residence	Permits:	CDP, SDP
	5543 Waverly Avenue		
Project No.:	577309	DPM:	Glenn Gargas
Zone:	RS-1-7	Applicant:	Brian Yamagat, Golba

(Process 2) Coastal Development Permit for the construction of 2,686 SF Two story single family residence with roof top deck and a detached carport on a vacant lot at 5543 Waverly Avenue between Midway and Forward St. The 0.1 Acre site located within the RS-1-7 zone and Coastal overlay zone (Non-Appealable) of the La Jolla community plan Area.

APPLICANT DID NOT PRESENT ON 3/20/2018

9. PRELIMINARY REVIEW 3/20/18

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

Project Name:	Eads Ave	Permits:	TM/CDP/SDP
	7154 & 7156 Eads Avenue		
Project No.:	577900	DPM:	Glenn Gargas
Zone:	RM-1-1	Applicant:	Bill Metz

(Process 3) Tentative Map, Coastal Development Permit and Site Development Permit for development of a small lot subdivision, to subdivide 1 lot with two residences (currently under construction) into 2 lots. Located at 7154 & 7156 Eads Avenue. The .166 acre site is in the RM-1-1 zone within the Coastal Overlay zone (non-appealable) of the La Jolla Community Plan area.

APPLICANT PRESENTATION (3/20/2018) Bill Metz, Peter Weinberg

- Mapping action to lot split, create interior lot line
- Two existing buildings on one lot, 4 parking required, 5 provided, internal lot line.
- Plus 2 parking spaces on street
- Closing curb cut adding one on street parking
- Each unit satisfies FAR for new lot sizes.
- Vehicular and pedestrian access to both lots from both streets
- Parking 2 in garage one, 1 in second garage (practically fits 2, but code fits one), one tandem in front of each garage.
- Lot size is 7,224sf, 3,000sf density/unit,
- Between Rushville and Genter
- Previously cleared one structure and added on to one. (Both extensively remodeled.
- Under construction currently
- No FAR exempt carports
- Setbacks: 15/20 on front setbacks, 8'-3 side, previously non-conforming (less than 4'), approx. 1' at existing garage, 12' wall, filled in existing windows for fire code
- Some existing windows on garage, below fenceline

- Patio on Eads, 12'x18' covered patio open on 3 sides, Impervious coverage (pervious driveway), need to do calculation (LS 1100sf, DW 1350 pervious)
- Both 2 story, no second story setback encroachment
- 6-7' slope (Eads down to Mabel Ln)
- Mostly 2-story on the block
- Where is extent of RM-1-1?
- How many lots have been split, vs Condo, vs Apt, vs Single (At least 3 condo or subdivided)
- One new small lot subdivision in neighborhood
- 6' pedestrian easement along the side PL (rear lot to access Eads)
- All separate utilities, addresses, already
- Can you present elevations (even though this is just a mapping exercise)

PUBLIC COMMENTS (3/20/2018)

- none

COMMITTEE DELIBERATION (3/20/2018)

- 5 parking spaces on-site, 2 on-street.
- May potentially add car-lift but not included for requirement, 18' wide inside but only counting one.
- Intrigued by this project, previous condo projects leave things unclear, cleaner way to allocate land.
- Updated map will be recorded on AP maps/SANGIS
- Fits the development pattern
- Worried that existing buildings go right to setbacks. Can applicant consider conforming to current setbacks? Buildings are close to final construction, all new construction conforms
- Both homes are sprinklered
- No habitable living space in nonconforming setbacks
- Nice spacing between buildings

SUBCOMMITTEE MOTION (3/20/2018)

- Motion to consider this presentation as FINAL (Will/Kane 6-1-0)
 - o In Favor: Collins, Costello, Kane, Ragsdale, Will, Zynda
 - o Opposed: Welsh
 - o Abstain: N/A
- **Motion Fails**

DELIVER FOR NEXT PRESENTATION (3/20/2018)

- Where are neighbors relative to your structure
- Aerial Photo
- Cross section both neighbors through each house
- Photo montage (photo) of Eads and Mabel.
- Code section for small lot subdivision – 143-03
- Color coded site plan for LS and pervious/impervious (with %)
- Street trees required?
- Identify lots that encroach into setbacks on your block
- Table on lots how split, condo, etc.
- Update parking matrix, include building height

Applicant requested to come back 2nd Tuesday in April (4/10/2018)

10. PRELIMINARY REVIEW 3/20/18

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

Project Name: Country Club & Mimulus

Permits: CDP & SDP

Retaining Walls
7116 Country Club Drive & 1601 Mimulus Way

Project No.: 564514

DPM: Morris Dye

Zone:

RS-1-4

Applicant:

Mike Turley

(Process 3) Coastal Development Permit and Site Development Permit to install temporary erosion control and remove an existing retaining wall and garden walls, install tied-back shotcrete wall and counterforts, this site contains Environmentally Sensitive Lands in the form of Steep Hillside located at 7116 Country Club Dr. and 1601 Mimulus Way. The 0.88-acre site is within the Coastal Overlay Zone (Non-Appealable) in the RS-1-4 zone(s) of the La Jolla Community Plan area.

APPLICANT PRESENTATION (3/20/2018) Walt Crampton

- Site orientation, 3 water main breaks on Country Club (2010/2013/2013), caused damage
- Hillside damage photos, old unpermitted wall cracked and failed
- Installed temporary soil nails
- 2 new walls less than 6' only visible from within applicant property (lower property on Mimulus)
- Wall design sections, Landscape plans no trees removed or added, just low plants
- Completely obscured once landscaped
- New curb design (already completed) kept Country Club water from flowing into upper subject property driveway
- No footings, tied back walls, reducing loads on existing Mimulus property wall
- City of San Diego will pay for this. City risk management is paying the contractor/engineers
- Hauling overburden offsite after decrease slope
- 25 – 30' elevation change between pads
- Changed to process 2. New PM is (Pancho) Francisco Mendoza
- All cut, Ardath Shale (clay silt stone)

SUBCOMMITTEE MOTION (3/20/2018)

- Motion to consider this presentation as FINAL (Costello/Ragsdale 7-0-0)
 - o In Favor: Collins, Costello, Kane, Ragsdale, Welsh, Will, Zynda
 - o Opposed: none
 - o Abstain: none
- **Motion Passes**

SUBCOMMITTEE MOTION (3/20/2018)

- Findings CAN be made for a (Process 3) Coastal Development Permit and Site Development Permit for the proposed project (Costello/Collins 6-0-1)
 - o In Favor: Collins, Costello, Kane, Ragsdale, Welsh, Zynda
 - o Opposed: none
 - o Abstain: Will (chair)
- **Motion Passes**

11. PRELIMINARY REVIEW 3/20/18

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

Project Name: Demolish Residence
9036 La Jolla Shores Lane

Permits: CDP, SDP

Project No.: 588291

DPM: Francisco Mendoza

Zone: RS-1-1 & RS-1-4

Applicant: Brian Longmore

(Process 2) Coastal Development Permit to demolish one existing residential building totaling 1,706 square feet as well as the 220 square foot detached garage. The 0.81-acre site is located within the appealable coastal overlay zone at 9036 La Jolla Shores Lane in the RS-1-1 and RS-1-4 zones of the La Jolla community plan area.

The site is in the Sensitive Coastal Overlay Zones (B and CB), Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Appealable), First Public Roadway, the Parking Impact Overlay Zone (Coastal, Beach, and Campus), the Residential Tandem Parking Overlay Zone, and the La Jolla Community Plan area. The lot appears to contain Environmentally Sensitive Lands (ESL) in the form of Steep Hillsides and Sensitive Vegetation. It also appears to contain MSCP and Coastal bluffs. This should be coordinated with Project No. 478873 for the same address.

APPLICANT PRESENTATION (3/20/2018) Matt Peterson

- New curved house under construction. Own property next door, ugly dilapidated. Keep as yard only
- Single Disciplinary Review deemed not historic (not eligible for designation)
- Opens up his views to the North.
- Nothing proposed to be built, temporary construction staging, but no new garage or any other structure proposed
- Temporary erosion control measures in place, no permanent irrigation
- Torrey Pine will stay.
- No sidewalks on block.
- Erosion control plan was submitted, minor vegetation, mesh temporary, non-irrigated
- Any future permit would require amendment
- Any demo permit in coastal zone requires a CDP.
- Just a back yard. No future plans.
- Submitted a rudimentary landscape plan for erosion control
- Hydroseeding, safety fence at bluff edge
- Existing Retaining wall at PL, for demo house

SUBCOMMITTEE MOTION (3/20/2018)

- Motion to consider this presentation as FINAL (Collins/Ragsdale 6-1-0)
 - o In Favor: Collins, Kane, Ragsdale, Welsh, Will, Zynda
 - o Opposed: Costello
 - o Abstain: none
- **Motion Fails**

SUBCOMMITTEE DELIBERATION (3/20/2018)

- Will any digging on-site require monitoring? Yes
- Would any future development require a CDP? Yes

SUBCOMMITTEE MOTION (3/20/2018)

- Motion to consider this presentation as FINAL (Collins/Ragsdale 6-1-0)
 - o In Favor: Collins, Kane, Ragsdale, Welsh, Will, Zynda
 - o Opposed: Costello
 - o Abstain: none
- **Motion Fails**

DELIVER FOR NEXT PRESENTATION (3/20/2018)

- Proposed plan for future development (Applicant will not bring as there is no plan for future development)

LA JOLLA SHORES PERMIT REVIEW COMMITTEE MINUTES (draft)
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Revision 0

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

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

Meeting Room 1

1. **4:01pm Welcome and Call to Order:** David Gordon, Chair
 - a. Committee members in attendance: Matt Edwards, Janie Emerson, David Gordon, Angie Preisendorfer, Bob Steck, Mryna Naegle, Tony Crisafi 5 minutes late.
 - b. Committee members not in attendance: Michael Czajkowski (excused absence).
2. **Adopt the Agenda** – Motion made by Angie Preisendorfer, 2nd Bob Steck **VOTE: 5-0**
3. **Approve February Minutes** – Motion made by Angie Preisendorfer, 2nd Bob Steck **VOTE: 5-0**
4. **Non-Agenda Public Comment:** None.
5. **Non-Agenda Committee Member Comments:** None.
6. **4:05pm Chair Comments:**
 - a. (Note – this comment was made at the end of the meeting) Chair made comment about the drawings sent to the CPA/ LJSPRC by the city and that they can be made available to interested members of the public at either the PRC meeting or the CPA meeting. Drawings for the projects being presented are brought to the PRC meeting. If interested in drawings for previously presented projects, future projects or for review during CPA meeting, please contact chair ahead of time.

7. Project Review:

a. **4:15-4:45pm PRICE/COHEN RESIDENCE (previously reviewed Feb 2018)***

- Project #: 565738
- Type of Structure: Single Family Residence
- Location: 2045 Lowry Place
- Applicant's Rep: Bruce Peeling (619) 517-7400 brucepeelingaia@me.com
- Project Manager: Glenn Gargas (619) 446-5142 ggargas@sanidiego.gov
- **Project Description:** (Process 3) Coastal Development Permit and Site Development Permit for a demolition of an existing 2432 gross sf area single story residence (current FAR 0.42) and construction of a new 3,749 gross sf two story residence containing 1,562 sf on the main level, 1,367sf on the upper level, 604sf of garage and storage space and a 190sf deck. The new FAR will be 0.61. The new residence will consist of 3 bedrooms (plus a 4th den/bedroom flexspace), 4 bathrooms, and a 2 car garage. Maximum proposed height not to exceed 24' 9 1/2'. The site is located at 2045 Lowry Place within the Coastal Overlay Zone (non-appealable area), in the LJSPD-SF zone(s) of the La Jolla Shores Planned District Area within Council District 1.
- **Presentation:**
 - Bruce Peeling presented. Several changes made to the project since the February 2018 meeting. One bedroom eliminated on first floor and added to second floor. 2nd story stepped back and articulated, rear setback reconfigured to allow more landscaping. Fireplace and chimney articulated and a small planter added to add greenery at the front door. Different materials on the 2nd floor to add to the articulation.
- **Public Comment/ Discussion:**
 - Kathleen Neil: expressed concern the 2nd story above the garage would impact air flow from the ocean.
 - Phil Merten (representing Kathleen Neil) stated that it has to set back 1 foot on the entire 2nd floor. He claimed that this plan does not conform to the LJSPDO..
- **Motion:** Tony Crisafi made motion, Bob Steck 2nd
- **Findings can be made for Site Development Permit SDP and CDP for Project #565738**
- **VOTE 5-2-0**

b. **4:45-5:15pm PATHRIA RESIDENCE (previously reviewed Feb 2018)***

- Project #: 566727
- Type of Structure: Single Family Residence
- Location: 7975 Calle De La Plata
- Applicant's Rep: Hector Aramburo (619) 522-9040 ha@christianrice.com
- Project Manager: Glenn Gargas (619) 446-5142 ggargas@sanidiego.gov
- **Project Description:** (Process 3) Coastal Development Permit and Site Development Permit for a demolition of an existing single family residence and construction of a new 3,995 sf two story residence at 7975 Calle De La Plata. The 0.15 acre site is located within the Coastal Overlay Zone (non-appealable area), in the LJSPD-SF zone(s) of the La Jolla Shores Planned District Area within Council District 1.
- **Presentation:**
 - Representative showed changes that were made to the project since the February 2018 meeting, Driveway reconfigured, Fence design on the west side of the odd shaped parcel was designed to be open as per code, removed over hang above the driveway.
- **Public Comment/ Discussion:**

- Phil Merten expressed concern about the pool equipment being installed in the setback, Representative responded that the pool equipment would be located in an underground vault which is allowed by code if installed below grade. Mr. Merten questioned whether the swimming pool would be above grade. Representative responded that it would be at grade. Mr. Merten was also concerned about the north setback not conforming to other properties in the neighborhood. Representative pointed out that it would be difficult to compare setbacks to other properties because of the shape of this property and that it faces two different streets and has only one side adjacent to another property..
- **Committee Comment/ Discussion:**
 - Tony Crisafi, Janie Emerson, Matt Edwards had concerns and issues with the driveway not 20' as required by code.
 - David Gordon expressed concern that the fence along the east setback did not meet code as it was 6 ft solid. Code requires fences in the setback to be limited to 3 ft solid at the property line and can be higher (up to 6 ft) the farther into the setback.
- **Result:**
 - Postponed for these issues:
 - o Provide photos of existing homes in the neighborhood. (design consistent with neighborhood and articulation issues).
 - o Present City approved driveway and curb cut.
 - o Follow City standard regulations or show that the fence is in conformance to the LJSPDO. The wood example does not conform, a green hedge will be more attractive.
 - o Respond to City comment regarding Public Views.

c. **5:15-5:45pm SIDE LLC Project (previously reviewed Feb 2018)**

- **Project #:** 571249
- **Type of Structure:** Single Family Residence
- **Location:** 7687 Hillside Drive
- **Applicant's Rep:** Alejandro Doring (858) 349-3355 adoring@mac.com
- **Project Manager:** Pancho Mendoza 619-446-5433 FMendoza@sandiego.gov
- **Project Description:** (Process 3) Site Development Permit and Coastal Development Permit for a 3,868 sq ft addition and interior remodel to an existing 3,126 sq ft single dwelling residence and construction of a new 6,880 sq ft residence with new 815 sq ft 3 car garage located at 7687 Hillside Drive. Each of the two homes will be constructed on separate but adjacent lots. The 0.368 and 0.265 acre attached sites are within the Coastal Overlay (Non-Appealable) overlay zone within the LJSPD-SF zone(s) of the La Jolla Shores Planned District within the La Jolla Community Plan Area within Council District 1.
- **Presentation:**
 - Representative changed the height of the chimneys to be less than 30', showed traffic plans and parking arrangement for construction vehicles.
- **Public Comment/ Discussion:**
 - Larry Hecker 7677 Hillside Drive, direct neighbor to the south worried about the view and mass of the new construction.).
 - Ione Steigler, Architect for 7677 Hillside Dr, worried about impact on the adjacent property, View, Mass, and does not comply with La Jolla community Plan.
 - Barbara Majure concerned about construction staging, traffic control on Hillside Drive.
 - John Gilchrist, 7990 Hillside Drive, concern about an Environmental report.

- Nancy Manno responded knowing private views are not protected but wanted to say “It’s incorrigible the encroachments on views in our community”
- **Committee Comment/ Discussion:**
 - Tony Crisafi benefit to applicant, Board, citizens. Zero foot set back on a 2 story building.
 - Bob Steck: concerned about the neighbors.
 - Myrna Naegle- pushing the limit.
 - Janie Emerson-New construction has to conform to the LJSPDO, drainage, storm water,bulk and scale.
 - Description on the project from the City misleading on square footage. David Gordon will follow up with the City.
- **Result:** Vote postponed for allow for resolution of:
 - The zero foot proposed setback is not in conformance with older one story homes with existing zero foot setback.
 - The designs lack horizontal articulation, upper levels do not step back.
 - .43 FAR- lower lot design, .59 FAR upper lot design need to be verified.
 - Describe general drainage, need to address the drainage design.
 - MEET WITH THE NEIGHBORS.

d. 5:45-6:15pm McCasland Addition Project (first presentation)

- **Project #:** 553305
- **Type of Structure:** Single Family Residence
- **Location:** 2555 Ardath Road
- **Applicant’s Rep:** Rob Balentine (858) 531-5106 robmbalentine@gmail.com
- **Project Manager:** Tim Daly (619) 446-5356 tpdaly@sandiego.gov
- **Project Description:** (Process 3) Site Development Permit and Coastal Development Permit for the addition of an 855 sq ft single story companion unit to an existing 2,693 sq ft single story single family dwelling with an FAR of 0.18. After the addition is completed, the FAR will be 0.25. The site is located at 2555 Ardath Rd within the Coastal Overlay Zone (non-appealable), in the LJSPD-SF zone(s) of the La Jolla Shores Planned District Area within Council District 1.
- **Presentation:**
 - Mr. Balentine made presentation and clarified that the project was submitted before the new companion unit zoning. This addition includes a 2 bedroom cottage for aging parents. .25 FAR 800 sq ft, no kitchen.
- **Public Comment/ Discussion:** None
- **Committee Comment/ Discussion:** None.
- **Motion:** Bob Steck made a motion, 2nd Matt Edwards
 - **Findings can be made for Project Description: (Process 3) Site Development Permit and Coastal Development Permit #: 553305.**
 - **Vote: 7-0.**

e. 6:15-6:45pm BALBARAIS ADDITION Project (previously reviewed Jan 2018)

- **Project #:** 558329
- **Type of Structure:** Single Family Residence
- **Location:** 2175 Calle Frescota

- Applicant's Rep: Aaron Borja (909) 921-3145 aaronb@architectslocal.com
- Project Manager: Glenn Gargas (619) 446-5142 GGargas@saniego.gov
- **Project Description:** (Process 3) Site Development Permit and Coastal Development Permit for a 2,077-square-foot addition/remodel to an existing, two-story, 2,383-square-foot, single family residence including a new second floor addition above the existing garage resulting in a 4,460-square foot single family residence on a 5,728 square-foot property. The project site is located at 2175 Calle Frescota, in the SF Zone of the La Jolla Shores Planned District, Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan area, Council District 1. There are several unpermitted improvements and additions to the property and the project is currently a Code Enforcement Case (No. 235809).
- **Presentation:**
 - Changes made since previous LJSPRC meeting, outside west stair case to 2nd floor removed..
- **Public Comment/ Discussion:**
 - Patricia Gallen- Concerned about this becoming a VRBO/ AIRBNB, Garage currently converted into a living space, zero parking available.
 - Phil Merten (representing an anonymous neighbor) expressed concerns about ownership/ quit-claim deed, attempt to circumvent the code. 2 Dwellings are illegal.
- **Committee Comment/ Discussion:**
 - Janie Emerson- concern that representative did not give full disclosure of the vote at the Planned District Advisory Board meeting held earlier in the day.
 - Committee members expressed concern that parking in the beach impact zone does not comply, Bulk and Scale, outside stair case and outside colonnade feels like a multiple unit..
- **Result: Continued to future meeting**

Adjourn to [next PRC meeting Monday, April 16, 2018 @ 4:00 p.m.](#)

LA JOLLA TRAFFIC AND TRANSPORTATION BOARD

Regular Meeting: March 21, 2018

Members Present: Dave Abrams (Chairperson) LJCPA, Tom Brady LJCPA, Donna Aprea LJTC, Nancy Warwick LJTC, Brian Earley LJSA, Darryl Tschirn LJSA, Corey Bailey LJVMA, Aaron Goulding LJVMA, Erik Gentzel BRCC

Members Absent: Patrick Ryan, BRCC

Approve Minutes of: January 17, 2018 **Motion to Approve: Brady, Second: Tschirn 6-0-2**
(Earley, Warwick) Bailey not available to vote

Public Comments on Non-Agenda La Jolla Traffic and Transportation Matters:

No Public Comments

The Board bid farewell to Corey Bailey LJVMA. Corey is attending his last Meeting. Dave thanked Corey for his service throughout the years representing the La Jolla Village Merchants Association.

Zoe Kleinbub who is here presenting Agenda Item 4 La Jolla Boulevard Traffic Calming has requested to be heard first as she has two small children waiting for her at home.

Agenda Item 4: La Jolla Boulevard Traffic Calming- Consideration of City Staff Suggested Pedestrian Refuge Island at Mira Monte Intersection. (Zoe Kleinbub) **Action Item**

Ms. Kleinbub resides on Avenida Cresta and wrote a letter to Mayor Kevin Faulconer describing the traffic conditions on La Jolla Boulevard between Palomar and La Canada Street. The stretch between these two streets has no traffic protection. There are crosswalks and signs but they are not clearly defined and are hard to see and read. She requested a speed assessment that determined motorists are traveling at speeds over 45 mph when the speed limit is 30 mph. Ms. Kleinbub advised the Board that if one car does stop at the crosswalk for pedestrians crossing the Boulevard another car behind it will pull out and try to pass the first car that was stopped not seeing the pedestrians in the crosswalk. She is requesting Lights and other traffic calming measures to assist in crossing the Boulevard safely and slowing traffic down.

Ms. Kleinbub had previously contacted the City's Engineering Department and Oscar Cortes, Associate Transportation Engineer for the City, approved flashing beacons for:

La Jolla Boulevard and La Canada
La Jolla Boulevard and Via Del Norte
La Jolla Boulevard and Winamar Avenue
La Jolla Boulevard and Mira Monte

The flashing beacons are considered Operational items that do not require community approval, but unfortunately they are currently on the City's unfunded needs list. Additionally, the pedestrian refuge island for the intersection at La Jolla Boulevard and Mira Monte was also added to the unfunded needs list. A pedestrian refuge island is a raised section of pavement between two lanes of traffic moving in opposite directions; it allows pedestrians to stop in the center of the boulevard so they can split the crossing into two stages for each direction of traffic. The City is asking for community input regarding the island.

Mauricio Medina, Council Representative to Barbara Bry, explains that the flashing beacon lights and refuge island for La Jolla Boulevard will have to compete with various other projects that are presently on the unfunded needs list. He informed the Board that the Draper Ave Speed Lumps that this Board approved at the November 2017 meeting just recently became funded and was removed from the list so projects on the unfunded needs list can take anywhere from six months to a year to become funded.

Ms. Kleinbub asked what it would take to speed up the process. Mauricio will take the need for the flashing beacons on La Jolla Boulevard and use the Council District One Office to try and push the need through however it would be helpful if she had community support behind her to pressure the need as well.

Tom asked if the flashing beacons were pedestrian crosswalk signs. Ms. Kleinbub responded that there is a flashing beacon by the 7-11 and by Su Casa on La Jolla Boulevard but there are no more flashing beacons on that stretch of the Boulevard until Bird Rock. They are pedestrian activated push buttons that flash lights to alert drivers that a pedestrian is in the crosswalk. The drivers can see the flashing lights but Tom noted that for the pedestrian it is more difficult to see the flashing lights and for them to figure out if it's safe to walk across. Ms. Kleinbub explained that these flashing beacons make a beeping sound that lets the pedestrian know that it's activated. Tom advised that the flashing beacons on Coast Boulevard by Casa Manana do not make that beeping sound. Ms. Kleinbub responded that there may be newer technology with the flashing beacons at Bird Rock. Dave will ask Oscar Cortes if the flashing beacons will have some kind of warning sound to alert pedestrians it is activated.

Daryl can see from the conceptual design that the pedestrian refuge island will narrow the lanes from two lanes to one lane in the vicinity of the island and asked if that was part of traffic calming. Ms Kleinbub replied that it was just an extra step to slow the traffic down at the pedestrian crosswalk but there will still be two lanes. She is unsure of how it's going to be installed. Darryl asked her if the refuge island is going to prevent one driver from passing another driver if one is stopped for a pedestrian and Ms. Kleinbub responded that it would prevent that from happening.

Motion to Approve City Staff Suggested Pedestrian Refuge Island in La Jolla Blvd. near Mira Monte Intersection:

Brady, Second: Gantzel 8-0-1 (Bailey)

Agenda Item 1: Junior League of San Diego Food and Wine Festival- Request for Temporary No Parking on Coast Blvd adjacent to Scripps Park related to the 18th annual event on May 4 – 5, 2018 (Briana Barbier) Action Item

Over 50 of San Diego's best restaurants and beverage purveyors will be offering flavorful bites, wines, brews and spirits in the 18th annual fundraiser for The Junior League of San Diego.

Proceeds raised from the Event are used to fund Mission Based Community Programs targeted to improve the lives of San Diego County Transition Aged Foster Youth, Homelessness, and individuals affected by Human Trafficking.

There are no street closures for Coast Boulevard but they are requesting that 15 parking spaces be closed off for two days for their load in and load out of vendors.

Set up: Friday 5/4/18 6:00 am
Event Starts: Saturday 5/5/18 12:00pm
Event Ends: Saturday 5/5/18 5:00pm
Dismantle: Saturday 5/5/18 7pm

Average attendance at this Event nears 1,200 attendees and they raise around \$130,000. They are an all-volunteer group so all of the money raised goes towards their community programs.

They have valet parking available for their guests.

Motion to Approve Request for Temporary No Parking on Coast Boulevard adjacent to Scripps Park related to the 18th annual Junior League of San Diego Food and Wine Festival Event on May 4-5, 2018: Earley, Second: Warwick 9-0-0

Agenda Item 2: Hillside Drive Construction Issues (Con't Item) Request by Residents to consider 1. Truck Weight Limit; 2. Damaged Condition of the Road; 3. Violation of Parking Restrictions (Diane Kane) Action Item

Hillside Drive is a boundary between two separate planning groups and these two planning groups do not coordinate their activities with one another. The north side of Hillside comes under the La Jolla Shores PDO (Planned District Ordinance). The other side of Hillside comes under La Jolla Shores DPR (Development Permit Review). Not only are there two different planning groups there are also two different sets of regulations and that is affecting what is going on in the street in terms of community character. They have a lot of construction activity that is happening all at the same time. The road is in extremely bad shape and is getting worse as a result of all of the construction vehicles that are required to get these projects built.

Oversized vehicles are wiping out resident properties because the turns are so tight that they cannot make it around the turn. They are causing residential property damage, they are blocking the road, and they are severely damaging Hillside Drive. Diane requested a truck prohibition and a Traffic Engineer contacted her and told her that a traffic study would have to be done for Truck Prohibition Signage. A study area was established by the City and 75% of the residents in this study area would have to sign a petition or the City will not study it. They also advised Diane if their study evaluation concludes with a truck prohibition it will not pertain to any of the projects that are currently underway or about to be permitted which defeats her efforts. There are multiple on-going projects and multiple future projects scheduled for Hillside.

A quorum was not met at the February 21, 2018 LJT&T Meeting so the Hillside Drive Construction Issues Agenda Item was continued to this Meeting. The continuation would also give Diane time to complete her Petition of the study area the City designed for Hillside Drive.

Diane is now advising the Board that she tried but was not able to complete the Petition for the traffic study. Within the Study area 40% of the Residents signed her Petition, 30% of the parcels are owned by people who do not live in La Jolla, 20% are owned by Developers and the remainder are people who are undecided and concerned about unintended consequences.

Diane contacted Barbara Bry's Office and was told that the Study is already being conducted but Diane has not been able to verify that without the Petition. Diane had a conversation last week with Sherri Lightner who informed her that Council Members can request a Traffic Study be done and a Petition is not needed. Diane believes this may be the result of a Council Members intervention since her Petition could not be completed. Diane received an email from the Head of a Department that the Study was proceeding but Mauricio who is in the audience was not able to confirm that and Diane is trying to ascertain if she received good information.

Dave asked Mauricio if he would double check on that information for her.

In the interim between the Traffic Study and the construction projects that are currently being reviewed by the La Jolla Shores PDO and the La Jolla Shore DPR it appears extra effort is being made on future projects regarding set up of staging areas to keep the oversized construction vehicles from choking Hillside. One project about to go into production will be using a staging area to keep construction vehicles off the Road and was featured in the La Jolla Light as an example to other projects.

Diane touched on the drainage issues affecting Hillside from all of the various construction projects taking place at the same time. There has been rain but not a heavy downpour. The Road is so damaged that a heavy downpour would result in flooding, erosion, and a possible slide. Diane contacted the City and there was a crew out on Hillside this past week working on a drainage assessment. On the last two projects that went to Review the City has required retention pots on site. A new city policy seems to be that all run off generated by hardscape and construction on a parcel needs to be handled on the parcel. This policy is in effect for two parcels but there are many more parcels under construction generating run off that is seeping under the road and causing erosion under the road bed which could cause a failure at some point.

Aaron asked if there was any way to limit the size of the building on these parcels. Aaron drove up and down Hillside and he did not see any of the issues that Diane has been complaining about but he did speak to the monster-sized

buildings on those parcels. He also reports that there was plenty of parking on the Street and he has it on videotape. Nancy Manno disagreed with Aaron over the parking issue. There is No Parking allowed anywhere on Hillside. Aaron saw open parking areas because finally there has been some police enforcement in the past two weeks targeting illegal parking. Aaron did not see any no parking signs but both Diane and Nancy asked him to review his video because there are 33 no parking signs on Hillside Drive. Aaron went on to speak of the monster size of those homes being built on those parcels which is the reason for the oversized construction vehicles damaging the road and addressed the need for mirrors since there are blind curves and drivers were flying down the street at the time he was on it. It is a 15 mph zone driving around the curve and Aaron reported one driver going 25 mph around the curve that nearly hit him. The traffic on Hillside was horrendous and perhaps it needs to be blocked off at one end. Aaron believes traffic conditions should be part of the problem on Hillside. Diane responded that there are a multitude of complex problems on Hillside and multiple agencies involved with them but no one is coordinating a resolution.

Dave considers Diane's suggestion to ask the La Jolla Community Planning Association to set up a sub-committee specifically to reach a comprehensive resolution to the issues facing Hillside Drive is a wise thing to do because the problems overlap and interact with several La Jolla Committees and no one Committee can resolve them individually.

Brian asked if the La Jolla CPA has a history of forming ad-hoc sub committees and Dave responded that he believes that they do. Diane confirmed that they do because she just served on an ad-hoc committee to look at over-scaled buildings in La Jolla. Nancy Manno is a former Trustee of LJCPA and she noted that Tom also serves on LJCPA and there have been a number of ad-hoc committees established during her years on the Board. Tom agrees that the LJCPA is the appropriate committee for this matter. However he feels that the parking issues should be addressed by LJT&T. Nancy responded to Tom that her husband already addressed the parking issues in a face-to-face meeting with the Police Department and that is why Aaron did not see any parking issues when he drove up Hillside. Residents have seen Police actively targeting illegal parking for about a week and a half now.

Stuck trucks on Hillside has appeared as LJT&T Agenda Items in the past and Aaron asked Diane why she is not asking for a traffic light at the end of Hillside as part of her wish list. Diane responded that the Torrey Pines Renovation Project is currently underway and Mauricio affirmed that there will be a hawk (high intensity activated crosswalk) signal just south of Princess Street.

Motion to Recommend the La Jolla Community Planning Association set up an Ad Hoc committee to develop a traffic management plan for Hillside Drive that is currently experiencing a great deal of construction activity causing numerous negative impacts: Brady, Second: Goulding 9-0-0

Agenda Item 3: Request for Formation of Transit Subcommittee: For consideration of use of funds for shuttle bus to Mid-Coast Trolley and possible changes to La Jolla Bus Routes
(Dan Allen)

At the gathering of Board members on February 21, 2018 where the scheduled LJT&T Meeting could not be formally held due to lack of a quorum, Dan suggested LJT&T set up a transit subcommittee or ask Community Planning Association to set one up to hold discussions with MTS and Sandag about what best to do with \$388,000.00 that remains in an account to support a shuttle into the Village. Dan is advising us to act now in setting up a committee before the Mid-Coast Trolley is up and running. This sub-committee should address whether La Jolla needs a separate shuttle service or whether the #30 Bus can be rerouted to use as a shuttle service. Currently there is no easy way to get to the Trolley from La Jolla.

Dave asked about the Coastal Access and Parking Board that has jurisdiction over those funds. Dan responded that Committee never seems to meet. The \$388,000.00 has been whittled down to about \$270,000.00 and there is not much that can be done with that amount now. Tom believes that the La Jolla Village Merchants Association should have a direct interest in the shuttle and serve on this sub-committee Dan is requesting.

Corey has experience with this going back seven years ago. He was given multiple examples and shown why there are problems with the shuttle bus plan and why that Committee (Coastal Access and Parking) is deadlocked. There has never been a model business or financial plan that could remotely sustain a Shuttle Service.

Elaine Malt commented that Sandag is creating a new plan as of 2019 and they are accepting a lot of public input right now so that the plan that they create will make sense to the people who live here. She thinks it might be a good idea to create this Committee to look into the Shuttle and then see how it could feed into, or input could be given, to Sandag to see how it could integrate with what they are doing. She believes now is the time to be working on public transit ideas because the Region will be creating a plan that will go forward in 2019.

Dave asked if any Members of LJT&T would be interested in serving on this sub-committee. Dave, Tom, Erik and Dan will meet to brainstorm ideas and bring it back to the Board to discuss whether this is a LJT&T issue or it belongs at the LJCPA level.

Adjournment: 5:00 pm

Next Meeting: April 18, 2018

Respectfully Submitted: Donna Aprea, Secretary