



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: <http://www.LaJollaCPA.org>

Voicemail: 858.456.7900

Email: info@LaJollaCPA.org

President: Bob Steck

Vice President: Helen Boyden

2nd Vice President: Brian Will

Secretary: Cindy Greatrex

Treasurer: David Gordon

DRAFT AGENDA –

Regular Meeting | Thursday 2 August, 2018

6:00pm

1.0 Welcome and Call to Order: Bob Steck, President

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

2.0 Adopt the Agenda

3.0 Meeting Minutes Review and Approval: 5 July 2018

4.0 Officer Reports:

4.1 Treasurer

4.2 Secretary

5.0 Elected Officials – Information Only

5.1 Council District 1: Councilmember Barbara Bry –

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

5.2 78th Assembly District: Assemblymember Todd Gloria

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

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

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

6.0 President's Report – Information only unless otherwise noted

6.1 New procedure for pre-meeting information distribution items

Items received by Tuesday noon will be sent to the eblast list. Additionally we will see if the City will post addenda to our agenda. Items received later will need to be reproduced by the sender and distributed at the meeting.

6.2 Ratify as LJSA appointee to LJSPRC Michael Czajkowskic ;and LJVMA appointees Alisha Hawrylyszyn Frank and Jamie Dickerson to the PDO and Alisha Hawrylyszyn Frank to the T&T Board. **ACTION ITEM**

6.3 Ratify LJCPA appeal of the Hearing Officer's Wednesday July 18 decision to approve the Robbins project which was denied by the LJCPA in April 2018. **ACTION ITEM**

6.4 Letter from CPPT Barbara Bry asking the LJCPA to revisit the stanchion issue at the September meeting.

Nearby residents will prepare a presentation. This will be an action item.

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**

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.

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> (Steck, Greatrex) Did not meet in July

9.4 Hillside Drive Ad Hoc Committee – Diane Kane, Chair

9.5 Airport Noise Advisory Committee – Cindy Greatrex, Delegate. Did not meet in July.

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

LJSPRC and PDO did not meet in July, T&T took no actions.

10.1 Sumal Residence CDP 622 Nautilus St No: 604488_ (Process 2) Coastal Development Permit to demolish existing detached garage and construct new 2 story 3,020 SF single dwelling unit, on a site with 2 existing detached single dwelling units (for total 3 dwelling units) located at 622 Nautilus street. The 0.23 acre site is in the RM-1-1 zone, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan area and Council District (1)

DPR Motion: Findings **CAN** be made for the CDP as presented and as modified on sheet L1 during the presentation. To add one 24” box tree (Magnolia) and remove adequate paving (4’ diameter hole.) at front corner right corner of the lot. **Motion passes 5-0-2**

10.2 The Reserve SCR (Encelia Res.) 6850 Country Club Dr.; No.: 582128 (Process 2) Substantial Conformance Review to PTS 292065 for a 5000 SF two-story residence. The site is located at 6850 Country Club Dr. in the La Jolla community and is within Zone: RS-1-4 / Coastal Overlay (Non- Appealable) /Coastal Height/ Parking Impact/Brush Management/ Very High Fire Hazard/ Earthquake Fault Buffer zones. Council District 1.

DPR Motion • Findings CAN be made that the project conforms to CDP PTS: 292065 (Collins/Kane) Approved (6-1-1)

10.3 Nautilus – CDP/MW for Condos; 313 Nautilus; No.: 595298 (Process 3) *FLAT FEE* Coastal Development Permit and Map Wavier for condominium conversions for 4 existing units in 2 one-story buildings totaling 2320 square feet at 313 Nautilus Street. The 0.15 acre site is in the RM-1-1 zone and the Coastal Non-appealable overlay zone within the La Jolla Community Plan area in Council District 1.

DPR Motion: Findings CAN be made for the CDP/MW as presented (Will/Kane) Approved (7-0-1)

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 Time Certain 6:30 PM Mid-Coast Trolley presentation: John Haggerty, Director of Rail for SANDAG.

12.0 LOOKOUT LOTS 4 & 5 (Project #: 482904 7729 Lookout Drive (and adjacent lot) (Process 3) Site Development Permit and Coastal Development Permit for the development of two detached, two-story, single family residences totaling 7,132 square feet on two existing vacant parcels at and adjacent to 7729 Lookout Drive. The entire 0.295 acre site is in the single family (SF) zone of the La Jolla Shores Planned District, Coastal (Non-appealable) Overlay zone, within the La Jolla Community Plan area and Council District 1. Note – Lot 2 removed from this project.

AND

LOOKOUT LOT 2 Project #: 589178- 7729 Lookout Drive: (Process 3) Site Development Permit and Coastal Development Permit for the development of a two-story single family residence totaling 4,070 square feet, located on a vacant lot at 7729 Lookout Drive. The 0.12-acre site is in the single family (SF) zone of the La Jolla Shores Planned District, Coastal (Non-appealable) Overlay zone within the La Jolla Community Plan area and Council District 1. This development is within the Coastal Overlay zone and the application was filed on March 1, 2018.

PRC Motion: Findings **CAN** be made for a site development Permits and Coastal Development Permits for Projects 482904 and 589178. VOTE 3-2-1

13.0 La Jolla Rancho-CDP/SDP 840 La Jolla Rancho Rd; No.: 593799- (Process 3) Coastal Development Permit and Site Development Permit (ESL) for the construction of a new single dwelling unit with attached guest quarters and underground basement for a total of 6,386 square feet on a vacant lot located on Lot 146 between 832 and 850 La Jolla Rancho Road. The 0.50 acre site is within the Coastal (Non-Appealable) overlay zone in the RS-1-4 and RS-1-1 Base Zone of the La Jolla Community Plan Area on environmentally sensitive lands (ESL).

DPR Motion: Findings CAN be made for the CDP/SDP as presented (Ragsdale/Kane) Approved (6-0-1)

14.0 A request that LJCPA send a letter regarding the new hawk lights on TPR asking that warnings be placed on Princess Street as well as on TPR as at present. Janie Emerson.

15.0 Adjourn to next LJCPA Meeting: Thursday, September 6, 2018 at 6:00 PM



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Secretary: Cindy Greatrex

Treasurer: David Gordon

DRAFT MINUTES –

Regular Meeting | Thursday 5 July, 2018

6:00pm

1.0 Welcome and Call to Order: Bob Steck, President

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

Meeting Commences at 6:04 PM with Quorum present.

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

Trustees Absent: Collins, Greatrex, Weissman.

Rasmussen and Weiss exit early, Ahern, Courtney and Mangano arrive late, reflected in vote counts.

2.0 Adopt the Agenda

Motion: To Adopt the Agenda (Brady/Weiss) **Vote: 11-0-1 Motion Carries**

In Favor: Boyden, Brady, Costello, Gordon, Kane, Little, Merten, Rasmussen, Shannon, Weiss, Will

Opposed:--

Abstain: Steck (Chair)

-- **Agenda Request:** Gordon asks to add Agenda item on proposed Bylaw change.

Motion: To Add Agenda item on proposed Bylaw change(Gordon/Kane) **Vote: 7-3-1; 2/3rds majority needed. Motion Carries**

In Favor: Brady, Gordon, Kane, Merten, Rasmussen, Shannon, Weiss, Will

Opposed: Boyden, Costello, Little

Abstain: Steck (Chair)

3.0 Meeting Minutes Review and Approval: 7 June 2018

Motion: To Approve June Minutes as revised (Gordon/Costello) **Vote: 12-0-2 Motion Carries**

In Favor: Ahern, Boyden, Brady, Costello, Courtney, Gordon, Kane, Little, Merten, Rasmussen, Shannon, Weiss, Will

Opposed:--

Abstain: Steck (Chair), Weiss (not present in June)

4.0 Officer Reports:

4.1 Treasurer

David Gordon reports:

La Jolla Community Planning Association

Treasurer's Report for July 5, 2018 Regular Meeting

Beginning Balance as of 6/1/18	\$ 579.09
Income	
• Collections	\$ 109.00
• CD Sales	\$ <u>65.00</u>
Total Income	\$ 174.00
Expenses	
• LJ Rec Center Fee (July-Dec 2018)	\$ 260.00
• Agenda printing	\$ 64.31
• AT&T telephone	\$ <u>80.34</u>
Total Expenses	\$ <u>404.65</u>
Net Income/(Loss)	\$(230.65)
Ending Balance of 6/30/18	\$ 348.44

4.2 Secretary

Helen Boyden reads: If you want your attendance recorded today, you should sign in at the back of the room. LJCPA is a membership organization open to La Jolla residents, property owners and local business and non-profit owners at least 18 years of age. Eligible visitors wishing to join the LJCPA need to submit an application, copies of which are available at the sign-in table or on-line at the LJCPA website: www.lajollacpa.org/. We encourage you to join so that you can vote in the Trustee elections and at the Annual Meeting in March. You can become a Member after attending one meeting and must maintain your membership by attending one meeting per year. If you do not attend one meeting per year, your membership will expire. To qualify as a candidate in an election to become a Trustee, a Member must have documented attendance at **three** LJCPA meetings in the preceding 12-month period. You are entitled to attend without signing in, but only by providing proof of attendance can you maintain membership or become eligible for election as a Trustee.

5.0 Elected Officials – Information Only

5.1 Council District 1: Councilmember Barbara Bry –

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

Mayor bringing STVR proposal forward. City Council forming a Working Group for Dockless Bikes.

5.2 78th Assembly District: Assemblymember Todd Gloria

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

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

Rep: **Chevelle Newell Tate**, 619-645-3133, Chevelle.Tate@sen.ca.gov Socks for Stand-down campaign for Veterans was successful in La Jolla. Donation box was full at Riford Library. Over 5000 pairs of socks collected throughout the district.. Tate distributed newsletter. Governor signed Final Budget last week. With Assembly Leader Anthony Rendan. 866M coming into SD region for transportation/infrastructure repair. 33M coming into Region for emergency homelessness aid, proportioned to City directly, to County, and to Regional Taskforce of the Homeless that manages HUD funds. 30M to the Pure Water Program, and 50K to River Conservancy. 1.5M to Maritime Museum to redevelop and enhance site. San Diego Unified School District to receive increased funds, and 250,000 for homeless youth in SDUSD as well. More money

will be coming in for affordable housing, mental health issues and homelessness housing.

6.0 President's Report – Information only unless otherwise noted

6.1 New procedure for pre-meeting information distribution items

Items received by Tuesday noon will be eblasted to the LJCPA 500+ list. Additionally the LJCPA will see if the City will post addenda to our agenda. Items received later will need to be reproduced by the sender and distributed at the meeting.

6.2 Ratify as LJSA appointee to T&T: Darryl Tschirn. **Motion:** Ratify Tschirn (Boyden/Kane) **14-0-1 Motion Carries**
And as LJCPA appointee: John Gilchrist to the Hillside Ad Hoc Committee **ACTION ITEM**

In Favor: Ahern, Boyden, Brady, Costello, Courtney, Gordon, Kane, Little, Mangano, Merten, Rasmussen, Shannon, Weiss, Will

Opposed:--

Abstain: Steck (Chair)

6.3 Consider the recommendation of the Membership Committee: **ACTION ITEM**

Brian Will Reports: There were a couple of discrepancies between the Bylaws and the Membership Form, upon review of Committee. Proposed changes sent to board as Draft. The Form will now be consistent with the language in the Bylaws. Three changes made in total. No changes to Bylaws.

Costello: Does form state that Election Committee approves? Requests information on Members for Election Committee.

Boyden: This is private information.

Motion: Approve the Membership Form as Revised, (Kane/Costello) **Vote: 14-0-1 Motion Carries**

In Favor: Ahern, Boyden, Brady, Costello, Courtney, Gordon, Kane, Little, Mangano, Merten, Rasmussen, Shannon, Weiss, Will

Opposed:--

Abstain: Steck (Chair)

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 Not present.

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

7.3 General Public

Allie Simon: Appearing in in reference to Project # 521651. This project was presented and Denied twice at DPA and then at LJCPA. Going to Hearing on July 18th. Time is 9:00 AM. Project has new architect. Requests someone from LJCPA to follow-up at Hearing.

Boyden in response: We do have a policy on appeals for projects we have denied. We don't need to get it on Agenda if Notice does not arrive in time. Subcommittee member can prepare a response for LJCPA Chair to send downtown.

Simon: The size has changed--The project is larger now.

Little: In past when we voted down a project, we went down to the Hearing.

Boyden: We are authorized to defend our position.

Sharon Wampler: Cites a New York Time Opinion article on how American politics work from the ground up where Government has failed.

Dede Donovan: Invites all to a party he Wednesday July 11 at 6:00 PM at Martin Johnson House in SIO, prior to the LJSA Meeting. Catered by Osteria Romatica. Special guests to attend.

Nancy Manno: Notes that the Pulling items off of Consent can be perceived as negative. States that Pulling Consent Items is in fact a valued community resource that. It does not imply a lack of respect for sub-committees. Notes that a community member may not have been able to attend the subcommittee meeting.

Peggy Davis: Have someone track out developments when they go into Planning. *1590 Coast Walk*, a 3000 SD property. Approved in 2008. Since then there have been 4 different owners. Cannot find 2004 Permits. Seeking design and elevations from that time frame. Notes that current builder is still making changes in 2018.

8.0 Non-Agenda Trustee Comment

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

Courtney: Comments on illegal commercial signage in community and have community members send in pictures of signage, banners etc. out there so this can be addressed with Code Compliance.

Mangano: Has documentation on what can and can't be done with banners and signage.

Gordon: (addressing Nancy Manno) Pulling a project can be used as a weapon. If someone is going to pull they should do so early in the process.

Gordon: Neighbors have told him that a project approved by PRC and LJCPA last year has gotten substantially larger. Concern that this was done without a substantive conformance review.

Costello: Attend STVR meeting of City Council on July 16.

Kane: Agrees with Public Comment on Tracking Projrcts.427 Sea Ridge Drive had a dedicated view corridor and no longer does.

Merten: Projects get approved without any permit, which should not be. Coastal Development Permit are required for coastal development. If you tear down more than 50% of the wall, you need a permit.

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. Discusses sidewalk maintenance responsibilities and liabilities, as well as tree canopies and how the City program for same affects sidewalks. Tree canopies were presented at the CPC meeting by Lesley Henagar.

9.2 Coastal Access & Parking Board <http://www.lajollacpa.org/cap.html> Did not meet.

9.3 UC San Diego Long Range Development Plan CAG, one of LJCPA delegates, will report on discussion <http://lrddp.ucsd.edu> (Steck, Greatrex) Gordon reports: Living and Learning groundbreaking ceremony held June 20.

9.4 Hillside Drive Ad Hoc Committee – Diane Kane, Chair Will probably have public meeting next month on fact-finding.

9.5 Airport Noise Advisory Committee – Cindy Greatrex, Delegate

Boyden reports: At the 6/20 meeting, the following was presented: 1) Quieter Home Program update 2) Early Turns Statistics 3) Missed Approach Statistics 4) Curfew Violation Review Panel Statistics 5) Noise Complaint Statistics 6) Flight Procedure Evaluation update.

Boyden: As these matters have affected Shores and Bird Rock, we can have the group speak here to their efforts.

Kane: What happens with data collected. Boyden in response: Other groups, containing engineers, are working on this too.

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

Item 10.2 is pulled and trails to August.

Motion: To Approve Consent Items 10.1, 10.3, 10.4: (Will/Costello) Vote: 13-0-1. Motion Carries.

In Favor: Ahern, Boyden, Brady, Costello, Courtney, Gordon, Kane, Little, Mangano, Merten, Shannon, Weiss, Will

Opposed:--

Abstain: Steck (Chair)

10.1 Dow Slope Stabilization – VAR, 7001 Fairway Dr, Project No.: 593074 (Process 3) Variance to construct a slope retention wall at an existing single dwelling unit located at 7001 Fairway Road, that exceeds height requirements in the residential base zone in the RS-1-4 and Coastal (Non-appealable) Overlay Zones within the La Jolla Community Plan area. Council District 1. **DPR MOTION:** Findings **CAN** be made for the Variance and the project as presented (Costello/Kane) Motion Passes (5-0-1)

10.2 LOOKOUT LOTS 4 & 5 Project #: 482904 7729 Lookout Drive (and adjacent lot) (Process 3) Site Development Permit and Coastal Development Permit for the development of two detached, two-story, single family residences totaling 7,132 square feet on two existing vacant parcels at and adjacent to 7729 Lookout Drive. The entire 0.295 acre site is in the single family (SF) zone of the La Jolla Shores Planned District, Coastal (Non-appealable) Overlay zone, within the La Jolla Community Plan area and Council District 1. Note – Lot 2 removed from this project.

AND

LOOKOUT LOT 2 Project #: 589178- 7729 Lookout Drive: (Process 3) Site Development Permit and Coastal Development Permit for the development of a two-story single family residence totaling 4,070 square feet, located on a vacant lot at 7729 Lookout Drive. The 0.12-acre site is in the single family (SF) zone of the La Jolla Shores Planned District, Coastal (Non-appealable) Overlay zone within the La Jolla Community Plan area and Council District 1. This development is within the Coastal Overlay zone and the application was filed on March 1, 2018.

PRC Motion: Findings **CAN** be made for Site Development Permits and Coastal Development Permits for Projects 482904 and 589178. VOTE 3-2-1 in favor

10.3 All-Way Stop at Olivetas and Sea Lane Intersection- City endorsed change in response to a resident request (Ira Parker)

T&T Motion: To **Approve** All-Way Stop at Olivetas Ave at Sea Lane Intersection: Brady, Second: Tschirn 7-0-0

10.4 Taste at the Cove- Request by San Diego Sports Medicine Foundation for Temporary No Parking on Coast Blvd adjacent to Scripps Park for the 17th annual event on Wednesday August 29, 2018 (Kira Finkenberg)

T&T Motion: To **Approve** San Diego Sports Medicine Foundation's request for No Parking on Coast Blvd adjacent to Scripps Park for the 17th annual Taste at the Cove event held on Wednesday August 29, 2018: Tschirn, Second: Warwick 7-0-0

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

11.0 Time Certain 6:30 PM Update on 1-5/Genesee and Mid-Coast Trolley Projects Genevieve Fong, Sarah Czarnecki

Presenter: Genevieve Fong. Providing traffic solution discussion on SHIFT, a five year construction plan. They seek to mitigate impact on residents, business owners, commuters. Slideshow presented on Gilma Bridge Project. Realignment and reconfigurations in that area will improve campus circulation. Mid-Coast Trolley and cut-and-cover tunnel (intersection of La Jolla Colony Drive and Gilman Drive where the freeway entrance is on Gillman) discussed. There will be some street closures on weekends at nights in this area. New sewer mains being installed for UCSD at Via Alcante. UCSD Living and Learning Neighborhood has broken ground. Website: www.shiftsandiego.com

12.0 Immediately following item 11.0 Parking Time Limit - Request for 2-hour parking time limitation for section of northbound La Jolla Scenic Drive North on the East side, between Scenic Place and Sugarman Drive (Carol Hernstad)

T&T Motion: To **Approve** 2-hour parking time limitation between 8:00 am to 6:00 pm Monday through Friday excluding Saturday, Sunday, and Holidays, for the section of northbound La Jolla Scenic Drive North on the East side between Scenic Place and Sugarman Drive: Tschirn, Second: Ryan 7-0-0. This item is being given a full hearing as the T&T motion characterized the boundaries of the proposed 2-hour zone. The request and accompanying diagram proposed the boundaries to be: beginning at Scenic Place and ending at the north boundary of 8615 La Jolla Scenic Drive North (i.e. at its property line with Adat Yeshurun. Both home owners north of Sugarman signed the petition. (Hernstad/Boyden)

Presenter: Carol Hernstad

Enforce the 2-hour Parking on La Jolla Scenic Drive so neighbors can exit their homes safely without incident. Why was this pulled?

Public Comment: Hearing None

Trustee Comment:

Boyden: The Map Petition on this project goes past the project parameters on Sugarman Drive. This project was pulled so that there is clarity as to where the two-hour parking will be.

Shannon: Is 2-hour parking helpful, as students have to jockey around to move their cars? Will this make the problem worse?

Boyden: 2-hour parking on 8500 and 8600 Nottingham proved helpful

Boyden: This is good for the people who live there.

Boyden: Plenty of parking on La Jolla Scenic Drive that is not in front of homes.

Gordon: There will be more alternatives to driving. Also students have a Transit Pass.

Weiss: Sympathetic to parking problem. Does not believe that 2-hour parking is a solution, as one needs guest parking. Suggests implementation of a Parking District.

Boyden: My neighbors have been happy with 2-hour parking.

Motion: To approve neighbor's Petition for 2-hour parking between on the east side of La Jolla Scenic Drive North between 8615 La Jolla Scenic Drive and Scenic Way (Boyden/Gordon) 13-0-1 **Motion Carries**

In Favor: Ahern, Boyden, Brady, Costello, Courtney, Gordon, Kane, Little, Mangano, Merten, Shannon, Weiss, Will

Opposed:--

Abstain: Steck (Chair)

13.0 SIDE LLC Project - Project #: 571249--7687 Hillside Drive--: (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
PRC Motion: Findings **CAN** be made for Site Development Permit SDP and CDP for Project #571249;
VOTE Passed 4-2-0 *Pulled from the May consent agenda; not heard in June*

Presenter: Alejandro Doring

Notes similar Spanish-style houses in neighborhood Shows landscaping over the 30% minimum of green area. Had asked to remove a tree for view corridor but City did not allow this due to new tree canopy program. Shows elevations of other properties in neighborhood. Property is 22 feet away from the street. Indicated construction timelines and references that the two open lots of this project will enable off-street parking for contractors. Using bio-retention areas on both lots for grading. Notes friendly relations with neighbors on Hillside. Issues have been addressed.

Public Comment:

Nancy Manno: Notes presenter has been exceedingly courteous and patient. Asks if City has requested a geotechnical review. In response: there are caissons installed and the water exits the property at the right place.

Peggy Davis: Is there a basement? In response: There is a crawlspace under the property

Trustee Comment:

Merten: Please trace the footprint of the neighbor's house to the North.

Raises question on setbacks.

Gordon: Recalls questions from neighbors at PRC on how construction traffic will be handled. In response: Effort will be made.

Costello: Past applicant on Hillside committed to minimizing impact on Hillside via shuttle.

Little: Are two lots legally separated. In response: Yes.

Courtney: A lot of homes on Hillside are built on steep slopes. In response: This is not.

Kane: What environmental issues were found? I

Will: At the end of your cycle letters on Environmental Review, it will be found if you are CEQA exempt or need a mitigated negative declaration.

Kane: Expresses concerns about drainage and inadequacy of same, funneling into 13-inch pipe

In response. Bioretention fields have a berm that do not allow water from other properties to go in. Its only created for roof-water. Pipe is actually 24-inches, not 13-inches. Doing everything the City has requested.

Gordon: Has drainage study been approved? In response: It is happening. Cycle issues have been checked off.

Motion: Findings can be made for SDP and CDP (Boyden/Courtney).

To the Motion:

Mangano: Geotechnical firm assumes liability when they come onboard. Caissons do not denote a negative. They help this project and surrounding houses. The engineers probably over-designed for the relative factor of safety. So the issues brought up are not red flags, in fact they are safety-positive. This project is taking all the right approaches.

Brady: There are many critical issues on Hillside and there are City documents missing that PRC should review, namely geotechnical report and drainage study.: Presenter Response: These documents are not missing.

Vote: 11-2-1 Motion Carries

In Favor: Ahern, Boyden, Costello, Courtney, Gordon, Kane, Little, Mangano, Merten, Shannon, Weiss, Will

Opposed: Brady, Kane

Abstain: Steck (Chair)

14.0 Webber Residence CDP, 622 Palomar Avenue, Project No.: 587593 (PROCESS 2) Coastal Development Permit for the remodel of a 1,005-square-foot two story detached single family residence and converting a 488-square-foot existing detached second floor office to a companion unit at 622 Palomar Avenue. The 0.12-acre site is located within the RM-1-1 zone, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan area.

DPR Motion: Findings **CAN** be made to amend 1998 CDP because the CDP only required 4 off-street parking. (Will/Ragsdale)

Motion Passes (3-2-0) Chair broke tie. *Pulled from June consent calendar*

Presenter: Michael Morton

Presents map of single parcel with condominiums. Noted that maximum permitted density in City of San Diego is one unit allowed every 3000 SF. So based on parcel size, three units are allowable on this parcel. City wants to do an Amendment on this property, wanting four parking spaces. History: CDP was issued in 1998. All 4 parking spots will be on parcel.

Public Comment: Hearing none

Trustee Comment:

Gordon and Costello: Questions on parking spaces. In response: Upgrade to Title 24, and parking garage cleaned out to accommodate a car. Spaces are 8 x 18 and are allowed to be tandem. There will be a new heat pump on the roof, new insulation and a new Cool TPO roof.

General discussion ensues on parking.

Costello: Concern expressed on Companion Unit language. Density is not increased, but intensity of use is increased. Does not see parking solution as viable.

Shannon: Asks about Garage. In response: 4 parking spaces still need to be maintained on property. Over 500 SF, companion units require a parking space. Companion units have to meet all the current codes such as fire codes and Title 24 codes

Ahern: This is a residential multi-family neighborhood, and this seems to be in compliance.

Gordon: We can't morally say we don't like the Companion Unit Ordinance.

Motion: Findings can be made (Gordon/Boyden)

To the Motion:

Costello: Voting No because its not a viable parking solution.

Will: It meets Code compliance. We are adding two parking spaces in a flawed cul-de-sac and incrementally helping a bad situation.

Merten: Two parking spaces should have been added originally.

Vote: 10-3-1 Motion Carries

In Favor: Ahern, Boyden, Brady, Courtney, Gordon, Kane, Mangano, Shannon, Weiss, Will

Opposed: Costello, Little, Merten

Abstain: Steck (Chair)

15.0 Allos Residence, 8333 Calle Del Cielo No. 596085 : (Process 3) Site Development Permit and Coastal Development Permit for demolition of an existing 4,085 sq ft two story over basement garage single family residence and construction of a new 5,958 sq ft two story over basement garage single family residence. The 0.46 acre (19,988 sq ft) site is 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 CD 1.

PRC Motion: Approve the project as modified dated 5/21/18 for a Site Development Permit and Coastal Development Permit for demolition of an existing 4,085 sq ft two story over basement garage single family residence and construction of a new 5,958 sq ft two story over basement garage single family residence.

(J. Emerson, M. Czajkowski. 5-1-1) *Pulled from June consent calendar.*

Motion: To Approve SDP and CDP (*Question Called, No Discussion*): (Little/Gordon) **Vote: 13-0-1 Motion Carries**

In Favor: Ahern, Boyden, Brady, Costello, Courtney, Gordon, Kane, Little, , Merten, Rasmussen, Shannon, Weiss, Will

Opposed:-

Abstain: Steck (Chair)

16.0 Black's Overlook letter to Code Compliance: provided at end of agenda (Rasmussen) **ACTION ITEM**

Presenter: Melinda Merryweather

Requests that letter appended herein be sent to appropriate parties. Request of City is a 4-foot non-climbable fence. Site is a PROW, and fence was a condition of originally building there.

Public Comment: Hearing none

Trustee Comment:

Boyden: Coastal Commission to be CC'd.

Motion: To send letter attached herein (Courtney/Kane) **Vote: 12-0-1 Motion Carries**

In Favor: Ahern, Boyden, Brady, Costello, Courtney, Gordon, Kane, Little, Mangano, Merten, Shannon, Will

Opposed:--

Abstain: Steck (Chair)

Addition to Agenda:

Presenter: Dave Gordon. Seeks change in current Bylaws to reflect that a Trustee should not have to actually leave the room in a recusal as an Applicant. States that it is unfair to have to leave, one is being punished for being a Trustee. Recused member can leave seating area and not be in quorum but should not have to completely leave room.

Public Comment: Hearing none

Trustee Comment:

Brady: Voting should be more private. Shannon: Someone could influence vote by being intimidating.

Courtney: Leave language as-is. Might feel voting reluctance if Applicant is in room

Boyden: There must have been a reason for the original language. Morton (in response): Once stood in back when he was a Chair and an Applicant (in past). It was questioned at that time as to whether his presence was undue influence, so he left room then and also on other occasions when Trustees entered the Comment phase.

Boyden: Remembers times that both previous Chairs LaCava and Crisafi left room.

Will: This meeting tonight benefitted from Mangano's comments. We want professional opinions on this board.

Steck: Let's read up on 600-24 on this topic and revisit next month.

17.0 Janie Emerson requests that LJCPA send a letter in reference to the new hawk lights on TPR. They are well-signed on TPR but not on Princess Street. Rasmussen suggests flashing light on Princess. Emerson suggests Triangle signage. **ACTION ITEM No Action Taken in July.**

18.0 Adjourn to next LJCPA Meeting: Thursday August 2, 2018 at 6:00 PM

+++++

Letter re: Black's overlook:

La Jolla Community Planning Association

July 5, 2018

Michael Richmond mrichmond@sandiego.gov
Deputy Director, Code Compliance Department, City of San Diego
CPPT Barbara Bry barbarabry@sandiego.gov

Re: Removal of Out-of-Compliance 6' fence on La Jolla Shores Lane, overlooking Black's Beach

Dear Mr. Richmond and Ms. Bry:

This letter requests the removal and lowering of an unpermitted fence overlooking Black's Beach, so as to substantially meet California Coastal Commission requirements associated with the Coastal Development Permit that granted this fence. The location of this fence is the ocean end of a short concrete pedestrian walkway at the end of the cul-de-sac on La Jolla Shores Lane. This walkway is used by surfers to check the surf at Black's, and by the public for its spectacular ocean views. An aerial photograph showing the walkway and its public access easement is attached.

The CCC pulled the file on this fence last year, upon the request of a resident. The file indicates that in 1977, the CDP required (in SPECIAL CONDITIONS #3): "a low profile (approximately 4-foot high), low maintenance, wooden or metal fence be constructed by the property owners on the bluff edge or seaward side of the public access easement. This fence would serve to designate the limits to public access on the bluff edge to provide for safe, visual appreciation. A sufficient number of signs shall be posted to warn of the hazards of crossing the fence.

A copy of that permit is attached to this letter. It was issued by the CCC and the San Diego Coast Regional Commission to Victor Fargó in June, 1978. It is Permit # F-6086. 2 older photographs of the fence are attached. It complies with Special Condition #3. We believe the concrete walkway shown in the photograph is in a similar location as the present easement walkway.

The permitted four foot fence with signage shown in the photograph was removed and replaced with the existing 6-foot chain link fence without signage, which was apparently erected without a permit, as no one can locate any permits or documentation. We ask that the 6-foot chain link fence be removed and replaced with an updated 4- or 5- foot unclimbable fence with vertical bars and signage, substantially in conformance to the CDP, as those have been placed in other, similar locations in La Jolla.

Sincerely,

Bob Steck, President
La Jolla Community Planning Association
info@lajollacpa.org
cc:
Melinda Merryweather mbeherenow@sbcglobal.net
Sammi Ma sma@sandiego.gov
Alex Llerandi alexander.llerandi@coastal.ca.gov
Mayor Kevin Faulconer kevinfaulconer@sandiego.gov
Mauricio Medina mauriciom@sandiego.gov
Kristy Reeser kreeser@sandiego.gov

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Minutes – Tuesday July 10, 2018 – 4:00 pm
La Jolla Recreation Center – 615 Prospect Street, Room 1
La Jolla, California

Attendees: Welsh, Zynda, Costello, Ragsdale, Collins, Will, Kane

1. NON-AGENDA PUBLIC COMMENT

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

- Peggy Davis – 1590 Coast Walk. Records to 2008 when approved. Permit for that. Since then sold. Numerous changes. Binder provided with photos and permit records. Changes to continue to increase size. Request for committee to look into this. Still adding to it as of 30 days ago.
- Diane Kane – 427 Sea Ridge. View corridor being impeded. Glenn forwarded to building inspection department.
- Diane Kane – In response to Mayor’s office to parks beaches. Mayor’s legacy project. Update to parks plan for entire city. Money in budget for plan. Requesting feedback from community groups. Ann Dynes set up sub-committee to solicit feedback and this is something for CPA to weigh in on. Draft document in development. Would like to add to agenda at next meeting.
- Mike Costello – July 16 (noon in council chambers) show up 11:00, council will be discussing mayor’s plan for short term rental ordinance. Please show up and voice your concerns. Industry is driving this and running rampant. Changing the quality of life in residential zones. Please oppose the new plan. Current SDMC does not allow rentals less than 30 days. savesandiegoneighborhoods.org

2. APPROVAL OF MEETING MINUTES

Meeting June 19, 2018

3. FINAL REVIEW 7/10/18

Project Name:	Herschel Avenue MW & CDP 7460 Herschel Ave		
Permits:	MW & CDP Amendment (ref 472934)		
Project No.:	602979	DPM:	Pancho Mendoza
Zone:	RM-3-7	Applicant:	Kathi Riser

LA JOLLA: (Process 3) Map Waiver and Amendment of Coastal Development Permit No. 472934 for the creation of three residential condominium units under construction and to waive the requirements to underground existing utilities at 7460 Herschel Ave. The 0.11 acre site is in the RM-3-7 zone, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan area. Council District 1

6/12/2018 – APPLICANT PRESENTATION Kathi Riser

- 2009 CDP for 4 unit condo, delay for city to relocate storm sewer and Vacate Easement, CDP was activated, but TM Waiver expired.
- Staff approved modification to 3 units
- CDP amendment required to include new TM Waiver

6/12/2018 – PUBLIC COMMENT

- Shayne Gilder: Neighbor two doors down
 - When stormwater inlet was moved, two feet of his 12’ driveway was used. City has a Tier 3 hold on the project until addressed

- Also backflow preventer on sidewalk is a trip/scratch hazard

6/12/2018 – SUBCOMMITTEE DISCUSSION

- Leira: Would like to know status of undergrounding along Pearl
- Kane: Where is the storm drain. Where is the backflow preventer

6/12/2018 - RECOMMENDATION TO DELIVER FOR NEXT PRESENTATION

- Address the neighbors driveway issue
- Inform committee on status of undergrounding along Pearl and Herschel and how this fits with proposed project
- Look at options to improve sidewalk safety at backflow preventer
- Provide an updated assessment letter from city PM

7/10/2018 – APPLICANT PRESENTATION Kathi Riser/Dan Tobar

- Project orientation – Approved in 2009. Demo SFR and build 4 units (CDP approved all done)
 - Requirement to rebuild storm drain (all work done)
 - All public improvements completed and approved.
 - City approved plan change to reduce 4 units to 3.
 - Tentative Map Waiver expired and needs to be renewed
- 3 issues to bring back to committee
 - Plans for future undergrounding – no plan to add new run of undergrounding in current 5 year plan
 - Back flow preventer looks like a potential hazard – city concluded it is built in approved manner. Applicant requesting adding planter adjacent to BFP
 - Neighbors concern about narrowed driveway – Trying to develop a solution satisfactory to him.
- Could backflow preventer be moved – cost prohibitive
 - Could it be enclosed in a cage (not enough space in sidewalk width)
 - Sidewalk is 10’ wide. BFP is entirely on private property
 - Codes request them closer to ROW easiest access for fire dept.
 - In landscaped area of private property
 - Two 4” vertical pipes come up with BFP within ½” of PL. The other pipes are 7” and 9” to PL.
- Neighbors driveway concern
 - When storm drain was upgraded, his driveway was narrowed from 12’-10’
 - Trying to provide widest driveway possible to his 9’ driveway
 - Basin is located in most efficient place for water catchment
 - Wings go all the way to PL and to edge of catch basement
 - City staff will allow narrower wings to widen curb cut (driveway).
 - City is also requesting a 12”x12” street lamp at PL, because property is already encumbered, request to city to move lamp off of his property
 - Neighbors concern of light pollution from street lamp. Would prefer to see street light entirely in front of next property.
 - Options for new lamp location maximizes the neighbors opportunities for future driveway options.
 - Is neighbor at 7434 aware of potential street lamp in front of their Property? - No
 - Is it possible to shield the light cast onto private properties? – Yes
 - How does street light layout fit in overall street? – No information. City will select lamp specifications.

7/10/2018 - Public Comment

- Unaware of any streetlight prior to this. City stated lamp post location was decision of applicant. City stated lamp should be further South.

- 5' location in front of 7434 was proposed by city.
- Drain and driveway: Driveway used to have 12' with full wings. Pebble Creek chose to move drain and narrow his driveway. City states they will not approve less than 3' to PL.
- Neighbor would like driveway in front of neighbors house.

7/10/2018 – Committee Deliberation

- Costello, incomplete plan
- City approved a catch basin that chopped off part of his driveway.
- Streetlight and BFP are reasonable to solve, driveway issue is very difficult.

7/10/2018 – Resolve for next time.

- Ask applicant to work with neighbor on two issues and resolve BFP item.
- Why do we need a street light at all? – can applicant advise?
- How will city solve it?
- Put a bow on this and confirm what city will allow.

4. FINAL REVIEW 7/10/18

Project Name:	Sumal Residence CDP		
	622 Nautilus St		
Permits:	CDP		
Project No.:	604488	DPM:	Pancho Mendoza
Zone:	RM-1-1	Applicant:	Tim Jones

LA JOLLA- (Process 2) Coastal Development Permit to demolish existing detached garage and construct new 2 story 3,020 SF single dwelling unit, on a site with 2 existing detached single dwelling units (for total 3 dwelling units) located at 622 Nautilus street. The 0.23 acre site is in the RM-1-1 zone, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan area and Council District (1)

6/19/2018 – APPLICANT PRESENTATION – Tim Jones

- Project Orientation, Demo garage, add a two story SFR
- Applicant has addressed all outstanding city cycle issues
- First Floor: 2 car garage from alley, laundry, and main living spaces plus one bedroom
- Second Floor: 3 bedrooms and 3 baths
- Owners live on-site. This is rental income unit, they will be there and are sensitive to community character.
- Offsets for roofplans, hipped roof, in keeping with neighborhood style, vertical and horizontal offsets, second floor steps back from alley
- Ridge height is 23'-6", plate height is approx. 21'
- Asphalt shingle roof, stucco exterior, small balcony at "front" which is interior to lot.
- Only North (exposed to alley) and East elevation (exposed to side setback) face lot lines. Others are interior to the property.
- Offsetting planes vary from 1', 3', 6', 15'
- Separation between buildings is at minimum required 6'
- Front building is single story
- Front unit does not have parking, rear (ex) unit has 2 exterior spaces (uncovered) off of alley.
- Landscape plan provided, point out that project will not include driveway.
- Lot area 10,183 sf, All 3 structures = 6,213. FAR .61 (Allowable .75)
- Addresses 622, 624, **626 New Address**
- 20' wide alley, Applicant will improve alley.

6/19/2018 - PUBLIC COMMENT

- How many two story on Nautilus in this neighborhood? (Several 2-story homes on this block)

6/19/2018 - COMMITTEE DELIBERATION

- Going from 2 units and 4 cars parking to 3 units and 4 cars parking seems to be deficient.

6/19/2018 – PLEASE DELIVER NEXT TIME

- Identify parking requirements and proposed
- Aerial photograph to identify project site
- Materials board
- Photo montage showing 2-3 houses on each side.
- Massing profile to demonstrate relative of 3 structures.

7/10/2018 – APPLICANT PRESENTATION Tim Jones

- Project orientation
- Parking Tabulation:
 - Front requires 2.25
 - Rear requires 2.25
 - New structure requires 2.25
 - Total required 6.75 -> 7 required
- Request for new driveway in front was denied
- 3 existing parking spaces on concrete area. 2 car garage. Add one tandem space for two spaces along PL from rear.
- Eliminated FP and reconfigured entry to allow for 35' parking.
- Materials board presented. Materials in harmony with existing structures on site
- Provided massing profile from both sides. Same height as existing back structure on lot.
- Aerial photo with number of two-stories on the street.
- Landscape plan provided – queen palm at street tree. Also 2 more queen palms on property.
- Applicant opinion that landscape is adequate and will not add more.

7/10/2018 – PUBLIC COMMENT

- none

7/10/2018 – COMMITTEE DELIBERATION

- Where did front unit used to park? May have jumped the curb
- Pervious coverage? No numbers available. SW calculated. Standard project, not in excess of 5000sf additional impervious material.
- Would prefer to see more greenery. Will the dirt area be planted? Its private outdoor space
- Is the applicant willing to tear out some concrete in the front. – Not without owner consent.
- Entire project seems barren. Need more trees.
- Would a single tree in front patio improve (committee yes)

7/10/2018 – MOTION (Kane/Ragsdale) findings can be made for the CDP as presented and as modified on sheet L1 during the presentation. To add one 24" box tree (Magnolia) and remove adequate paving (4' diameter hole.) at front corner right corner of the lot.

- In Favor: Costello, Kane, Ragsdale, Welsh, Zynda
- Against: (none)
- Abstain: Will (chair), Collins
- **Motion passes 5-0-2**

7/10/2018 – RECUSAL: Brian Will Recuses Himself from Agenda Item 5: La Jolla Rancho **Rd**

7/10/2018 – MOTION (Collins/Kane) to elect Mike Costello as chairman **Pro Tem**.

- In Favor: Collins, Costello, Kane, Ragsdale, Welsh, Zynda
 - Against: (none)
 - Abstain: (none)
 - **Motion Passes: 6-0-0**
-

5. PRELIMINARY REVIEW 7/10/18

Project Name: La Jolla Rancho-CDP/SDP
 840 La Jolla Rancho Rd
 Permits: CDP/SDP
 Project No.: 593799 DPM: **Glenn Gargas**
 Zone: RS-1-1 , RS-1-4 Applicant: Brian Will

LA JOLLA- (Process 3) Coastal Development Permit and Site Development Permit (ESL) for the construction of a new single dwelling unit with detached guest quarters and underground basement for a total of 6,386 square feet on a vacant lot located on Lot 146 between 832 and 850 La Jolla Rancho Road. The 0.50 acre site is within the Coastal (Non-Appealable) overlay zone in the RS-1-4 and RS-1-1 Base Zone of the La Jolla Community Plan Area on environmentally sensitive lands (ESL).

7/10/2018 – APPLICANT PRESENTATION Brian Will

- The street is steep.
- Because of the slope many of the homes on the street are split level.
- This project: single story home with basement. Attached garage, attached guest bedroom. Lot area 22,000 sq ft, proposed GFA 4,090 sq ft, allowed GFA 9,900 sq ft. proposed FAR 0.19, allowed 0.45. 4 or 5 “bedrooms”, master BR, children’s BR, guest BR, office, and exercise room. There is a light well over a sunken Zen garden. Office in basement by light well. Use of sideyard setbacks is maximized to keep house at single level. There will be a pool.
- Project site has a fill dirt pad laid out and compacted in the 1950s. Much of it will be excavated/exported (1,200 cu yd) for basement. This lowers much of the “house” out of the neighbors view. Soil Engineer said this will expose to undisturbed strata and will give good substrate for basement.

7/10/2018 - COMMITTEE QUESTIONS/APPLICANT ANSWERS

- Drainage. All terracing is permeable, drains to velocity dissipater. Roof drains to street.
- Construction Plan. There is 20 -51 ft of flat area to park vehicles and stage construction. The major parts of construction will take 6 to 8 months.
- Lawn. No, drought tolerant plants.
- For street security, can occupants see street, there are some windows facing street.
- Siding finish will be wood and stucco.

7/10/2018 - PUBLIC COMMENTS

- Michael Flood representing the CC&R Architectural Committee said they are looking forward to reviewing the project. Other questions concerned amount excavated, roof material, gravel (color TBD). Solar panels, only if required. Questions about building height above or below neighbors.

7/10/2018 – PLEASE DELIVER NEXT TIME

- A cross-section to demonstrate relationship of elevation to the neighbor across the street, how effects neighbor.
- Bring materials board.
- Landscape plan, colored in.
- Montage of street scene. Maybe Google Earth to see topographic relationship of street, houses,

slopes.

6. PRELIMINARY REVIEW 7/10/18

Project Name: Nautilus – CDP/MW for Condos
313 Nautilus
Permits: CDP/MW
Project No.: 595298 DPM: **Pancho Mendoza**
Zone: RM-1-1 Applicant: Robert Bateman

LA JOLLA (Process 3) *FLAT FEE* Coastal Development Permit and Map Wavier for condominium conversions for 4 existing units in 2 one-story buildings totalling 2320 square feet at 313 Nautilus Street. The 0.15 acre site is in the RM-1-1 zone and the Coastal Non-appealable overlay zone within the La Jolla Community Plan area in Council District 1.

7/10/2018 – APPLICANT DID NOT PRESENT

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Minutes – Tuesday July 17, 2018 – 4:00 pm
La Jolla Recreation Center – 615 Prospect Street, Room 1
La Jolla, California

Attendees: Collins, Costello, Gaenzle, Kane, Ragsdale, Welsh, Will, Zynda

2. NON-AGENDA PUBLIC COMMENT

none

7. APPROVAL OF MEETING MINUTES

Meeting July 10, 2018

8. FINAL REVIEW 7/17/18

Project Name: The Reserve SCR (Encilia Res.) Permits: SCR
6850 Country Club Dr.
Project No.: 582128 DPM: **Glenn Gargas**
Zone: RS-1-4 Applicant: Kent Coston

(Process 2) Substantial Conformance Review to PTS 292065 for a 5000 SF two story residence. The site is located at 6850 Country Club Dr. in the La Jolla community and is within Zone: RS-1-4 / Coastal Overlay (Non- Appealable) /Coastal Height/ Parking Impact/Brush Management/ Very High Fire Hazard/ Earthquake Fault Buffer zones. Council District 1.

5/15/2018 – APPLICANT PRESENTATION Kent Coston

- Orientation, project directly adjacent to dead end of Encilia
- Heights and developable areas restricted by existing CDP
- Upper driveway level at Encilia port-cochere only
 - House below
- Highest developed structure is 8-10’ retaining wall to carve out the motor court.
- Height of ridge at port-cochere, is approx. 12’ (height above street view)
- Design guidelines require earth tones, restrictive “zoned” height restrictions.
- 36’ overall height from lowest walk-out basement
- Lowest level (3 bedrooms and multi-story volume)
- Buried mechanical equipment out of site, out of view
- Site (1.6 acres)
- Allowed 5000sf (.07 FAR)
- 1st floor 2711, 2nd 2289, 3rd floor covered (approx. 3000 sf – open all sides, FAR exempt)

5/15/2018 – SUBCOMMITTEE DISCUSSION

- Ragsdale – show project height
- Will – received cycles, not original assessment letter.
- Will – Show height limit lines, Please email Exhibit A and CDP conditions
- Welsh – Client or spec (undecided yet), wouldn’t a new owner prefer to see enclosed garages
- Costello – Clarified origins of SCR
- Costello – drainage, there is a bypass for city drainage to move past site to existing outfall

(formerly drained onto site. Treating all water that falls on-site on pervious area.

- Collins – Golf course? (unpermitted areas is in process of re-vegetating)
- Zynda – how is bypass executed (piped underground)
- *Public* – Is this the former Copley estate? – yes

5/15/2018 - RECOMMENDATION TO DELIVER FOR NEXT PRESENTATION

- Zoning and Coastal Height Limit Lines on Elevations/Sections (please bring a colored marker to highlight on the CAD drawings)
- Please send CDP conditions and Exhibit A to DPR chair at earliest convenience for distribution.

5/15/2018 – SUBCOMMITTEE MOTION

- Make this first presentation a Final and Voting Presentation (Ragsdale/Costello)
 - In Favor: Costello, Ragsdale, Will Zynda
 - Opposed: Welsh
 - Abstain: Collins
- **Motion Fails (4-1-1)**

6/12/2018 – APPLICANT PRESENTATION Kent Coston

- Re-orientation to project. The CDP is already approved and its requirements are more restrictive than just zoning requirements
- Carport roof is the highest point of structure, 4' below Prop D height limit
- Design guidelines encourage flat roofs (as proposed)
- Stone pavers as roof deck materials
- Bio treatment and retention basins are included
- Carport above habitable space, all sides open (except elevator shaft), approx. 2,000sf

6/12/2018 – PUBLIC COMMENT

- Merten:
 - Requested to see the site plan and developable footprint boundaries (complies)
 - The driveway is elevated
 - Prototype designs were made during original CDP review
 - Emphasis on preserving nature
 - Complaint about items off-site: Romero entry, golf-course
- Applicant Response:
 - This is an SCR not a new CDP, project follows design guidelines
 - Grading and revegetation to return surrounding sites to original are approved and underway
 - Guidelines allow flexibility of architectural style

6/12/2018 – SUBCOMMITTEE DISCUSSION

- Leira: by the numbers the project conforms, does not embrace nature, driveway disrupts public view from Encilia (app: High point of structure is 6' below grade at highest point on lot)
- Kane: recalled little discussion of style in original CDP
- Costello: appreciate integration into topography, asked about animal access “coyote fence” (app: coyote fence is still incorporated)
- Leira: overpowerful, unlike Amalfi coast, suggest reducing upper terraces, reduce railings
- Will: Questioned need for 14 parking spaces with only 2-3 covered. (app: keeps guests off of Encilia Dr)
- Costello: would like to see powerpoint from original CDP.
- Kane would like to research requirements
- Leira would like to see better compatibility with nature. Project screams “look at me”

6/12/2018 - RECOMMENDATION TO DELIVER FOR NEXT PRESENTATION

- All committee members **MUST** read the approved CDP and Design Guidelines. Specifically look for items that require an architectural style that blends in to nature.

- Applicant will consider ways to “tone down” the project.

6/19/2018 – APPLICANT PRESENTATION – Kent Coston

- Project orientation, Questions about softening Ballustrades, Overlaid onto actual site image
- Added Grasscrete at driveway, Decreased Ballustrade, more wrought iron
- Planters to break rhythm of Ballustrade, introduce nature
- Even native LS comes in in “fingers” into project.
- Is there a garage? (No, port-cochere only, 2,000 sf covered)
- Where is house? (Under view deck in front of carport)
- FAR? (.07 Limited by CDP to 5,000 sf)
- Building Height? Below allowable per zones and per CDP restrictions. 5’ below Prop D height limit.
- How many bedrooms? (3 lower, 1-guest on main level)
- Where is mechanical equipment (basement under rear parking area)

6/19/2018 – PUBLIC COMMENT

- Merten – reviewed Design Guidelines, “... objective to utilize existing topology and native landscape as an amenity ... follow site topology ... introduce elements that integrate with nature and appear natural.” Italian Renaissance style is formal, not embracing nature. Character does not integrate. Guidelines include various styles, but examples are all “true to itself” Clay mansard roof is out of character with Renaissance. Green roofs shown as integrated with architecture, not hidden behind mansard ring. Controlled symmetry does not reflect natural contour or blend in any sort of way. Transition of formal landscape to native is critical and in the absence of detailed landscape plan can’t make findings. Frequently this committee reviews Landscape plans.

6/19/2018 - COMMITTEE DELIBERATION

- Design Guidelines require break-up of landscape areas (no huge lawn)
- Roof area treatment is important, what could be done to make surface parking look broken up, not so continuous. (Grass-crete wherever possible, helps with stormwater percolation anyway)
- Details are critical to make findings of project consistency with CDP. More detail into presentation to track into construction.
- Where is the golf-course? Seems like club house for a golf course. Why 14 parking spaces?
- Setback issue at the top? All retaining walls are depressed into upper side of lot.
- Numbers match, but no relationship to “intent”. Not embracing nature. Would like to see landscape plan, is North east corner adequate to maintain native ecosystem.
- Guidelines suggest mixing native with proposed landscape.
- Could a trellis roof be proposed to open up carport, and decrease the powerful statement it makes.
- Materials are important and emphasized in guidelines. Should tie into nature of the site.
- Asked to see the powerpoint of original CDP. Stressed integration into natural setting. This project does not.
- Like the nobility of the design. Suggest power and authority, regal. But not what was promised for this lot.
- Understand dilemma of landscape. How to integrate landscape into the natural environment.
- 5,000 sf is very small for such a large lot, not concerned about maxing out allowable 5,000 sf.
- Municipal code (IB 205, carport) limits a carport to 1,000 sf. (Applicant: This is a port-cochere)
 - Carports OFTEN end up enclosed after the permit.
 - (Applicant, current plan is 2,000 sf – 3,000 sf)
- Did applicant consider a different form for the carport structure. Something simple, trellis,

overhangs,

- Design guidelines shows, low lying modern, wood, glass, or very natural Tuscan farmhouse (local natural, rough hewn stone). Mansard roof fights that. Something simpler would work better
- Where PV considered (behind mansard if anywhere).

6/19/2018 – PREPARE FOR NEXT TIME

- Can other solutions be developed for carport, eliminate Mansard, consider the 1,000sf limit for carports
- Landscape plan and how integrates to native
- Details of roofs
- Materials board (enhance natural materials) w Colors are important, earthy colors.
- Powerpoint from original CDP

7/17/2018 – APPLICANT PRESENTATION Kent Coston

- Entire roof of carport and porte-cochere has been shifted east and converted to green roof so that hillside planting blends to roof seamlessly.
- Added more grass-crete on upper level. More native plant pallet creeping/intertwined into developed area
- Carport on east side <1000sf plus porte-cochere ~1500sf.

7/17/2018 – PUBLIC COMMENTS

- Louise Levy (email read by committee chair): In support of project
- Colan Seid (7141 Encilia, Adjacent property): Project has been a long time coming. Part of the CDP discussions for over 2.5 years. In support of project

7/17/2018 – COMMITTEE DELIBERATION

- This is a big improvement, much appreciated
- Concern over size of carport.
 - Information Bulletin says carport over 1000 sf needs to be treated as garage (for fireproofing purposes ??)
 - SDMC rules for FAR exempt do not distinguish carport from garage. If 2 sides are at least 75% open for carport OR garage, then it is exempt from FAR.
- Looks like an old overgrown ruin. Terrific job updating the railing

7/17/2018 – SUBCOMMITTEE MOTION

- Findings CAN be made that the project Conforms to CDP PTS:292065 (Collins/Kane)
 - In Favor: Collins, Costello, Kane, Ragsdale, Welsh, Zynda
 - Opposed: Gaenzle
 - Abstain: Will (chair)
- **Approved (6-1-1)**

9. FINAL REVIEW 7/17/18

Project Name: Herschel Avenue MW & CDP
7460 Herschel Ave
Permits: MW & CDP Amendment (ref 472934)
Project No.: 602979 DPM: **Pancho Mendoza**
Zone: RM-3-7 Applicant: Kathi Riser

LA JOLLA: (Process 3) Map Waiver and Amendment of Coastal Development Permit No. 472934 for the creation of three residential condominium units under construction and to waive the requirements to underground existing

utilities at 7460 Herschel Ave. The 0.11 acre site is in the RM-3-7 zone, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan area. Council District 1

6/12/2018 – APPLICANT PRESENTATION Kathi Riser

- 2009 CDP for 4 unit condo, delay for city to relocate storm sewer and Vacate Easement, CDP was activated, but TM Waiver expired.
- Staff approved modification to 3 units
- CDP amendment required to include new TM Waiver

6/12/2018 – PUBLIC COMMENT

- Shayne Gilder: Neighbor two doors down
 - When stormwater inlet was moved, two feet of his 12' driveway was used. City has a Tier 3 hold on the project until addressed
 - Also backflow preventer on sidewalk is a trip/scratch hazard

6/12/2018 – SUBCOMMITTEE DISCUSSION

- Leira: Would like to know status of undergrounding along Pearl
- Kane: Where is the storm drain. Where is the backflow preventer

6/12/2018 - RECOMMENDATION TO DELIVER FOR NEXT PRESENTATION

- Address the neighbors driveway issue
- Inform committee on status of undergrounding along Pearl and Herschel and how this fits with proposed project
- Look at options to improve sidewalk safety at backflow preventer
- Provide an updated assessment letter from city PM

7/10/2018 – APPLICANT PRESENTATION Kathi Riser/Dan Tobar

- Project orientation – Approved in 2009. Demo SFR and build 4 units (CDP approved all done)
 - Requirement to rebuild storm drain (all work done)
 - All public improvements completed and approved.
 - City approved plan change to reduce 4 units to 3.
 - Tentative Map Waiver expired and needs to be renewed
- 3 issues to bring back to committee
 - Plans for future undergrounding – no plan to add new run of undergrounding in current 5 year plan
 - Back flow preventer looks like a potential hazard – city concluded it is built in approved manner. Applicant requesting adding planter adjacent to BFP
 - Neighbors concern about narrowed driveway – Trying to develop a solution satisfactory to him.
- Could backflow preventer be moved – cost prohibitive
 - Could it be enclosed in a cage (not enough space in sidewalk width)
 - Sidewalk is 10' wide. BFP is entirely on private property
 - Codes request them closer to ROW easiest access for fire dept.
 - In landscaped area of private property
 - Two 4" vertical pipes come up with BFP within ½" of PL. The other pipes are 7" and 9" to PL.
- Neighbors driveway concern
 - When storm drain was upgraded, his driveway was narrowed from 12'-10'
 - Trying to provide widest driveway possible to his 9' driveway
 - Basin is located in most efficient place for water catchment
 - Wings go all the way to PL and to edge of catch basement
 - City staff will allow narrower wings to widen curb cut (driveway).
 - City is also requesting a 12"x12" street lamp at PL, because property is already

- encumbered, request to city to move lamp off of his property
- Neighbors concern of light pollution from street lamp. Would prefer to see street light entirely in front of next property.
- Options for new lamp location maximizes the neighbors opportunities for future driveway options.
- Is neighbor at 7434 aware of potential street lamp in front of their Property? - No
- Is it possible to shield the light cast onto private properties? – Yes
- How does street light layout fit in overall street? – No information. City will select lamp specifications.

7/10/2018 - Public Comment

- Unaware of any streetlight prior to this. City stated lamp post location was decision of applicant. City stated lamp should be further South.
- 5' location in front of 7434 was proposed by city.
- Drain and driveway: Driveway used to have 12' with full wings. Pebble Creek chose to move drain and narrow his driveway. City states they will not approve less than 3' to PL.
- Neighbor would like driveway in front of neighbors house.

7/10/2018 – Committee Deliberation

- Costello, incomplete plan
- City approved a catch basin that chopped off part of his driveway.
- Streetlight and BFP are reasonable to solve, driveway issue is very difficult.

7/10/2018 – Resolve for next time.

- Ask applicant to work with neighbor on two issues and resolve BFP item.
- Why do we need a street light at all? – can applicant advise?
- How will city solve it?
- Put a bow on this and confirm what city will allow.

7/17/2018 – APPLICANT PRESENTATION Kathi Riser, Dan Tobar

- 3 remaining issues: Back Flow Preventer (BFP), Neighbor's Driveway, Street Light
- Projecting element of BFP was rotated and plants planted in front, photos provided, - Resolved
- Driveway: Met with city staff: Propose 12.1' flat driveway with 25" wings at each side. Flush to North PL and South to edge of storm drain.
- Street light: Typically proposed on projection of side/interior property lines. Due to encumbrance on 7444 Herschel, city approved location 7' South of PL with 7444 in front of 7434. 7434 has a tree in front of building there and likely minimal light disturbance to resident(s).

7/17/2018 – PUBLIC COMMENTS

- Shayne Gilder:
 - Currently 475' spacing between adjacent street lights. This location puts it 120' from nearest to the North. Should be moved 100+' further South to better satisfy city 250' spacing requirement.
 - Original plans submitted to city were false showing his pre-existing driveway as only 10'.
 - Is not satisfied with current 12.1' driveway width when previous width was actually 12.3'
 - Is not satisfied with 25" wings instead of 36" wings (committee was reminded that wings are for transition of concrete and NOT a driving surface so wing dimension is moot)
 - Although "I am not an engineer" – believes there are better locations not in front of his property to relocate the storm drain despite its pre-existing location and easement on that

property

- Ron Jones (friend of Gilder): Mr Gilder's complaints seem reasonable

7/17/2018 – COMMITTEE DELIBERATION

- Costello: Suggested that this (driveway) was applicant's mistake, need to fix it.
 - There is a stormdrain easement from 1929 that encumbers 7444. The existing (which was already in front of 7444) needed to be enlarged to current standards. There is no other option.
 - Cannot move further South due to existing water meter location
 - Required by city to align with current driveway on property.
 - Protects widest un-constrained portion to South of drain for future development and new wider driveway
 - Net benefit to owner of 7444 -> New design will remove (vacate) easement across 7444 property
- Zynda: Is neighbor at 7444 happy? (No)
 - City opinion that driveway is adequate as constructed. Applicant is willing to rebuild to add 3" additional width.
- Costello: Owner at 7434 has not been notified of street light.
 - City says they have no choice in the matter
 - Can street light be relocated further South
- Costello: Perhaps Gilder should hire his own Engineering expert
 - Gilder prefers not to spend money
- Gaenzle: Suggest meeting with city staff together. Cannot support project without resolution.
- Costello: There is always more than one solution. Urge applicant to meet with staff and take a second look.
- Kane: Requested explanation of standard requirements / basis for locating/sizing drain.
- Zynda: Please clarify driveway before and after
 - Before: 12.3' wide with 36" wings
 - After: 12.1' wide with 25" wings
- Kane: Need a consolidated answer from city
- Costello: Arrange site visit for committee members. Also prefer to see street light located further South
- Will: Applicant and neighbor are citing contradictory testimony from city staff. Urge both to meet together with staff or at least cc: all in correspondence. The committee expects to see a consistent single testimony (with supporting documentation) of what the city's stance is.

7/17/2018 – SUBCOMMITTEE MOTION

- Findings CAN be made for the CDP amendment and MW (Will/Collins)
 - In Favor: (none)
 - Opposed: Collins, Costello, Gaenzle, Kane, Ragsdale, Welsh, Zynda
 - Abstain: Will (chair)
- **Motion Fails (0-7-1)**

7/17/2018 – **RECUSAL:** Brian Will Recuses Himself from Agenda Item 5: La Jolla Rancho Rd

7/17/2018 – **MOTION (Collins/Welsh)** to elect Mike Costello as chairman Pro Tem.

- In Favor: Collins, Costello, Gaenzle, Kane, Ragsdale, Welsh, Zynda
- Opposed: (none)
- Abstain: (none)
- **Motion Passes: 7-0-0**

10. FINAL REVIEW 7/17/18

Project Name: La Jolla Rancho-CDP/SDP
840 La Jolla Rancho Rd
Permits: CDP/SDP
Project No.: 593799 DPM: **Glenn Gargas**
Zone: RS-1-1 , RS-1-4 Applicant: Brian Will

LA JOLLA- (Process 3) Coastal Development Permit and Site Development Permit (ESL) for the construction of a new single dwelling unit with attached guest quarters and underground basement for a total of 6,386 square feet on a vacant lot located on Lot 146 between 832 and 850 La Jolla Rancho Road. The 0.50 acre site is within the Coastal (Non-Appealable) overlay zone in the RS-1-4 and RS-1-1 Base Zone of the La Jolla Community Plan Area on environmentally sensitive lands (ESL).

7/10/2018 – APPLICANT PRESENTATION Brian Will

- The street is steep.
- Because of the slope many of the homes on the street are split level.
- This project: single story home with basement. Attached garage, attached guest bedroom. Lot area 22,000 sq ft, proposed GFA 4,090 sq ft, allowed GFA 9,900 sq ft. proposed FAR 0.19, allowed 0.45. 4 or 5 “bedrooms”, master BR, children’s BR, guest BR, office, and exercise room. There is a light well over a sunken Zen garden. Office in basement by light well. Use of sideyard setbacks is maximized to keep house at single level. There will be a pool.
- Project site has a fill dirt pad laid out and compacted in the 1950s. Much of it will be excavated/exported (1,200 cu yd) for basement. This lowers much of the “house” out of the neighbors view. Soil Engineer said this will expose to undisturbed strata and will give good substrate for basement.

7/10/2018 - COMMITTEE QUESTIONS/APPLICANT ANSWERS

- Drainage. All terracing is permeable, drains to velocity dissipater. Roof drains to street.
- Construction Plan. There is 20 -51 ft of flat area to park vehicles and stage construction. The major parts of construction will take 6 to 8 months.
- Lawn. No, drought tolerant plants.
- For street security, can occupants see street, there are some windows facing street.
- Siding finish will be wood and stucco.

7/10/2018 - PUBLIC COMMENTS

- Michael Flood representing the CC&R Architectural Committee said they are looking forward to reviewing the project. Other questions concerned amount excavated, roof material, gravel (color TBD). Solar panels, only if required. Questions about building height above or below neighbors.

7/10/2018 – PLEASE DELIVER NEXT TIME

- A cross-section to demonstrate relationship of elevation to the neighbor across the street, how effects neighbor.
- Bring materials board.
- Landscape plan, colored in.
- Montage of street scene. Maybe Google Earth to see topographic relationship of street, houses, slopes.

7/17/2018 – APPLICANT PRESENTATION Brian Will

- The proposed FAR is .19 where an FAR of .45 is allowed. Private agreements limit height to single level homes. This house is only a few feet higher than the street level.
- Street montage was shown by Google photos demonstrating the relationship of other houses and

the steep street and sloping topography. Views too.

- Cross-section across the street. A drawing demonstrated the cross sectional relationship of the topography and the proposed house and the house on the other side of the street. Their pad is 5 ft below the proposed one.
- Landscape Plan. Plan was shown, all plants will be drought tolerant. The driveway will be permeable, and all runoff will go through an energy dissipater.
- Construction Plan. 62' x 75' pad area is available for staging, truck parking, placing export materials. If needed a crane can park there too. Export, about 100 truckloads, about 25 trucks per day, requiring 3 or 4 days. After that, ordinary construction activity. No route set as yet. Pouring concrete will be done from staging area. Street concrete will be replaced from the center line to the property line. A favorable soils report, discussed week before.
- Materials Board. Samples passed around to the Committee. Light stone, stucco, teak wood, CMU walls, stab flooring
- Roof. Flat with gravel, which prevents glare.
- Four car garage, one hour fire wall.

7/17/2018 - PUBLIC COMMENTS

- There was much public discussion about relative elevations from various neighbor houses. Mostly, only a few feet effected, or none.
- A representative of the neighborhood architectural committee was present.
- The Applicant retained Chandra Slaven to help address neighbor concerns.

7/17/2018 - COMMITTEE COMMENTS

- Collins. Likes design, doesn't look like a house of more than 4,000 sq ft.

7/17/2018 – SUBCOMMITTEE MOTION

- Findings CAN be made for the CDP/SDP as presented (Ragsdale/Kane)
 - In Favor: Collins, Gaenzle, Kane, Ragsdale, Welsh, Zynda
 - Opposed: (none)
 - Abstain: Costello (chair pro-tem)

Approved (6-0-1)

11. PRELIMINARY REVIEW 7/17/18

Project Name:	Nautilus – CDP/MW for Condos		
	313 Nautilus		
Permits:	CDP/MW		
Project No.:	595298	DPM:	Pancho Mendoza
Zone:	RM-1-1	Applicant:	Robert Bateman

LA JOLLA (Process 3) *FLAT FEE* Coastal Development Permit and Map Wavier for condominium conversions for 4 existing units in 2 one-story buildings totalling 2320 square feet at 313 Nautilus Street. The 0.15 acre site is in the RM-1-1 zone and the Coastal Non-appealable overlay zone within the La Jolla Community Plan area in Council District 1.

7/17/2018 – APPLICANT PRESENTATION Robert Bateman

- Project Introduction: MW for condominium-ization of existing apartments at 313-319 Nautilus St.
- All issues cleared by city, 15' wide existing alley

7/17/2018 - COMMITTEE QUESTIONS/APPLICANT ANSWERS

- Kane: Is there common area? (little)
 - Please provide HOA restrictions that define how residual FAR may be utilized by

- owners
- Prefer to see more landscape
- Applicant: Brick pavers where additional parking was added
- Costello: Will utilities be undergrounded? (yes)

7/17/2018 - PUBLIC COMMENTS

- none

7/17/2018 – SUBCOMMITTEE MOTION

- Make this presentation the final and voting presentation (Will/Collins)
 - In Favor: Collins, Costello, Gaenzle, Kane, Ragsdale, Welsh, Will, Zynda
 - Opposed: (none)
 - Abstain: (none)

Approved (8-0-0)

7/17/2018 – SUBCOMMITTEE MOTION

- Findings CAN be made for the CDP/MW as presented (Will/Kane)
 - In Favor: Collins, Costello, Gaenzle, Kane, Ragsdale, Welsh, Zynda
 - Opposed: (none)
 - Abstain: Will (chair)

Approved (7-0-1)

12. COMMUNITY ITEM 7/17/18

Item: Mayor’s Update to the **City’s Park Plan**
 Presenter: Diane Kane

7/17/2018 –PRESENTATION Diane Kane

- Draft document sent by email. Issue will go to TnT tomorrow.
- This is a 3 yr budget to study and update the 20 yr park plan.
- Would like to see LJCPA make a recommendation
- Costello: Coastal overlooks need improvements and trash cans.
- Kane: Potentially grab ROW vacations

13. COMMUNITY ITEM 7/17/18

Item: Potential Code Compliance Issues at **1590 Coast Walk** and **427 Sea Ridge**
 Presenter: none Request/Assign volunteer to review and compare relevant permit for each project

1. Approved CDP Exhibit “A”
2. Approved Construction Permit(s)
3. Current site conditions

7/17/2018 – DISCUSSION

- 427 Sea Ridge.
 - Kane: City will make a field review this week. Kane to report back
- 1590 Coast Walk:
 - Peggy Davis: Expired CDP. 20 pending permits on the project
 - Needs code compliance review
 - Spoke to Gary Geiler. File 4434 cannot be located. Exhibit “A” cannot be located.
 - Spoke to head inspector Lee Edging
 - Will: Need to compare Exhibit “A” to Construction Permit(s)
 - All Construction Permits SHOULD have a large “CONFORMS” stamp which would reference the CDP #.
 - Kane: Can LJCPA invite Marengo Morton Architects to explain

LA JOLLA TRAFFIC AND TRANSPORTATION BOARD
Regular Meeting: Wednesday July 18, 2018

Members Present: Brian Earley (Acting Chairperson) LJSA, Tom Brady LJCPA, Donna Aprea LJTC, Nancy Warwick LJTC, Patrick Ryan BRCC, Aaron Goulding, Alisha Hawrylyszyn Frank LJVMA, Darryl Tschirn LJSA

Members Absent: Dave Abrams (Chairperson) LJCPA, Erik Gantzel BRCC

Approve Minutes of: June 20, 2018 **Motion to Approve: Tschirn, Second: Ryan 6-0-2**
(Goulding, Hawrylyszyn Frank)

Public Comments on Non- Agenda LJ&T Matters:

Phil Collier: is the owner of Everett Stunz in the Village. His customers began telling him in March that they were so irritated with the traffic on Torrey Pines at the Throat because it was taking them 45 minutes to over an hour to get into the Village that they were not returning to the Village ever again because they had enough of the traffic. The traffic conditions eased up a little because of the summer moratorium but it is going to start up again in September. There is no intention for them to do anything different than what they did March through June, construction is going to begin and traffic congestion is going to start up again. Traffic jams have caused back-ups from Pearl Street to Girard, all the way down Torrey Pines to the Shores. Customers who frequent the shops in La Jolla are becoming put off by it.

Mr. Collier spoke to many people in the City and he has been told that no night work can be done on the project because of La Jolla residents' views on the subject of night work. There are just a few homes adjacent to the construction project and most of those homes are above it. Business Owners received an email about a project that will be going on over at the south side in the same location however that is slated for night time, so the South side is slated for night time and the North side is slated for day time. The day time work is having a massive impact on his business. His business is down 40% and he cannot sustain his business with that kind of loss in sales. He will have to shut his business down. He knows other merchants are also suffering from the effects of the traffic congestion due to the construction.

Tom is suggesting we place this issue on the August Agenda where it can be discussed in more detail and see if we can get a platform from the Community Planning Assn to get the City's attention because the Merchants are being negatively affected by the traffic caused by the construction. Mr. Collier will leave his contact information for Dave to be in touch with him.

Ira Parker: is here to discuss the parking problems down in the Barber Tract which is the area of Marine Street to La Jolla Boulevard. Along La Jolla Boulevard, north of Nautilus new buildings were put in and combined with the White Sands and most of the employees are parking along the streets in the Tract that are impacting the residents who live there and access to the Beach. Just a heads up that he is going to be requesting we look into resident parking permits and restrict parking down there.

Agenda Item 1: Election of Officers-Nominated Candidates

Chairperson: D. Abrams
Vice Chairperson: B. Earley
Secretary: D. Aprea

Motion to Approve 2018/2019 Slate of Officers: Brady, Second: Warwick 8-0-0

Agenda Item 2: I-5/Genesee and Mid-Coast Trolley Projects- Update by Shift San Diego
(Genevieve Fong) **Discussion Item**

Over the next five years, nearly 50 major public and private transportation infrastructure projects are underway or planned for the University City/Golden Triangle community that can impact traffic flow and daily commutes. The Shift program, formed by the San Diego Association of Governments (SanDAG), is designed to provide residents, businesses and commuters impacted by construction with information and resources to minimize disruption, confusion and potential traffic challenges, as well as provide transportation solutions. Additionally, the program will serve as a unique hub for coordination and communication between the construction teams involved with each major project.

Construction at I-5/Genesee and Mid-Coast Trolley Project Updates: David Smith, Construction Manager on the Mid-Coast Project for the North end. He is in charge of everything north of La Jolla Colony-Gilman Rd. all the way to UTC. He explained the complex Genesee Ave girders Installation and the impact it will have on traffic conditions. There are 6 Intersections affected by it and the work will start from August through October working North to South: Regents Road 6 days of closures starting August 17; Eastgate Mall 6 days of closures starting September 7; Executive Drive 6 days of closures starting September 14; La Jolla Village Drive, Esplanade Court and UTC Transit Center 8 days of closures starting October 5. The closures are around 6-8 days to allow for the drying time of the Concrete Girders (reinforced concrete beams used as a main horizontal support for a bridge). There will always be one lane open for traffic but the closure will cause unavoidable backups.

The Mid-Coast Trolley project will extend trolley service from Old Town Transit Center to the UTC Community serving major activity centers such as Mission Bay, VA Medical Center, UC San Diego, and Westfield UTC. Nine new stations are being constructed. Service is anticipated to begin in 2021.

Agenda Item 3: No Right Turn (Cont'd Item) REQUEST WITHDRAWN for Posting of No Right Turn from 4pm to 7pm on north-bound Torrey Pines Road at E. Roseland Drive (Karen Marshall) **Info Item- No Action Required**

The request for a No Right Turn traffic sign on northbound Torrey Pines Rd at East Roseland Dr had been continued from the May and June LJT&T Meetings due to Residents misunderstanding that they would be exempt from the traffic restriction. City Traffic Engineers determined that a new City petition would need to be circulated and all affected neighbors be made aware, before signing the new petition, that the No Right Turn is going to affect them as no one will be exempt from the no right turn restriction. Ms. Marshall chose not to continue with the petition process and as a result the City has closed the file on this item.

Agenda Item 4: Traffic Issues at La Jolla Blvd & Marine Street Intersection- Resident concern for safety issues at this Intersection (Carole Sabin) **Discussion Item**

Ms. Carole Sabin documented multiple safety concerns at this intersection in an email to LJT&T but was unable to appear before the Board. The Discussion Item was therefor Continued to the August Meeting.

Agenda Item 5: Request to Eliminate Bus Stops- Resident plan for bus stop reduction and revision (Mark Egan) **Discussion Item**

Mr. Egan feels that there are too many bus stops in La Jolla. One block may have two busses going North and two busses going South. He would like to get rid of them on Pearl Street and Torrey Pines Road because of traffic concerns. This is an MTS issue but Mr. Egan is hoping that this is something LJT&T would want to do and propose to MTS. Currently there are 36 bus stops between Bird Rock and UCSD.

Mr. Egan recommended a bus stop reduction from 36 stops down to 8 stops and provided a revision plan to the Board:

La Jolla Bus Stop Reduction and Revision Plan

- Focus bus stops on commercial and relevant areas – trolley model
- Faster bus rides – fewer stops = faster rides
- Safer streets – remove stops in congested areas, ex. Pearl St. and Torrey Pines Rd
- Safer streets – keep stops in areas with room for buses, cars don't swerve around

Trolley access – quicker access to UCSD trolley station makes connection practical
More efficient – less start/stop of busses = less fuel consumption and wear/tear
Proposed Remaining Current Stops in New Model (reduced from 36)
Tourquoise (West End)
Birdrock
Windansea
Marine St (should be re-routed off Pearl/Girard to Prospect/Silverado)
Silverado (between Girard & Herschel)
Shores
Scripps
UCSD at Torrey Pines
.... UCSD at Trolley Station

Mr. Egan spoke to Dave who informed him that there is a subcommittee that was formed for the purpose of exploring a shuttle bus to the Mid-Coast Trolley which Mr. Egan found would just create more traffic in La Jolla. It would be more expedient and efficient if the Bus went straight from La Jolla to UCSD to the Trolley. Alicia asked what Mr. Egan proposed for the disabled or the elderly. Mr. Egan did not have a proposal for them. They still have to walk to a bus stop whether they have to walk 4 blocks one way or 6 blocks another way it doesn't matter they would become used to doing it. Alicia disagreed with his comment. If a resident was suffering then walking that extra one or two blocks makes a difference. Mr. Egan responded that everyone has a case so where do you draw the line. The Trolley does not stop at every block and it is more efficient because of it; he is simply proposing that the busses operate in the same manner.

Patrick asked if Mr. Egan spoke to MTS about why their spacing is set up the way that it is. Mr Egan tried but cannot get through to them which is why he is here at LJT&T. Patrick asked him about the spacing he is proposing and he is proposing about a tenth of a mile between stops. Tourquoise to Bird Rock to Windansea, etc. Patrick told the Board that as a rule of thumb in urban areas the distance between stops is about an eighth of a mile and in suburban areas it's a quarter mile between stops. Mr. Egan is proposing a tenth of a mile between stops. The ADA established that 19% of Americans have some kind of disability and from that 6.6% are ambulatory, there is also the elderly and the blind that would make walking difficult for them. It's a significant factor that must be taken into consideration. Patrick also explained that bus stops have reinforced concrete pads that busses pull in and out of to protect the street and it would be difficult to relocate those pads. Mr. Egan reiterated their Model is broken and should be changed.

Aaron commented that he can agree with Mr. Egan about the annoyance with traffic issues that busses can cause regular commuters but he also sees the elderly and disabled on fixed incomes using the bus as opposed to using Uber which is more expensive.

Nancy spoke about an affordability and safety issue in eliminating a bus stop on Torrey Pines. Not everyone has a smart phone to use Uber or can even afford to use the service but it's a long walk on Torrey Pines to get to the Village. She agrees that identifying those bus stops that have far too many stops close together is a worthwhile issue to look into but eliminating a bus stop on Torrey Pines is extreme.

Tom remarked that the problem is not too many bus stops but not enough busses. We need more express busses so that the wait time for a bus is less than 15 minutes. If more people took the bus it would mean less cars on our streets and alleviates the pressure on parking. Discouraging people from taking the bus is contrary to what we want to do. Mr. Egan did agree with him.

Dan Allen is in the audience and told Mr. Egan his proposal to reduce the bus stops from 36 down to 8 is a bit extreme. Dan mentioned the LJT&T sub-committee that is working with MTS Planners who will be reconfiguring the bus stops three years from now but are starting now with involving the public. Dan is agreeing with his proposal for more efficient use of the busses and Mr. Egan should work with our Group and the MTS Planners. Mr. Egan responded the busses are a pet peeve with him and he would have to check his energy level to pursue it.

Aaron reminded Mr. Egan that he tried to contact MTS Planners but could not get through to them and Dan is here with a contact at MTS. Mr. Egan responded that he will get Dan's information.

Brian explains this is a Discussion item so no Action is being taken but thanked Mr. Egan for coming to the Meeting.

Agenda Item 6: Request to Eliminate Red Curbs on La Jolla Farms Road to facilitate parking for surfers at Beach and others (Melinda Merryweather) **Action Item**

Melinda explains her ties to the Surf World. She was married to Mike Hynson of the Endless Summer feature film and is hugely involved in the Surf World. A member of Surfriders had asked her why La Jolla Farms is all red zone no parking and she decided to pursue it.

In 1987 75% of residents in the La Jolla Farms area had asked if the entire area could be red zoned. The City came back and said No only one side can be red zoned plus all of the cul-de-sacs but the other side will be open for two-hour parking excluding weekends and holidays. Currently both sides of some of the streets are red zoned. What Melinda is proposing is that the East side be opened up for parking and the parking goes two to four hours. With the two-hour parking surfers cannot park, get down to Blacks to surf and get back to their car in time. There is also a beautiful trail around there that cannot be accessed because there is no parking around it. Melinda helped write the Beach Access and View Corridors in our Community Plan and this is something she pursues. Surfriders is supporting her in this effort to remove all the red curbing on the East side which is not the ocean side and change the parking restrictions.

Brian noted that the East side is almost three quarters of community roads and wants clarification that when Melinda means the East side she means from the beginning to the end. Melinda agrees that is what she is requesting. Brian drove the area and saw the parking spaces were intermittent and not a lot of them.

Darryl asked if there was anyone in the audience from the La Jolla Farms area and no one in the affected area is at this Meeting. Darryl is concerned we are here discussing the removal of red zone parking in front of their homes and they were not notified of it. He believes they would have a legitimate complaint. Melinda does not agree they would have a legitimate complaint; they all have huge driveways in front of their homes. Darryl clarifies that if he lived on La Jolla Farms Road he would want to know that this was going on in this Meeting right now. What we are discussing to do could affect the value of their property. He reminded everyone of the issue at the last meeting with two E. Roseland Dr Residents who did not know about the petition for the no right turn traffic sign. Melinda responded that La Jolla Farms Road is a public street not a private community but Darryl responded that whether it's public or private if it was in front of his home he would want to know and he believes residents in the La Jolla Farms area should be notified that this is going on.

Patrick is supporting what Darryl is saying. He is for the surfers as well as the additional parking spaces that would become available however 75% of the residents signed a petition and there was probably a reason for it at that time in 1987. Melinda understands that petition they signed was red zone on one side of the streets, they wanted both sides of the streets, they got one side but somehow both sides of the streets became red zone. She is asking for just one side to be opened up. Melinda agrees there is a lot of parking by Box Canyon but it would be a lengthy walk from Box Canyon to Blacks Beach for the surfers. Patrick explains the petition they signed cannot be ignored and it could be they may be in agreement now to remove it but the Board needs to reach a consensus with them. Many times, the Board will request a survey of the neighbors before we make a decision and this appears to be one of those times.

Dan Allen commented that he always believed that the red zone in the La Jolla Farms area was to prevent UCSD Students from parking there all day. Gail Forbes provided some background information. Many years ago that was the case. Someone made a cut through from La Jolla Farms to the University. Students parked all day in front of resident homes and walked the 5-6 blocks to get to the cut-through, walking in back of resident homes to get to it. All of the streets in that area used to be open but have become restricted to prevent student parking.

Ira Parker noted there has to be a fine line somewhere in between allowing surfers time to surf and preventing UCSD students from taking advantage of the extended time limit. Four-hour time restricted parking is more than enough time for a Student to park in the space, attend class, and return within that time frame.

Tom commented that the City has no documentation on how the other side of the streets became red zoned. Melinda believes residents painted it themselves after being denied both sides by the City. Nancy noted the petitioning process to remove the red curbs on the East side would be difficult especially if the curbs were illegally painted. Diane Kane asked if this is a code compliance issue.

If the City has no documentation for why the East side of La Jolla Farms Road is red zoned when it appears it should be opened to the public for restricted parking then it appears to be a code compliance issue that the City needs to evaluate.

Motion to Continue but to inquire from the City as to how the curbs became red on both sides of the Street contradicting the October 1998 Memorandum: Brady, Second: Hawrylyszyn Frank 7-0-1 (Tschirn)

Agenda Item 7: Request for Crosswalk Lighting at La Jolla Blvd & Genter St Intersection- Boardmember request for City to provide lighting at existing pedestrian crosswalk (Alisha Hawrylyszyn Frank) **Action Item**

Oscar Cortes, Traffic Engineer with the City, will conduct an evaluation to verify the need to provide lighting at the existing pedestrian crosswalk and if so will place it on their improvements project list.

Motion to Continue to August Meeting pending results from City evaluation: Ryan, Second: Brady 8-0-0

Agenda Item 8: Parks Master Plan Review Board input requested from La Jolla Parks and Beach Committee on traffic aspects of draft plan being prepared by City (Diane Kane) **Discussion Item**

La Jolla Parks and Beaches formed a subcommittee to respond to the Mayor's proposal to do a Parks Master Plan for the next 20-30 years for the City. The Mayor set aside a Budget for the next three years to prepare a City Wide Master Plan. This has not been done since the 1950's. Representatives from the Mayor's Office are attending Community Meetings and asking for public input.

LJP&B formed a subcommittee to brainstorm ideas for what they would like to see in our Parks. It is estimated that by 2020 La Jolla will be 18 acres deficient in parkland for the community. They are looking at public streets and public right of way to convert to parkland because it is publicly owned land and this is why Diane is presenting this to LJT&T.

The question of Tom Grunow's underground parking garage beneath the playground area of Park and Rec was asked if that project will fit into their master plan. Diane responded that she and others in her Group were at the Charrette to pick up ideas from what was being discussed and her Group decided the parking garage was not needed. They could get some park land by restriping streets and adding trees and bike lanes. Diane picked up on some comments made at the Charrette that the Millennial generation was not all that into cars. They are more interested in using Uber or alternative transportation; bikes, and scooters, than by owning cars. It will take years for the underground parking garage to be built and the end result may be that when it is completed it may not be needed because we are in a time of shifting demand for cars.

Diane brought up the Belvedere Promenade Project to convert the 1000 block of Prospect Street to a pedestrian plaza. The plans have been drawn up and the project is all set to go but there is no money to fund it. The group also looked at doing something with the wide intersection of Silverado, Draper, and Prospect Street in front of the Museum for a public plaza. Installing Medians on some of our streets would reduce speed of traffic and make them more amenable to walking. These are just some ideas that the LJP&B subcommittee came up with to increase acreage of parkland in La Jolla.

Tom noted that at some point in time many of their ideas will need to come before LJT&T for Approval such as the Belvedere Promenade Project, but they will come to us in the normal course of planning. Diane did not bring up the idea of parklets (a [sidewalk](#) extension that provides more space and amenities for people using the [street](#) to stop, sit, and rest). Tom advises that City Council approved them. Parking spaces are converted to small pedestrian plaza type structures. Parklets are not an issue for La Jolla right now but they could be down the line since City Council has a policy for them. Parklets were not something that Diane's group considered but now that Tom mentioned it, it is something to consider.

Brian asked Diane about the Bridge Club Building line item-review the use and accessibility of the Bridge Club building for possible broader usage by the public and asked her what that Building is used for because there is never anyone in it. The building is always empty. Diane said at one time it was used as a shuffleboard club now it is used for weddings. Patrick asked her if her Group looked at the Bird Rock Roundabouts on La Jolla Boulevard. That section of roadway used to be a 4-lane highway. They eliminated parallel parking and turned that entire strip into just two lanes that added parking spaces by striping it and added parkland in the middle of it. They were on a learning curve along the way with drainage issues and plantings they used but the roundabouts have been successful. They were able to add parkland and increase parking in the process so it is something Diane's group should look at for examples. There are some items on the LJP&B Master Plan that should come before LJT&T as they gain momentum so we will be seeing Diane again. **Adjournment:** 5:54 pm

Next Meeting: August 15, 2018

Respectfully Submitted: Donna Aprea, Secretary

La Jolla Community Planning Association

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