



# La Jolla Community Planning Association

Regular Meetings: 1<sup>st</sup> Thursday of the Month | La Jolla Recreation Center, 615 Prospect Street

## Contact Us:

Mail: PO Box 889, La Jolla, CA 92038

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Voicemail: 858.456.7900

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

President: Bob Steck

Vice President: Helen Boyden

2<sup>nd</sup> Vice President: Brian Will

Secretary: Cindy Greatrex

Treasurer: David Gordon

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## DRAFT AGENDA –

### Regular Meeting | Thursday 6 September, 2018

6:00pm

#### 1.0 Welcome and Call to Order: Bob Steck, President

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

#### 2.0 Adopt the Agenda

#### 3.0 Meeting Minutes Review and Approval: 1 August 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](mailto:mauriciom@sandiego.gov)

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

Rep: **Javier Gomez**, 619-645-3090 [javier.gomez2@asm.ca.gov](mailto:javier.gomez2@asm.ca.gov)

##### 5.3 39<sup>th</sup> Senate District: State Senator Toni Atkins, Senate President pro Tempore

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

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

**6.1 Ratify President's appeal** of the CEQA exemption staff decision for the Ryan lot line consolidation: ACTION ITEM. Filed on August 29, 2018. Due date of appeal was September 5. DPR reviewed on 8-21-2018.

**DPR Approved Motion:** Kane to wordsmith final edit of appeal as presented and then request Bob Steck to send as CPA appeal (Kane/Costello: 6-0-1) She did and he did.

##### **6.2 We would like to thank Bob Collins** for his many years of service to the LJCPA and the La Jolla

Community. His current six years as an LJCPA trustee ended in August (He continues as a member of DPR.) and his seat is now vacant. The 120-day election window would occur in January. As allowed in the LJCPA bylaws, we will defer filling his seat until the March 2019 election. At that time there will be four other trustees terming out: Ahern, Boyden, Steck and Weiss. Trustees Costello, Courtney, Merten and Rasmussen hold seats expiring in March 2019, but they are eligible to run for reelection. In March there will be two one-year seats (expiring in March 2020), one two-year seat (expiring in 2021) and six seats expiring in 2022, for a total of 9 seats to be elected. An election committee will be formed. Volunteers accepted.

*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.*

**6.3 The President has written the California Coastal Commission asking them to postpone the hearing** on Ure Kretowicz’s proposed CDP amendment to “Replace decorative paving currently within Princess Street public right-of-way- with new granite porcelain tiles and signage identifying public access to the pocket beach) for the property at 7957 Princess St. La Jolla. It is currently scheduled to be heard September 14, 2018 in Fort Bragg, California. A postponement would presumably allow it to be held at the CCC meeting 10-12 Oct 2018, at the Wyndham Hotel San Diego Bayside, 1355 North Harbor Drive, 10-12 Oct 2018.

**6.4 Action Item:** With respect to **Item 6.3**, in case the hearing is not postponed, the LJCPA has been asked to review a proposed comment letter to be sent to the California Coastal Commission for its September 14<sup>th</sup> meeting. As of posting time, letter has not been received. 5 minutes (Costello, Ciani)

#### 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](mailto:mpangilinan@sandiego.gov)

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

**7.3 General Public**

#### 8.0 Non-Agenda Trustee Comment

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

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

**9.1 Community Planners Committee** <http://www.sandiego.gov/planning/community/cpc/index.shtml>- John Shannon, Rep.

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

**9.3 UC San Diego Long Range Development Plan CAG, one of LJCPA delegates, will report on discussion** <http://lrpd.ucsd.edu> (Steck, Greatrex)

**9.4 Hillside Drive Ad Hoc Committee – Diane Kane, Chair**

**9.5 Airport Noise Advisory Committee – Cindy Greatrex, Delegate**

#### 10.0 Consent Agenda- Action Items

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

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

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

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

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

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

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

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

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

**LJSPRC and PDO did not meet in August,**

**10.1 Carrizo Drive CDP/LLA 7224 Carrizo Dr.** No.600459 LA JOLLA (Process 2) Coastal Development Permit for a Lot Line Adjustment PM of Lots 14 and 15 in Block B of La Jolla Country Club Heights of Map 1975 located at 7224 Carrizo Dr. The 1.26-acre site is in the RS-1-4, Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan area. Council District 1.

**DPR Approved Motion:** Findings **CAN** be made for the CDP and LLA: (Kane/Leira **5-0-1**)

**10.2 Prospect St CDP VTM 850 Prospect Street:** No. 558 121 Process 4) Coastal Development Permit and Vesting Tentative Map to demolish an existing structure and subdivide and construct a 22,430-square-foot mixed-use condominium building (6 residential units and 2 retail units) located at 850 Prospect Street. The project scope also includes a 9,000-square-foot subterranean garage. The 0.30-acre site is located within the Coastal Overlay Zone (Non-Appealable) in the LJPD-1A zone(s) of the La Jolla Community Plan area and CD1.

DPR Approved Motion: Findings CANNOT be made. (Costello/Leira: 6-0-1)

- ADA access is insufficient
- Sunken commercial is sub-standard
- Building Separation requires 6' to count height separately
- No space available for future PDO compliant signs
- Courtyard does not meet spirit of the PDO by not being pedestrian oriented

**10.3 Buckingham CDP 1525 Buckingham Dr.** No. 606293 (Process 2) Coastal Development Permit for the construction of new single dwelling unit of two stories over basement and detached garage and guest quarters for a total of 12,670 square feet of construction located at 1525 Buckingham Drive. The 0.91 acre site is located in the RS-1-1 base zone of the La Jolla Community Planning Area. Council District 1.

DPR Approved Motion: Findings CAN be made (Kane/Leira: 6-0-1)

**10.4 Mayor's Update to the City's Park Plan:** Three-year Budget item to study and update the 20-year park Plan. Parks and Beaches has requested various La Jolla Groups to review and add suggestions and return to Parks and Beaches.

DPR Approved Motion: Forward the document to CPA as adjusted (Costello/Collins: 6-0-1)

**10.5 Request for Signage on Princess Street at Torrey Pines Road** -To alert drivers to the newly installed pedestrian crosswalk (Janie Emerson)

T&T Approved Motion: Forward Janie Emerson's Letter requesting crosswalk signage at the corner of Princess Street to the City and to the La Jolla Community Planning Association: Brady, Second, Ryan: 7-0-0.

**10.6 Request for Crosswalk Lighting at la Jolla Blvd/Genter Street Intersection (Cont'd Item)** Boardmember request for City to provide lighting at existing pedestrian crosswalk (Alisha Hawrylyszyn Frank)

T&T Motion: Approve repainting the crosswalk and adding crosswalk lighting at La Jolla Blvd and Genter Street crosswalk: Hawrylyszyn Frank, Second: Ryan 7-0-0.

**10.7 La Jolla Art and Wine Festival-** Request for temporary street closures and no parking areas on portions of Girard Ave, Wall Street, and Silverado Street for the 10th annual fundraiser event benefiting La Jolla Public Schools on Saturday and Sunday October 6-7, 2018 (Laurel McFarlane)

**Motion to Approve** Request for temporary street closures and no parking areas on portions of Girard Ave, Wall Street, and Silverado Street for the 10th annual fundraiser event on Saturday and Sunday October 6-7, 2018: Hawrylyszyn Frank, Second: Ryan 7-0-0.

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

T&T Motion to approve request for temporary street closures and no parking areas related to the 15<sup>th</sup> annual event at Scripps Park on April 12,13, and 14, 2019: Brady, Second: Earley 7-0-0.

**10.9 Request for Elimination of Parking Space on Prospect Street east of Torrey Pines Rd Intersection** to facilitate left turns of large trucks and eliminate lane blockage (Gail Forbes)

T&T Approved Motion to request City evaluation and recommendation for the removal of one parking space adjacent to red curb on Prospect Street east of Torrey Pines Rd: Brady, Second: Earley 7-0-0.

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**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 Revisit the following decision made by the LJCPA in December 2017: LJCPA Motion:** To accept proposal #3 to retain Public Vantage Point #67 and access by removing northern bollards along Playa del Norte and retaining western bollards along Neptune place, and installing 2 Green 15 minute limit parking spaces at the foot of Playa Norte with no parking from 9PM to 6AM time. Revisit in 9 months to determine if there have been police complaints. Ahern/Emerson (13/0/2)

A police report (compilation of data) is being prepared and will be made available prior to the meeting.

**11.1** HOA PowerPoint presentation 10 minutes

**11.2** Windansea Surf Club/ Friends of Windansea presentation 10 minutes

**12.0 5785 La Jolla Blvd Mixed Use CDP** No. 552695 (Process 2) Coastal Development Permit for the demolition of an existing single story mixed use building for the development of a new 2-story, 6,732 sq ft mixed use building at 5785 La Jolla Blvd. The 0.173 acre site is in zone 4 of the La Jolla Planned District, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area. Council District 1.

**DPR Approved Motion:** Findings **CAN** be made for CDP. (Costello/Will) 4-2-1)

**13.0 Torrey Pines Road Construction:** Discussion leading to possible decision whether to recommend that construction work on Torrey Pines Road be done at night. Please see T&T minutes accompanying eblasted agenda for notes on discussion held there. Comments at April and /or September 2017 LJCPA meetings led to work being done during the day. Business owners in the village have complained of lost business due to 30 minute traffic delays on TPR. City has the funding to allow at least some night work. CPPT Bry has asked City staff for as much night work as possible.

**14.0 Adjourn to next LJCPA Meeting: Thursday, October 4, 2018 at 6:00 PM**



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President: Bob Steck

Vice President: Helen Boyden

2<sup>nd</sup> Vice President: Brian Will

Secretary: Cindy Greatrex

Treasurer: David Gordon

## DRAFT MINUTES

### 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

Meeting Called to Order at 6:05 PM with Quorum present.

**Trustees Present:** Ahern, Boyden, Brady, Costello, Courtney, Greatrex, Kane, Merten, Rasmussen, Shannon, Steck, Weiss, Weissman, Will.

**Trustees Absent:** Collins, Gordon, Little, Mangano.

*Ahern and Courtney arrive late, reflected in vote counts.*

#### 2.0 Adopt the Agenda

Boyden: An Amend to Item 12.0, *Lookout Lots 4 and 5*, now corrected to say "one 2-story single family residence and one 1-story single family residence on Lots 4 and 5". Lot 2 on 12.0 is one 2-story residence.

Rasmussen: Item 6.4 is to be heard in September, so this precludes Public Comment in August? Boyden (in response): Correct.

**Motion:** To Adopt the Agenda with 12.0 Agenda Item Amended (Will/Greatrex) **Vote: 11-0-1 Motion Carries.**

**In Favor:** Boyden, Brady, Costello, Greatrex, Kane, Merten, Rasmussen, Shannon, Weiss, Weissman, Will

**Opposed:--**

**Abstain:** Steck (Chair)

#### 3.0 Meeting Minutes Review and Approval: 8 July 2018

**Motion:** To Approve July Minutes (Will/Kane) **Vote: 10-0-2 Motion Carries.**

**In Favor:** Boyden, Brady, Costello, Greatrex, Kane, Merten, Rasmussen, Shannon, Weiss, Will

**Opposed:--**

**Abstain:** Steck (Chair), Weissman (not present in July).

#### 4.0 Officer Reports:

##### 4.1 Treasurer

**Helen Boyden reports:**

**La Jolla Community Planning Association**

**Treasurer's Report for August 2, 2018 Regular Meeting**

**Beginning Balance** as of 6/1/18

\$ 348.44

## Income

• Collections	\$ 143.00
• CD Sales	\$ <u>5.00</u>
<b>Total Income</b>	\$ 148.00

## Expenses

• Agenda printing	\$ 69.74
• AT&T telephone	\$ <u>80.95</u>
<b>Total Expenses</b>	\$ <u>150.69</u>
<b>Net Income/(Loss)</b>	\$ (2.69)
<b>Ending Balance of 7/30/18</b>	\$ 345.75

## 4.2 Secretary

**Cindy Greatrex reports:** If you want your attendance recorded today, you should sign in at the back of the room. LJCPA is a membership organization open to La Jolla residents, property owners and local business and non-profit owners at least 18 years of age. Eligible visitors wishing to join the LJCPA need to submit an application, copies of which are available at the sign-in table or on-line at the LJCPA website: [www.lajollacpa.org/](http://www.lajollacpa.org/). We encourage you to join so that you can vote in the Trustee elections and at the Annual Meeting in March. You 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](mailto:mauriciom@sandiego.gov)

Compromise on STVR reached. Ward and Bry introduced ordinance to limit the use of Styrofoam. Working Group on dockless bikes mentioned in July has not been formed yet.

Jim Fitzgerald: Is there an enforcement timeline on dockless bikes? Medina (in response) does not know.

John Shannon points out encompassing loophole in STVR. Medina: Does not understand loophole, advises Shannon to submit a letter to staff members.

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

Rep: **Javier Gomez**, 619-645-3090 [javier.gomez2@asm.ca.gov](mailto:javier.gomez2@asm.ca.gov) Currently in recess in Sacramento. Bills will be passed by September 1<sup>st</sup>. Fires in Norther California entail 13,000 firefighters and 125M of fire budget.

Accepting ideas for Legislation improvement, forms can be filled out by community and business members.

### 5.3 39<sup>th</sup> Senate District: State Senator Toni Atkins, Senate President pro Tempore

Rep: **Chevell Newell Tate**, 619-645-3133, [Chevelle.Tate@sen.ca.gov](mailto:Chevelle.Tate@sen.ca.gov) Not Present

## 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 e-blasted 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 LISA appointee to LJSPRC Michael Czajkowski; and LJVMA appointees Alisha Hawrylyszyn Frank and Jamie Dickerson to the PDO and Alisha Hawrylyszyn Frank to the T&T Board. **ACTION ITEM**

**Motion to Approve:** (Boyden/Greatrex) 13-0-1 **Motion Carries.**

**In Favor:** Ahern, Boyden, Brady, Costello, Courtney, Greatrex, Kane, Merten, Rasmussen, Shannon, Weiss, Weissman, Will

**Opposed:--**

**Abstain:** Steck (Chair)

- 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**

**Motion to Approve:** (Costello/Brady) 13-0-1 **Motion Carries.**

**In Favor:** Ahern, Boyden, Brady, Costello, Courtney, Greatrex, Kane, Merten, Rasmussen, Shannon, Weiss, Weissman, Will

**Opposed: --**

**Abstain:** Steck (Chair)

- 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.

**Public Comment:** Melinda Merryweather asks that this item be heard at the beginning of September meeting to accommodate attendees.

**Trustee Comment:** Costello asks that we move to Vote on this since it will be a revisited Hearing.

**Motion to Revisit Previous Vote:** (Costello/Courtney) 13-0-1 **Motion Carries.**

**In Favor:** Ahern, Boyden, Brady, Costello, Courtney, Greatrex, Kane, Merten, Rasmussen, Shannon, Weiss, Weissman, 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](mailto:mpangilinan@sandiego.gov) Not present.

**7.2 UCSD - Planner: Anu Delouri,** [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu), <http://commplan.ucsd.edu/> Not present.

#### **7.3 General Public**

Phil Coller: Concerns on road work on Torrey Pines Road in the Village that was meant to be handled in the evening. LJCPA had recommended the work be performed during the day. The daytime work has caused traffic on TPR, Pearl, etc. Coller requests that LJCPA reconsider its City recommendation that the work be done only during the day.

Janie Emerson: Highlights La Jolla Shores Association meetings and social hours prior to the meetings. Meetings occur second Wednesdays of the month.

Peggy Davis: Asking support for committees to look at permit on a property on the corner of Torrey Pines Road and Coast Walk. Meeting at 12:00 on August 3<sup>rd</sup> on the 4<sup>th</sup> floor of City Hall.

Melinda Merryweather: Still no response from the City on the legitimacy of Black's Beach 6' fence. Letter from Barbara Bry does not provide answer to question. Boyden: Barbara Bry is not pushing this. Merryweather: Simple question, is fence legal or not?

### **8.0 Non-Agenda Trustee Comment**

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

Mike Costello: Echoes John Shannon's earlier comments on loopholes of STVR. Tried to bring this to Barbara Bry's attention, in terms of long list of enforcement and loophole issues. Costello states current status holds the city up to lawsuits.

Patrick Ahern: Country Club Reservoir construction on Encelia starting soon. If one notes good efforts or negative impact, please alert Patrick or LJCPA so these can be noted for near-future Impact Reports.

Helen Boyden: Clarifies that Administrative Guidelines say that if a voter is Abstaining the voter is essentially voting in Opposition in the Quorum. This is referenced around Page 34 or 35 of the Guidelines. A Recusal is not part of the Quorum.

**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.** Notes Action Item regarding Planning Commission Chair, Stephen Hoss, discussed panel on how CPG Chairs should present to Planning Commission. Only Action item was Appointment to Outside Boards.
- 9.2 Coastal Access & Parking Board** <http://www.lajollacpa.org/cap.html> Ray Weiss states an Emergency Meeting was held, called by Deborah Marengo. Reason for Meeting is that LJVMA no longer has an Executive Director with no plan for a replacement. He LJCPA manages the funds that subsidize parking permits. About 80 permits exist. Someone from LJVMA needs to manage this. Purpose of meeting is to have Marengo urge the LJVMA to resolve. Weiss notes there are 15 seats on the board of LJVMA, and currently 11 of those seats are vacant.
- 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** Quick meeting last week. No one from public showed up. Committee went over road plan. Believes volume and velocity study would be a good start.
- 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.**

**No Items are Pulled.**

**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)

**Motion: To Approve** Consent Agenda: (Ahern/Weiss) 13-0-1. **Motion Carries.**

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

**Opposed:--**

**Abstain:** Steck (Chair)

**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.

John Haggerty SANDAG presents PowerPoint on updates to capital infrastructure program entailing the extension of the Blue Line trolley from Old Town to UTC area. Details routes and trolley schedules. Provided contact information for the public to contact SANDAG with any questions or concerns.

**Public Comment**

Bob Whitney: Will trolley go to the Airport? Haggerty: Not at this time

Audience Member: How will homeless be addressed? Haggerty: Security measures in place.

**Trustee Comment**

Phil Merten: Factoring in lifespan costs divided by riders, how much is paid by riders and how much by taxpayers?

Haggerty: Half is paid by Government funding. States this project is cost-effective.

Notes UCSD students are subsidized, as well as elderly.

Rasmussen: Transportation committee in La Jolla has formed to discuss how to better get in and out of La Jolla. Ideas welcomed.

**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

**Preamble:** Chair Bob Steck recites from Oath of Office of LJCPA in re: performing fairly and impartially with respect to all. Urges focus on issues and compliance with regulations.

**Presenter** Tony Crisafi, Island Architects.

Crisafi explains that there are two applications under development, in re: Section 1510.0304. There are Coastal and Site Development Permits on two separate lots. The owners had a meeting in June of 2016 with neighbors within 300 foot radius, in David Mandelbaum living room. Project Manager followed up with neighbors by email. Concerns about a second story and a pool were addressed. Crisafi presents PPT on Lot 2 in relation to existing lots on Soledad and on Lookout Loop. Lots 30 and 19 on the Loop 25, 13 and 14 are highlighted as well. These are two story with higher roof pitch. Modern, traditional and Cape styles present.

**Lot 2:**

Presents specifics on conformance sheet, noting setbacks that vary and expand as the home articulates. Landscaping coverage explainers.

Shows City-required FAR Map bulk and scale analysis. City agrees with the content of this document. Crisafi has performed aerial surveys and on site surveys and also pored over records in the 300' radius. There are five houses on the Lookout Loop that have between .7 and .9 FAR.

Garages, driveways and parking spaces are shown. Balconies are shown. Elevations are shown that show how upper level steps back from main level. Rendering from street shown. Houses step-in from the sides. Setbacks of garages and upper level from property line is described.

**Lot 4:**

.43 FAR and .74 FAR on lots 4 and 5

Lots 53, 55 and 56 on Soledad are used as reference material on the high side of the street where the grade rises. Lot 39 referenced as two-story house with garage underneath Various lots from 37-44 are referenced to indicate various elements.

Cottrell House was designated Historic on a State level. Sewer not functioning, so barely habitable. Owners spent a year following guidelines on rehabilitation and salvage, and has ceilings and floors refurbished. Double-barrel roof had to be redone twice.

Conformance Chart shown. Four onsite parking spaces. Grades noted. There is enough slope in lot so that one side is open to daylight.

**Lot 5:**

Parking for three cars. Simple floor plan. Lot 5 elevation displayed. Large balcony that wraps around north elevation. Building steps back on east elevation. Study on massing at PROW shown for Lots 2, 4 and 5.

Elevation heights in general will be lowered when Permit is granted. Trying to have as little impact on massing as possible.

**Second Presenter:**

David Mandelbaum, an owner of LLC of project. Asks for fair-minded and reasonable approach to decision based on verification of facts. Stats he previously sat on a land use board with Sara Moser and Sherri Lightner, where he was advised to "not guess" on project details. Notes statements made by attorney's Evelyn Heidelberg and Debra Rosenthal, Trustees Diane Kane and Phil Merten and neighbor Desiree Kellogg are inaccurate. Notes Kellogg has sent 97 emails to the City on this project. Mandelbaum incurs the costs on the responses to these.

States that statements made by this group are incorrect in re Lot Size, Lot Merger and Setbacks. Reads statements by Gregory Hopkins (DSD Director in 2013) and PM Glenn Gargas. The Hopkins letter states that these are legal lots. There have been no court documents showing DSD that the lots are illegal. Third issue is Setbacks. Mandelbaum notes the houses in area have four foot setbacks, which is all he is asking for. States that the concept of "average setbacks" is a fabrication created by community members. He asks for a fair and impartial vote of LJCPA

**Presenting for the Opposition:**

Attorney Evelyn Heidelberg representing Susan McKane, Lookout Drive neighbor. Disputes compliance on bulk and scale and conformity of setbacks in the vicinity. States that unit density is too high for average unit density in neighborhood. At 6.9 units per acre this is almost twice that of developed parcels within 300'. Disputes intent of Hopkins letter. Notes that planned density is low residential density and low number of units are recommended. Further states setbacks are not conformant.

David Mandelbaum: States that number of dwelling units per acre is conformant based on entirety of code in San Diego, when slope ratios are factored in, and that setbacks are compliant.

Tony Crisafi: States his charts and report are not required and are accurate and the City does concur with the data points therein. There are 5.4 lots per acre

Brian Will. When asked to compare proposed FAR, County record does not count garages. It is common to add in 500 sq. ft to other houses, so as to accommodate for that

**Presenting for the Opposition:** Attorney Deborah Rosenthal, representing neighbors. Says that project is inconsistent with PDO and with Design Requirements in terms of visual harmony and bulk and scale. Says FAR could not conform to PDO, as PDO does not require FAR. She believes that the setbacks are bulk and scale not conformant. .79 does not fit into the neighborhood. States it is poor design with multiple inconsistencies, squeezed onto lots that are too small.

### **Public Comment**

Patrick Branford, "Neighborhood Watch Captain". Says that neighbors say that project looks like a condo development. Says that neighbors did not know about a meeting and did not sign anything. Says that theft in the neighborhood skyrockets with any renovating and the neighbors do not want any building going on.

Bob Whitney: Have you complied with cycle issues? Crisafi: (in response) Yes. Has Phil Merten been paid to oppose this project? Merten (In response): No.

Terri Lombard: States neighbors are opposed to project, and that there has been no communication from developer or owners of house since 2016. Asks if Lot 4 will be sold in future. Inquired on easements between Lot 1 and Lot 4. Says houses look identical on these lots.

Desiree Kellogg: Houses look identical. FAR of Lot 2, .79, is the highest in the neighborhood.

### **Trustee Comment**

Helen Boyden: received communication from PRC chair Dave Gordon inclusive of letter from Glenn Gargas, with Gargas stating that the three lots in question have been in existence in this size and shape with a lot line assessment parcel map, prior to 1997. The lots are all 5,000 SF or greater and are legal lots with development rights.

Boyden also reviewed a letter from Glenn Gargas stating that there is not a lot size in the PDO in reference to Section 1510.0304A, lots are existing, and density is set.

Will: Does not follow opposition that the lots should have less than one unit if density is less than the average. To that interpretation, one can't occupy a lot

Greatrex: Supportive, finds project consistent in conformance to LJSPDO and Community Plan.

Courtney: Opposed to project due to precedent of .79 and .74 FAR

Ahern: 18 of 56 houses are in compliance so 68% are not. Houses are similar to each other here. FAR is conforming.

Kane: Discusses character of neighborhood. It is an old neighborhood with low FAR. Suggests developer remove one house or develop property as a condominium. Says that the project is not consistent with Plans.

Merten: Corrects errors on a distributed document, re: lot size. Discusses history of sub-divisions in La Jolla. States lot line adjustment is illegal as a coastal development change in density was not handled under coastal development review or a CDP. City surveyor at the time was unaware that CDP was required. Notes that densities of lots are significantly greater

that surrounding lots. Findings cannot be made.

Shannon: Difficult case. Character of project has been a concern to neighbors. Sees precedent in FAR and size of project.

Costello: Cautions that City Project Managers are not entirely neutral. Mentions a case where the Project Manager overlooked facts.

Brady: Project cannot be supported due to dwelling unit density being not in the community interest. Jamming houses into that location is not right for the community.

Rasmussen: Anything that could be done to dwelling units to make a compromise? Merten: Dwelling unit is in relation to a certain number of square feet on the lot. Lot line adjustment was done illegally. Owner needs to go back and reconfigure lots

Weissman: Says one lot is very small and squeezed in. Also has issue with terrace.

Weiss: Sensitive to the 300 canonical feet. Look at houses in the loop, in Lots 26-40. Tending not to support project.

**Presenter Rebuttal:**

Crisafi: Owner will remove terrace if Lot 4 is sold.

Shannon: Would you consider changing the appearance? Crisafi (in response): It is a La Jolla Rancho style, in a modern interpretation. Hacienda style. They don't have to all be the same colors, though. Tiles can be different.

Merten: Code is clear (lot should not be occupied at greater density than those within 300'). Crisafi(in response): City does not agree with you on Code findings. Lots are not being merged. No lot lines are being changed.

Will: Disturbed by the notion that someone purchases a lot, and we say "The neighbors don't want you to build and we are going to say no" is wrong. These lots exists today, these are the lots.

Rebecca Levy, neighbor (out of turn): Repeats concerns of neighbors.

**Motion:** Findings can **NOT** be made for Agenda Item 12, Lookout Lots 2, 4 and 5. Density, bulk and scale are out of character with the surrounding neighborhood and the proposed dwelling unit densities exceed the average unit density of properties within 300' of the site, in contrary to Municipal Code Section 1510.0304. (Courtney/Merten) 9-4-1 **Motion Carries.**

**In Favor:** Boyden, Brady, Costello, Courtney, Gordon, Kane, Merten, Shannon, Weiss, Weissman

**Opposed:** Ahern, Greatrex, Shannon, Will

**Abstain:** Steck (Chair)

**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)

**Public Comment:** Seeing none

**Trustee Comment:** Seeing none

**Motion:** Findings can be made for CDP/SDP. (Costello/Kane) 11-0-2 **Motion Carries.**

**In Favor:** Ahern, Boyden, Brady, Costello, Courtney, Greatrex, Kane, Merten, Shannon, Weiss, Weissman

**Opposed:** --

**Abstain:** Steck (Chair)

**Recusal:** Will (Representing Project)

**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).

**Public Comment:**

Phil White: Plethora of signs already. City should raise existing signs and not add any more at Princess.

**Trustee Comment:**

Ahern: This may not be favorable to neighbors. This topic may be best handled at T&T.

Rasmussen: When you are at the stop sign its very difficult to see the existing signs

Boyden: References sign on Regents Road that is intermittent in terms of appearance.

**Motion:** That LJCPA send matter of proposed signage on Princess around the new hawk lights on TPR, to T&T for further review. (Ahern/Courtney) **12-0-1 Motion Carries.**

**In Favor:** Ahern, Boyden, Brady, Costello, Courtney, Greatrex, Kane, Merten, Shannon, Weiss, Weissman, Will

**Opposed:** --

**Abstain:** Steck (Chair)

**15.0 Meeting Adjourns at 9:16 until September 6, 2018 at 6:00 PM.**

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

Combined Meeting Minutes – Tuesday Aug 14 and Aug 21, 2018

**1. NON-AGENDA PUBLIC COMMENT**

- Peggy Davis – Review of Coast Walk with Chris Larson (city staff). Looked to be under 30'. Two permits running simultaneous. Glenn offered to answer follow-up questions.
- Diane Kane – View corridor at 247 Sea Ridge – city has not responded after promised filed inspection.
- Kane: Sea Ridge, city staff was looking at landscape only on the wrong side of the lot.
- Davis: Coast Walk: City has not responded to provide paper trail since 2004. Extensions, changes, ... CDP sites 1,800sf, then became 8 or 9,000sf. Requesting city to verify. All permits on DSD.

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**2. APPROVAL OF MEETING MINUTES**

Meeting July 17, 2018

Meeting Aug 14, 2018

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**3. FINAL REVIEW 8/21/2018**

Project Name:	5785 La Jolla Blvd Mixed Use	Permits:	CDP, PDP
Project No.:	552695	DPM:	<b>Glenn Gargas</b>
Zone:	PDO Zone 4	Applicant:	David Keitel
Project Info:	<a href="https://opensd.sandiego.gov/Web/Projects/Details/552695">https://opensd.sandiego.gov/Web/Projects/Details/552695</a>		

LA JOLLA (Process 4) Planned Development Permit and Coastal Development Permit for the demolition of an existing single story mixed use building for the development of a new 2-story 7,075 sq ft mixed use live/work building at 5785 La Jolla Blvd. The 0.173 acre site is in zone 4 of the La Jolla Planned District, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area. Council District 1.

**Updated project description**

LA JOLLA (Process 2) Coastal Development Permit for the demolition of an existing single story mixed use building for the development of a new 2-story, 6,732 sq ft mixed use building at [5785 La Jolla Blvd](#). The 0.173 acre site is in zone 4 of the La Jolla Planned District, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area. Council District 1.

**9/12/2017 APPLICANT PRESENTATION:** (Patrick Banning)

- Site map (PD zone 4)
- Project Description is incorrect. Total project is 9,439 sf including covered parking
- 4 retail units, 4 residential units, covered parking
- Planter removed to create ADA access to retail
- 1.3 FAR allowed, 1.25 proposed
- Presented color board, stucco, shiplap, wiremesh for vine growth
- Clear glazing at retail, grey tinted at residential above.

**9/12/2017 COMMITTEE QUESTIONS/DISCUSSION:**

- Zero side yard requirements all PL, 16' street setback (curb to building) – proposed closer to 30' along LJ Blvd
- Stormwater – standard priority, exempt from permanent BMPs and hydromodification
- Trench drain in front of building face (alley side), area drains in garage with sand/oil filter
- Height = 19' above grade on alley side.
- Likely remove stairs from retail rear into each private residential stair well.
- No openings along South side. Wall seems large, monotonous, could use decorative modulation. (even just color)
- Have not been to Bird Rock CC
- Loading zones? Requested deviations from PDO, limited frontage on alley, 600sf invites trash, loitering, transients.
- Revise parking to angle spaces 4a/b 15 degree.
- Prominent corner ... is it soft enough?
- Project will include new curb and gutter along CDLC, and improvements along alley
- Landscaped 10'x14' open air stairwells
- Alley is 15', exceeds parking requirement by 1 space

**9/12/2017 PUBLIC COMMENT:**

- Sally – How wide is sidewalk? Parking off alley is gated? Yes. Think it is out of compliance and is offensive. Should be Mediterranean.
- Celia/Ben Cravat – own both homes across from alleys. Opinion of neighbors that without commercial loading zone, alley will be blocked. Plenty of empty retail in Bird Rock, empty retail but not enough parking. Not enough parking for visitors and workers. Emergency vehicles might need to use alley too.
- Philamen Offen (sp) ... echo everything Sally, Celia, Ben said ... not a fan of architecture. Parking (practically need 4-8 spaces for retail only)

**9/12/2017 FOR NEXT MEETING: Perspective from traffic circle**

- Streetscape to include neighboring houses for height comparison
- Consider adding loading zone
- Consider softening the corner
- Consider adding more parking
- Review requirement for 21' back-up space at alley
- Is there a City request to make alley standard width?

**12/19/2017 APPLICANT PRESENTATION: Patrick Banning**

- Design is primarily the same as previous design, 2 story mixed use (3 retail, 4 residential) (was 4 retail, 4 residential) usable rooftop only on LJ Blvd side of building
- Changes –
  - Area reduced to 8,828 sf (from 9,439 sf)
  - reorganized rear parking for better back-up space in 15' alley
  - no door between retail and residential
  - pulled back, softened corner to NW
  - South elevation, faces parking lot, added articulation to zero lot line where current parking lot exists
  - No elevators, each unit has street and garage stair access

- Loading zone? Meeting with city: no alley dedication required, curb utilization change from current green curb to white commercial loading/unloading first 22' west from alley. Glenn added project diary entry, approved by city staff. Dated October 27th at conflict resolution meeting. Requirement is at discretion of engineer. Costello: May require deviation under LJPDO?
- Is 22' enough to unload and not block CdIC or alley?
- All back area is available for vehicle movement, back-up, parking.
- If parking spaces are available, could loading be done on property at rear of building ...  
Yes
- Space for trash cans on-site adjacent to alley? Trash currently located at South PL
- Residential Parking ... 8 (2/unit)+3 for commercial
- Follow-up: Reference why/how not apply alley widening and loading requirements

#### **12/19/2017 PUBLIC COMMENT**

- Camino de la Costa is narrow with parking. Will they use commercial loading area for U-Haul move-ins?
- 15' alley: city wants all alleys 20' wide, they often ask for 2.5', but not this time.
- Camino de la Costa loading zone is a bad idea, too narrow at this location.
- Potential for accidents
- Retail parking was reduced, unfortunate, impacted neighborhood
- Ugly building – don't like design.
- Previous concerns are repeated concerns with other neighbors who could not be here.
- Camino de la Costa is worse than characterized because of “work around” – people driving up Camino de la Costa and down Beaumont in an attempt to avoid the traffic circles on LJ Blvd.

#### **12/19/2017 COMMITTEE DELIBERATION**

- Piano store curve fits with roundabout, missed opportunity with this project to create a better entry statement into Birdrock
- Why not dedicate the required alley width? Isn't this a variance?
- Applicant has done very well with what you have. Appreciate the articulation on the South side where zero lot line construction is typically just a CMU wall.
- Needs better parking, dedicated loading zone. Loading zone on restricted width on Camino de la Costa lets down the original traffic plan. All this could be achieved with slightly smaller building.

#### **12/19/2017 SUBCOMMITTEE MOTION**

- Findings **CANNOT** be made for a (Process 4) Planned Development Permit and Coastal Development Permit at 5785 La Jolla boulevard as presented. The proposal does not provide for an on-site Loading Area with alley access as required by the Muni Code *159.0409(a)*, nor does it provide the 2 ½ ft Alley Dedication as required by the City of San Diego Street Design Manual to conform to the standard alley width. The proposal does NOT qualify for a Planned Development Permit, *126.0604*, because it places a Loading Area next the Traffic Splitter Median, a necessary part of the safety requirement of the Bird Rock Traffic Plan. Therefore it WILL be detrimental to the public health, safety, and welfare, *126.0604(2)*. The substandard alley width WILL adversely affect the applicable land use plan, *126.0604(1)*. The proposal will result in a LESS desirable project if it is not designed in strict conformance with the development regulations, *126.0604(3)*. (Costello/Kane 6-0-1).
- In Favor: Collins, Costello, Gaenzle, Kane, Ragsdale, Zynda
- Opposed:



- Abstain: Will, as Chair
- **Motion Passes**

**8/14/2018 APPLICANT PRESENTATION + QUESTIONS:** David Keitel

- Same owner. New design team.
- Previous design failed per previous requests for deviations. Now CDP process 2
- Redesigned entire project. Unique lot at corner of LJ Blvd and Camino de la Costa. Pushed building back from corner and all 3 exposed PLs to increase landscape and open to roundabout.
- Residential units no longer have doors facing LJB. Placed breezeway behind commercial street units with access from there.
- Roofdecks removed. Pushed second floors back to increase second floor decks.
- All parking off alley. 13 spaces. 600sf loading zone with grass-crete.
- 3-4' slope back to front. 18" North to South side slope.
- 24' height at street. <21' height measured from alley. PV panels screened on roof.
- FAR 1.3 allowed. .89 proposed. 15% landscape required and provided.
- Freestanding monuments at grade rather than building signage
- Biofiltration to manage storm runoff
- Break-up mass from all 4 sides.
- Costello: Dramatic improvement. "really neat". Opportunity to reduce perceived plane on South?
- Kane: Improvement as well. Question about perimeter of overhang of second floor. (answered) Request to see materials board. (presented)
- Collins: Commercial parking? 4 spaces provided for 4 commercial space. AC Condensers will be on roof and screened. Curb on CDLC will remain red/green as current
- Welsh: 9' clearance height for unloading
- Leira: Would like to see front dividing walls pulled back so the storefronts are viewable from pedestrians moving along the sidewalk and north bound autos.
- Will: I like them.
- Costello: Thank you for taking design suggestions and moving loading zone.
- Kane: Difference between Will/Leira is a difference between driving/walking.
- Leira: It's the same if not worse from an auto, given that this site is located and the Northern end of the commercial zone.
- Kane: succeeded in new entrance.

**8/14/2018 PUBLIC COMMENT**

- Joe Trotter: Live a few feet away. New team is better. Still think density of 4 residences is too much. Loss to neighborhood, still too dense
- Philamen Offen: neighbor, much disputed project in Bird Rock. Doesn't add a significant draw (like restaurant or market) to Bird Rock. Neighbors behind are still opposed and not able to attend. LJB is light years better than before. Other 3 sides not so much. Concerned about retail customer parking moving into neighborhood. Thank you for loading zone. Parking is major problem
- Sally Miller: Stark architecture does not fit. Is there a need for 4 more retail spaces? (Required)
- Mark Lyon: Commend owner and Architect for a great job. This is what the PDO requires. PDO shows exactly this intimacy as desired in plan. Good job
- Jill Jones: Very pretty. CDLC is one way because of parking impacts. Too narrow. Nothing you can do about it, but sad, too bad.

- Kane: Could parking on street be reduced to open up street? Request to traffic department.
- Morton: Anyone can request the red zone. No need to tie this to the project.
- Sally Miller: Can grass-crete delivery area be timed as parking. Applicant does not object to that.

**8/14/2018 COMMITTEE DELIBERATION (8/14/2018)**

- Costello: Some neighbors couldn't make it. Would request one week delay. Would a curb painting address the issues.
- Leira: Parking limitations?
- Kane: Could parking be made red south side CDLC East of Alley?
- Leira: Applicant should go to city and look for additional on-street parking. New enough project deserves two meetings.

**8/14/2018 SUB-COMMITTEE MOTION**

- Findings CAN be made for a CDP (Will/ )
- **FAILED** for lack of a second.

**8/14/2018 NEXT WEEK**

- Look at removing vertical walls improve flow and landscape. (holes in walls are possible).
- Go to traffic engineer and ask for property get a red stripe south side CDLC between alley and LJ Hermosa.

**8/21/2018 APPLICANT PRESENTATION**

- Parking off-site issue was dropped per neighbors request
- South Elevation: Dense Bouganvilya on South side.
- Front Entry: Improve softness between commercial units, stepped path behind front tree, in front of walls.
- 4 parking spaces for commercial: 3 required, 4 provided. Someone might park in the loading zone.

**8/21/2018 PUBLIC COMMENT**

- Celia Cravatt: 4 2-car parking garages. Exempt from FAR. 113.023 – Concerned of storage rather than parking. Already impacted parking area. Camino de la Costa is too narrow. Congestion will adversely affect
- Philamene Offen: The builder wanted to do something nice for neighborhood. 4 parking spaces is not enough for 4 retail spaces. Permanent consequences to parking impacts. Construction is noisy. Building is a negative impact on Bird Rock. Opposed to project
- Sally: Doesn't like modern architecture. Should be mediterranean.

**8/21/2018 COMMITTEE DELIBERATION**

- Costello – was on Bird Rock Traffic committee. Entry to BR. Many use CDLC to access residential neighborhood. The only way to add parking is to go underground. That is costly. Parking is legal and we don't have grounds to deny. Would prefer less retail on LJ Blvd. Prefer architectural style of Starbucks building.
- Leira – Some 1950s/60s buildings on this strip that have similar massing. Disappointed in attachment to “fins” at retail entrance. Parking garages make them not flex parking for residential/commercial.
- Kane – Parking allocation is problem. Everyone wants to park right in front of their door. Mode shift that we will not have the demand for parking forever. New modes of transportation. More parking creates more traffic. Less parking creates discomfort and discourages traffic and improves congestion.
- Leira – I walk. It's a pain to drive. Wish that parking were more flexible.

- Costello – Traffic. Neighbors should take external traffic concerns and work with city traffic engineers.
- Kane – Is this transitional? Will there be fewer parking spaces required down the road.

**8/21/2018 COMMITTEE MOTION**

- Findings **CAN** be made for CDP. (Costello/Will)
- In Favor – 4 (Costello, Dewhurst, Kane, Welsh)
- Opposed – 2 (Leira, Collins)
- Abstain – 1 (Will, as Chair)
- **Motion Passes 4-2-1**

**4. PRELIMINARY REVIEW 8/14/2018**

Project Name: Carrizo Drive – CDP/LLA  
 7224 Carrizo Dr  
 Permits: CDP/LLA  
 Project No.: 600459 DPM: **Pancho Mendoza**  
 Zone: RS-1-4 Applicant: Lucas Townsend  
 Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/600459>

LA JOLLA (Process 2) Coastal Development Permit for a Lot Line Adjustment PM of Lots 14 and 15 in Block B of La Jolla Country Club Heights of Map 1975 located at 7224 Carrizo Dr. The 1.26-acre site is in the RS-1-4, Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan area. Council District 1.

**8/14/2018 APPLICANT PRESENTATION + QUESTIONS:** Lucas Townsend, Mark Lyon

- Represent Mr Liebhardt. Correcting a non-conforming line. No development proposed.
- Request to applicant to highlight former and new PL (before and after LLA).
- Minimum lot size. 55,019sf total between the two. 28k, 27k for other. Where 10k is minimum.
- Currently the same owner on both parcels.
- All development of existing historic structure will be entirely on one lot after LLA. Creates a 5'-9" side setback to side PL.
- There is ready access to the undeveloped lot even after the LLA.
- Question of shape of LLA, provides driveway access to current paved ROW

**8/14/2018 PUBLIC COMMENT (8/14/2018)**

- Sally Miller: Are setback compliant? And FAR? Yes.

**8/14/2018 SUB-COMMITTEE MOTION**

- To make this first presentation a **FINAL** and voting presentation: (Kane/Costello)
- In Favor: Collins, Costello, Kane, Leira, Welsh, Will
- Opposed:
- Abstain:
- **Motion Passes 6-0-0**

**8/14/2018 SUB-COMMITTEE MOTION**

- Findings **CAN** be made for the CDP and LLA: (Kane/Leira)
- In Favor: Collins, Costello, Kane, Leira, Welsh
- Opposed:
- Abstain: Will (as chair)
- **Motion Passes 5-0-1**

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## 5. FINAL REVIEW 8/21/2018

Project Name:	Prospect St CDP VTM 850 Prospect Street	Permits:	CDP VTM
Project No.:	558121	DPM:	Karen Bucey
Zone:	Zone 1	Applicant:	Charles Johnson
Project Info:	<a href="https://opensd.sandiego.gov/Web/Projects/Details/558121">https://opensd.sandiego.gov/Web/Projects/Details/558121</a>		

LA JOLLA: (Process 4) Coastal Development Permit and Vesting Tentative Map to demolish an existing structure and subdivide and construct a 22,430-square-foot mixed-use condominium building (6 residential units and 2 retail units) located at 850 Prospect Street. The project scope also includes an 9,000-square-foot subterranean garage. The 0.30-acre site is located within the Coastal Overlay Zone (Non-Appealable) in the LJPD-1A zone(s) of the La Jolla Community Plan area and CD1.

### 9/19/2017 APPLICANT PRESENTATION Chris McKeller, Scott Myers, Jon Leppert

- One change on landscape board based on comments from PDO
- 6 units proposed after courtesy review in February with 8 units
- Site context given, adjacent buildings use and pad (or street level) elevation. 14' grade change from Prospect to Alley.
- Classic design, stucco, cornice, arched entry, retail ground floor with small plaza, metal balconies, trellised upper deck.
- Approximate floor areas are: 22,170 gross square footage, 16,400 sf of residential, 4,500 sf of retail, 1,080 sf of circulation, 110 sf of covered deck, and 3,500 sf of open deck on the West side. (not included in GFA)
- Intend to replace mature Torrey Pine with new Torrey Pine even though not an approved street tree.
- Material board presented – mix of smooth and sand finish stucco for relief
- Building is 2 separate congruous buildings
- 1st Floor plans – 2 retail units approx. 2000sf ea in front building A, 2 residences in rear building B
- Roof plan with upper deck and planting, PDO asked about landscape requirement, 5395 sf required, 1375 sf vegetation meets requirement. 4020 sf hardscape.
- 7 retail spaces, 2 accessible spaces, 14 enclosed residential parking + required motorcycle and bicycle
- 2 2-story townhomes on Building A, 4 flats on Building B
- Existing building has the same footprint

### 9/19/2017 PUBLIC COMMENT

- None

### 9/19/2017 COMMITTEE DELIBERATION

- Concern for 4.5' below street level retail because local experience with sunken retain access shows it is detrimental to business. Any tenants planned (not yet)
- Are Torrey Pines protected? – existing won't survive construction
- Historical review at city being prepared by Scott Moomjian (historic consultant)
- Two committee members (not in attendance) believe existing building is a potential Historic resource, and could be designated.

- Wheel chair, ADA, access path is long, can it be shorter, easier?
- Prop D separation in two separate buildings. The proposed project is structurally separate by a double firewall, but architecturally and “skinned” as one. Seen by some Committee members as an attempt to circumvent Prop D.
- PDO response?
- Landscape % (this was updated and achieved)
- Material Color board (provided)
- Proposed design is beautiful
- Increasing view corridor along side setback

**9/19/2017 REQUEST FOR ADDITIONAL MATERIAL**

- Provide historic report and/or determination
- Consider option to move ADA access from Prospect “closer”
- Consider option to raise retail to street level
- Consider option to separate buildings or bring supporting evidence of determination
- Consider Enlarge front courtyard area
- Confirm 8% max ADA slope (That 5% as proposed is adequate)
- Elevation from Prospect to include subject and two adjacent buildings
- Consider options for appropriate signs (where to place?)

**8/21/2018 APPLICANT PRESENTATION – Chris McKellar**

- Re-orient to project. 13,000sf site. FAR of 1.7
- 14’ grade change from Prospect to Alley.
- Proved that existing building is not historic (thus the delay)
- Previous comments were favorable to architectural style.
- Plate heights are 9’ (x3)
- Response to previous request for additional material
  - Historic cleared
  - Cannot move ADA ramp
  - Could not raise retail elevation
  - Buildings are constructed separately but immediately adjacent, “touching”.
  - Cannot enlarge courtyard area.
  - Elevations were not provided for building in context of adjacent buildings.

**8/21/2018 PUBLIC COMMENT**

- None

**8/21/2018 COMMITTEE DELIBERATION**

- Kane: SOHO and LJHS both presented evidence that existing building was historic. First courtyard building in LJ downtown. Always been a medical building. Became a prototype for future buildings and then codified.
- Kane: Too big, too dense for this area.
- Leira: Agree with Kane. Too urban for this area. Access to commercial is bad.
- Costello: Retail is suffering. Missed opportunity by making sub-standard retail. Signage will need to be addressed at some point. Buildings should be separated.
- Will: Quoted 6’ separation code requirement for separate height calculation. Applicant confirmed that planning said this is a structural determination at DSD and that the building was confirmed as two separate structures.
- Kane: Prefer to see retail at grade, real courtyard.
- Costello: Previous project made drastic changes to address issues.

- Will: Not concerned about sunken retail. Prefer residential over commercial. Residential users will stimulate business and demand for commercial which is lacking in LJ. Concerned over lack of 6' separation.
- Leira: There is ample foot traffic in this area.

**8/21/2018 COMMITTEE MOTION**

- Findings **CANNOT** be made. (Costello/Leira)
  - ADA access is insufficient
  - Sunken commercial is sub-standard
  - Building Separation requires 6' to count height separately
  - No space available for future PDO compliant signs
  - Courtyard does not meet spirit of the PDO by not being pedestrian oriented
- In Favor: 6 (Collins, Costello, Dewhurst, Kane, Leira, Welsh)
- Opposed: 0
- Abstain: 1 (Will, as chair)
- **Motion Passes 6-0-1**

**6. FINAL REVIEW 8/21/2018**

Project Name: Buckingham CDP  
 1525 Buckingham Dr  
 Permits: CDP  
 Project No.: 606293 DPM: **Glenn Gargas**  
 Zone: RS-1-1 Applicant: AJ Remen  
 Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/606293>

LA JOLLA - (Process 2) Coastal Development Permit for the construction of new single dwelling unit of two stories over basement and detached garage and guest quarters for a total of 12,670 square feet of construction located at 1525 Buckingham Drive. The 0.91 acre site is located in the RS-1-1 base zone of the La Jolla Community Planning Area. Council District 1.

**8/14/2018 APPLICANT PRESENTATION + QUESTIONS:** Tripp Bennett

- Mark and Karen Stone. Single Family Residence. Lot only has a pool.
- Error: Included a basement in square footage. Basement was included. Actual GFA is 9,659sf
- Garage and guest house close to street. House at rear near existing pool.
- Mostly permeable surfaces. Disturbing 30,000sf. But impervious will only be 8,800sf.
- Exporting 850 cy.
- Guest quarters double as entry gate. Guest house is 2,279 sf plus 2 car garage.
- No PV at this time.
- Max height of guest/gatehouse is 22' to cupola.
- Primary residence, 2 story over basement (completely retained on all 4 sides) no daylight.
- Main house is 6,700sf including double counting the "phantom floor" area.

**8/14/2018 PUBLIC COMMENT**

- Sally Miller: Setbacks? Pool is 10' and 15' from PLs. Pool equipment is existing at rear of property. Neighbors tennis court is adjacent. 25' front, 25' rear. 6' side one, very large on other side.

**8/14/2018 COMMITTEE DELIBERATION**

- Basement has one egress stairwell.

## 8/14/2018 DELIVER FOR NEXT TIME

- Bring a google aerial photo with footprint of proposed.
- Street view of proposed and two adjacent homes (collage or panorama)

## 8/21/2018 APPLICANT PRESENTATION

- Response to items to deliver
  - Aerial photo provided. 2-story at back of lot. 1-story visible from street. 104' from nearest house.
  - Street view is difficult with large hedges but exhibits presented.

## 8/21/2018 PUBLIC COMMENT

- none

## 8/21/2018 COMMITTEE DELIBERATION

- Will: What is happening with landscape at street? Streets remain at street, planted, pedestrian gate.

## 8/21/2018 COMMITTEE MOTION

- Findings **CAN** (Kane/Leira)
- In Favor – 6 (Collins, Costello, Dewhurst, Kane, Leira, Welsh)
- Opposed – 0
- Abstain – Will (as chair)
- **Motion Passes 6-0-1**

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## 7. FINAL REVIEW 8/21/2018

Project Name: 5251 Chelsea St - CDP  
5251 Chelsea St  
Permits: CDP  
Project No.: 609389 DPM: **Cecilia Ponce**  
Zone: RS-1-7 Applicant: Michael Morton  
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/609389>

LA JOLLA - (Process 3) Coastal Development Permit for the remodel and addition to an existing 2-story single dwelling unit for a total of approximately 4,332 square feet of construction located at 5251 Chelsea Street. The 0.17 acre site is located in the RS-1-7 Base Zone within the Coastal (Appealable) Overlay Zone of the La Jolla Community Planning Area. Council District 1.

### 8/14/2018 APPLICANT PRESENTATION + QUESTIONS (8/14/2018) Michael Morton

- Will: Is the 4,332sf the total after addition or size OF addition. (It is the total AFTER)
- 7600sf lot. Minimum size is 5000sf. FAR is .57 where .57 allowed. 4 on-site parking spaces.
- 15' front setback required. 21'-5" proposed. 29'5" height.
- Family home with 4 bedrooms. New landscape hardscape. Recreating existing two-story home into contemporary coastal architecture.
- All requirements conform. (provided compliance matrix) Remodel plus addition. Extending second floor over existing garage.
- Small pool proposed (equipment surrounded by block wall to control sound)
- Refresh landscape to current trends, low water, drought tolerant
- 5' and 10' side setbacks.
- Roofdeck with BBQ, seating, Firepit, PV panels, storage, Parapet is tallest part.
- Obscured glass on side PLs to protect privacy.

- Second floor steps back
- Addressed stormwater detention
- Already met with immediate neighbors and across the street.
- Well under height limit. Raising floors to 11'-3" and 10'-6" plate height for volume and light into home. Adding 762 sf.
- Thoroughly articulated. Keep retaining wall at rear of lot which keeps house lower in elevation
- Reviewed material board
- Original design was to be exempt until proximity to bluff triggered CDP. Minor offsets in walls is to align with previous existing walls.
- Cool roof where not deck. Porcelain cool roof tile for deck area.

**8/14/2018 PUBLIC COMMENT (8/14/2018)**

- Landscape Architect: Ironic that the criticism has gone the other direction. Perhaps a simple 3D model would show mass and void and relief. Railing could provide relief.

**8/14/2018 COMMITTEE DELIBERATION (8/14/2018)**

- Leira: Neighborhood context is a very light feeling to the construction ... thin roof fascia ... less mass to railings and balconies could create a lightness. Put railing back from edge. Sides are heavy.
- Will: I think the street façade is well developed with respect to Leira's concerns.
- Costello: There should be a transition between the older and the new. There are many different styles in the neighborhood. Original neighborhood was populated heavily (mode) by Doctors.
- Leira: Add proposed home to street scape photo.
- Kane: A simpler massing might appear "quieter". Pasted on material changes do not create articulation. Drawings are confusing.
- Welsh: this is one box that steps back in one step. Inadequate articulation.
- Will: Can you provide a figure ground to demonstrate articulation?
- Will: Black lines in the rendering at control joints are contributing to "visual clutter" on this building.
- Costello: Where is the nearest earthquake fault.

**8/14/2018 DELIVER FOR NEXT TIME:**

- Bring renderings back with fewer black lines.
- Look at opportunity to "clean-up" the massing.
- Look for opportunity to "lighten" the fascias and the roof.
- Add the proposed rendering to the street photo montage.
- Adjacent google aerial (adjacent properties only)
- How do side elevations align with neighboring structures and windows (all side PL windows are obscure – moot) – No need to respond

**Please add to next available meeting.**

**8. PRELIMINARY REVIEW 8/21/2018**

Project Name: Heritage Place MW  
 7210 La Jolla Blvd  
 Permits: CDP/MW  
 Project No.: 599728

DPM: **Glenn Gargas**



Zone: RM-1-1

Applicant: Tony Christensen

Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/599728>

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

### **8/21/2018 APPLICANT PRESENTATION**

- No improvement proposed except city requirements
- Mapping for Condo Conversion
- 3 units. Undivided interest in open space. There is exclusive use areas.
- Exclusive use area is not defined yet. Final map is not prepared.
- Each of 3 units has been designated historic.

### **8/21/2018 COMMITTEE DELIBERATION**

- Kane: This will protect the ability to sell them. And make the protected historic structures economically viable as is.

### **8/21/2018 DELIVER FOR NEXT TIME**

- Leira: Identify with color coding boundaries of exclusive use areas. Parking/Utilities.
- Kane: Will there be HOA/CCRs? Parking? Additional FAR allowance?

**Please add to next available meeting.**

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## **9. COMMUNITY ITEM 8/21/18**

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

### **8/14/2018 –PRESENTATION Diane Kane**

- Please review the draft and return edits to Diane Kane

### **8/21/2018 COMMITTEE DISCUSSION**

- Leira: Suggestions
  - Look at open space and streets as unified enhanced pedestrian environment.
  - Plants, lighting, patterned pavement
  - Maintenance, unified street furniture
  - School District joint use for community use outside of school hours. SIO as well.
- Costello: overlooked pocket parks around town need maintenance.
- Costello: Surf dive access at Camino de la Costa (North Birdrock) needs attention. Stairway is crumbling.

### **8/21//2018 PUBLIC COMMENT**

- Levitan: Piece on LJ Shores garbage was picked up by UT and KUSI and drawin mayor's attention.

## **8/21/2018 COMMITTEE MOTION**

- Motion to forward the document to CPA as adjusted (Costello/Collins)
  - In Favor – 6 (Collins, Costello, Dewhurst, Kane, Leira, Welsh)
  - Opposed – 0
  - Abstain – 1 (Will as chair)
  - **Motion Passes 6-0-1**
- 

## **10. COMMUNITY ITEM 8/21/18**

Item: Community Member request to review Environmental Determination for the “Ryan Lot Line Consolidation” at 5673 Linda Rosa Ave and make a recommendation to the LJ CPA.

Presenter: Dave Ish

### **8/21/2018 PUBLIC PRESENTATION – Dave Ish**

- Applicant wants to consolidate 2 lots plus alley vacation to create a 6,500 sf lot which allows approximately 3,800 sf between two houses.
- Lot Line Adjustments require a CDP (per Coastal Commission) Approved by staff without CDP.
- What’s going to happen next?
- CPA can file an appeal at no charge. Public required to pay \$100
- Sharon Wompler: So why was CDP skipped?

### **8/21/2018 COMMITTEE DISCUSSION**

- Leira: This is exactly the problem of piecemeal permitting which creates a cumulative impact
  - May require mitigation – requires methodology to review this as a single comprehensive project.
- Kane: CEQA prohibits project segmentation, Project description is intentionally vague to avoid running afoul.
- Costello: Appeal based on only partial story is being told. House plans should be presented.
- Leira: Does lot consolidation create a sub-standard lot?
- Costello: Start the Appeals form from DSD.
- Will: Project was an active CDP (unknown if still). CEQA determination should not be made prior to close of cycle issues. Should have come here first.

### **8/21/2018 COMMITTEE MOTION**

- Kane to wordsmith final edit of appeal as presented and then request Bob Steck to send as CPA appeal (Kane/Costello)
  - Piecemeal/segmented process.
  - Cat Exclusion is inconsistent with density provisions for the community plan.
- In Favor – 6 (Collins, Costello, Dewhurst, Kane, Leira, Welsh)
- Opposed – 0
- Abstain – 1 (Will as chair)
- **Motion Passes 6-0-1**

**LA JOLLA TRAFFIC AND TRANSPORTATION BOARD**  
**Regular Meeting: Wednesday August 15, 2018**

**Members Present:** Dave Abrams LJCPA (Chairperson), Brian Earley LJSA, Donna Aprea LJTC, Patrick Ryan BRCC, Alisha Hawrylyszyn Frank LJVMA, Darryl Tschirn LJSA, Tom Brady LJCPA

**Members Absent:** Erik Gantzel BRCC, Aaron Goulding LJVMA, Nancy Warwick LJTC

**Approve Minutes of:** July 18, 2018 **Motion to Approve: Ryan, Second: Earley 5-0-1 (Abrams)**  
Brady not available to vote.

**Public Comments on Non-Agenda LJT&T Matters:** No Public Comments

**Agenda Item 1: Request for Signage on Princess Street at Torrey Pines Road** -To alert drivers to the newly installed pedestrian crosswalk (Janie Emerson) **Action Item**

Janie Emerson is President of the La Jolla Shores Assn but is speaking as a Resident. The new HAWK Pedestrian Crosswalk on Torrey Pines Rd is just south of Princess Street. There are crosswalk signs on Torrey Pines alerting drivers to the pedestrian crosswalk ahead but there are no crosswalk signs alerting drivers coming from Princess St onto Torrey Pines. Princess St has an incline, drivers are looking at traffic both ways to pull out of the street but as soon as they make that turn they are on the crosswalk. Janie explained the crosswalk is just two car lengths from the corner of Princess Street.

Janie prepared a Letter that she wants LJCPA to send to Mayor Faulconer and Council President Pro Tem Barbara Bry and she read her Letter to the Board:

*Mayor and CPPT Bry*  
*Re: Safety Signage Needed*

*Honorable Mayor Faulkner and CPPT Bry:*

*It has come to our attention that, to avoid a catastrophic fatal accident, appropriate signage needs to be immediately installed at the corner of Princess Street and Torrey Pines Road in La Jolla. The newly installed*

*pedestrian crossing on Torrey Pines Road, just south of Princess Street, is well marked on Torrey Pines Road. Not so on Princess Street.*

*A driver coming up Princess Street to turn right onto Torrey Pines Road has no warning that, around the corner on Torrey Pines Road, is a crosswalk. The crosswalk, rather than being at the corner, is about 2 car lengths south of the corner at Princess Street and Torrey Pines Road. This is an unusual location for a crosswalk. Even when the driver on Princess Street looks both ways prior to turning onto Torrey Pines Road, there is no warning of the crosswalk ahead. In order to avoid a catastrophic fatal accident, signs alerting the driver on Princess Street to this crosswalk need to be posted on Princess Street. Bright neon yellow signs of both a diamond shape with pedestrian image and a rectangular sign with a right arrow (see California Driver Handbook pg. 33) both at the corner of Princess Street/Torrey Pines Road and on Torrey Pines Road facing Princess Street will properly alert the driver on Princess Street to this unusually placed crosswalk.*

*This signage needs to be posted immediately! None of us want someone to be injured or killed because the City of San Diego did not have adequate signage at this corner.*

This Letter was initially presented to LJCPA at their August Meeting but there was opposition to the signage from Phil White a resident in the area who opposed it based on what he described to LJCPA Trustees as signage clutter at that intersection. LJCPA recommended sending the item over to LJT&T for review and recommendation. Mr. White was not present at our Meeting. Patrick, on his iPhone, was able to see the intersection of Princess St and Torrey Pines Rd. There are only two signs posted on the right side of the street. One is a Stop Sign, the second is a Right Turn Only sign. The Board did not consider that signage clutter.

Brian asked Janie about the signage that would alert drivers on Princess St to the upcoming crosswalk around the corner. Using Janie's California Driver Handbook there are variations of signs the City can use to alert drivers that there is a pedestrian crosswalk around the corner from them. It would be left up to the City which signs would be more appropriate for the intersection.

**Motion to Approve forwarding Janie Emerson's Letter requesting crosswalk signage at the corner of Princess Street to the City and to the La Jolla Community Planning Association: Brady, Second, Ryan 7-0-0**

**Agenda Item 8: Time Certain: Resumption of Slope Stabilization Project on Torrey Pines Rd - concern by Merchants that when work resumes the street disruption will deter visitors to La Jolla Businesses (Alisha Hawrylyszyn Frank) Discussion Item**

Steve Bliss, City of San Diego Public Works Department- Highway Dept updated the Board on the Slope Restoration Project. He is the Project Manager for the HAWK signal as well as for the Slope Restoration Project.

After the summer moratorium ends and work resumes on the retaining wall, traffic will go back to the way it was before the work ended. Work will continue on the slope restoration between Little Street and Roseland. The first few weeks of work will be investigating the extra sewer laterals that were found among other things coming down from the slope that need to be pushed back into it so the wall can go in. The rest of the wall will be demolished and replaced with a new wall. Mr. Bliss explained the K Rail Jersey barrier) is going back into the right lane of traffic, the right lane will become the left lane and the left lane will become the median just as it was before the work ended for the moratorium.

Mr. Bliss detailed the types of work that will close one lane of traffic, eastbound, during the restoration project; the westbound lanes will continue to have both lanes open to traffic.

There are soil nails that have to be pushed into the retaining wall, one at a time, and these nails which are 40' long will also use the eastbound lane closest to the shoulder, leaving just one lane open, but it should take just a few hours to place them into the wall and then both lanes will open back up to traffic.

Connecting a water line that is in the striped median to the existing main line might be done at night since this work will cross both traffic lanes

Torrey Pines Rd, edge to edge, will be repaved during night hours.

Mr. Bliss spoke about getting the construction shut down before traffic 'peaks' during the day which he noted starts at around 2:30 pm. The goal is to stop construction around that time.

Dave noted that some of this work will be done at night and asked if more could be expanded to night hours? Mr. Bliss said it could but the issue would be the Residents in that area. Mr. Bliss made presentations about the Torrey Pines Renovation Project to the La Jolla Community Planning Association, first on April 6, 2017 and again on September 7, 2017. Both times there were strenuous objections to doing the work at night. It became a balancing act through the weighing and measuring of what is most impactful—three or four nights at a time of night work that is interrupting the sleep of those residents adjoining the road versus an added half hour of delay on top of the delay coming in from Rte. 52 as well as backing up traffic all the way to Girard.

Dave asked for an estimated time of completion and Mr. Bliss responded around December. Dave mentioned that the Village Merchants have suffered greatly during the first phase of renovations and they are fearful of this upcoming second phase especially coming up on the Holiday season. A colleague of Mr. Bliss was with him at this meeting and he told the Board that during the first phase of renovations, before the summer moratorium, both lanes of traffic were frequently shut down because of the size and scale of the projects being done but shutting down both lanes of traffic will not be as frequent this time around.

Dave referred to an article in the August 16, 2018 edition of the La Jolla Light (page A19) that states "*there will be no impacts to any road lanes as all work will take place behind the k-rail*". Mr. Bliss responded that was not quite accurate. There was some miscommunication between offices.

Alisha stated that if the Merchants, along with many other people in the Village, knew that this was going to happen they would have rallied together to make sure night work was done. Mr. Bliss informed the Board that construction staff met with management staff, Council member Barbara Bry's staff and the Mayors Office about having the renovation work done at night but when Mr. Bliss appeared before the La Jolla Community Planning Association on April 6 and September 7, 2017 he was informed that night work was the absolute worst thing that could possibly ever happen and so he honored the LJCPA request for work to be done during the day. However, paving of Torrey Pines will have to be done at night and they secured permission from the Mayor's Office and Council member Bry's office to override the objections of LJCPA in order to do the paving at night.

This next Phase of renovations coming up can be done at night, there is still time to get everything in place for that to happen, however, both Boards, LJT&T and LJCPA, would have to be in agreement. City Staff cannot have LJCPA want the work done during the day and LJT&T want the work done at night.

Alisha asked what is the best time for the work to be done, day or night and Mr. Bliss responded it is a wash; during the day 53,000 drivers are impacted but during the night noise and bright lights impact the quiet time and the quality of life for the neighbors abutting the renovation site.

Patrick commented that from his perspective we have 53,000 drivers a day, which is more than the entire population of 92037, driving down that corridor every single day and that should far outweigh the possible stress and inconvenience of the dozen or so houses that will be affected from night work.

This is a Discussion Agenda Item only and no Action can be taken, however LJT&T would support whatever effort could be made to alter the construction schedule to emphasize more night work. Dave noted that while Action cannot be taken today by LJ T&T, these meeting Minutes will be conveyed to all of our Chartering Organizations including the LJCPA and hopefully our Board's sentiments will be considered by these groups for any Action they subsequently take.

**Agenda Item 2: Traffic Issues at La Jolla Blvd/Marine Street Intersection (Cont'd Item) - Resident concern about safety issues at this intersection (Carole Sabin) Discussion Item**

Carole Sabin is here with her son Todd Sabin and grandson Max Sabin to speak of her concerns for the traffic conditions at La Jolla Boulevard and Marine Street Intersection.

Ms. Sabin walks in the area of La Jolla Boulevard and Marine Street every day. There are many short term vacation rentals in this area which brings a lot of tourists not familiar with the streets. She sees individuals and families walking to and from Verdes El Ranchero restaurant at 7404 LJ Blvd and Carino's at 7408 LJ Blvd. She also sees drivers making left and right turns onto Marine Street from LJ Blvd that have blind spots in some places not allowing pedestrians to see the drivers and drivers not seeing pedestrians. She has not seen an accident but she has seen so many near misses that she became concerned enough about them to appear before the Board to tell us about them.

She used a poster board of the intersection as a visual to explain the traffic conditions. Making the left turn from the Boulevard onto Marine Street coming from the South (going north) is very dangerous as drivers are trying to beat the traffic and not looking for pedestrians or bicyclists in the crosswalk. Making the right turn from the North (going south) becomes a blind turn because drivers cannot see the crosswalk until they make the turn.

There is a yellow blinking light crosswalk in front of Verdes El Ranchero and that helps crossing the Boulevard at that point, however, it does not help those crossing from the south side of Marine coming or going from the Barber tract.

Todd Sabin mentioned the Genter Street at La Jolla Boulevard crosswalk could really use a blinking light since drivers are going so fast and do not stop for pedestrians in the crosswalk. Dave noted that is on the Agenda as Item 4 and the City already determined that there is a need for the blinking lights at that intersection.

The Sabin's do not know what exactly can be done to make the intersection at Marine St and La Jolla Blvd safer but they considered that we are the Traffic and Transportation Board and we would know what that intersection needs to be safe.

Max Sabin is a La Jolla Elementary School student and he prepared a 5 second Ipad version of the problems that he sees with that Intersection to support his grandmother. His father asked the Board if he could present it to us which he did.

Dave took a picture of the Sabin's poster board for City traffic engineers who will be asked to evaluate the intersection.

**Agenda Item 3: Request to Eliminate Red Curbs on La Jolla Farms Road (Cont'd Item) to facilitate parking for surfers at nearby beach and others (Melinda Merryweather) Action Item**

This Agenda item was first heard as Agenda item #6 at the July Meeting and was continued to this Meeting: *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.*

City Staff have the same 1995 Memorandum that the Board received but there appears to be no documentation after that for why both sides of the street are red curbed. City Staff are open to removing the red curbs on the East side of the street and creating more time-limited parking but requested more time for an evaluation and recommendation of the area. Subsequently Dave received an email from Nicolas Nierenberg acting spokesman for the La Jolla Farms Homeowners Assn who requested the Board continue this agenda item until all background information is available.

Although the request to eliminate red curbs on La Jolla Farms is going to be Continued to an upcoming Meeting there are La Jolla Farms Residents and Melinda in the audience who wish to speak now.

Ron Kagan, La Jolla Farms Security Assn, has the job of ensuring the security and safety of people in the neighborhood. He provided some background as to why both sides of the street are red curbed. On March 31, 1989 they received permission to red curb one side of the street which was later approved by the Coastal Commission. No mention is made to the other side being red curbed but he stated that in 2005 a traffic study was done and traffic calming measures put in place in an effort to reduce the speed of the cars. Another traffic study done in 2016 thoroughly vetted the red curbs on both sides of the streets and stated in an email from City traffic engineer Eugene Ovruchsky that they should remain in place. Mr. Kagan will provide a copy of this email dated 12/6/16 to the Board.

Mr. Kagan advised the Board that there is additional access down to Blacks Beach via three trails; the Gliderport, the Ho Chi Minh Trail, and Sumner Canyon. The area has 4600 lineal feet of parking representing 256 current parking spaces. There is plenty of parking in the area. In the 9700 area of Black Gold Road those parking spaces are routinely empty. He believes the notion of no parking is a little overstated. He requested that if the City is doing a study of the area that it includes speeding and pedestrian walkways.

Melinda reminded that the Board that she is working on this agenda item on behalf of Surfriders and the Windsea Surf Club and it is only about Beach access. The Gliderport is not an option to get to Blacks Beach. She is requesting parking be opened up closer to Blacks Beach for easier access. Melinda pointed out on a map of the area where the red curbs are preventing that access. La Jolla Farms Road is 35' wide and there is no reason why there should be so much red curbing on a public street and no one seems to have any documentation for it.

Gerald Handler was chairman of the architectural committee of the La Jolla Farms Association around 20 years ago. At that time, La Jolla Farms Road had 2 center yellow lines separating the opposing traffic. There are no sidewalks and people, especially students, walked in the middle of the street on the yellow painted lines day and night. The traffic was fast and presented a very dangerous situation. In 2005 he contacted a City Traffic Engineer about the situation. The City traffic engineer surveyed the situation and installed traffic counters in 2 areas somewhere near the preserve; counting the traffic and speeds of vehicles for several weeks. His conclusion was to keep red curbs where vision is impaired and allow parking where it was safe to park mostly on the straight away. NO U turn signs and speed signs on both sides of the street were installed. The yellow center lines were removed and white lines were painted on each side of the road to narrow the road and reduce the speed. Mr. Handler would request that if the red curbs are removed that they be replaced with a pedestrian walkway so it becomes safer to walk.

A La Jolla Farms Resident made a comment to the dangerousness of the street. She has lived by the Ho Chi Minh Trail at the bend for 28 years. She spoke about the dangerous condition of her street. She cannot turn left out of her driveway due to cars parked right at the end of her driveway and blocking her view of the traffic. There cannot be cars parked on both sides of the street because they would not be able to see where they are going; it would create blind spots. She also noted that residents in the area cannot walk their dogs due to the speed of the cars on the street.

**Motion to Continue request to eliminate red curbs on La Jolla Farms Road pending City evaluation: Earley,  
Second: Brady 7-0-0**

**Agenda Item 4: Request for Crosswalk Lighting at la Jolla Blvd/Genter Street Intersection (Cont'd Item)**  
Boardmember request for City to provide lighting at existing pedestrian crosswalk  
(Alisha Hawrylyszyn Frank) **Action Item**

At the July meeting this request by Board member Alisha Hawrylyszyn Frank was Continued to this meeting so the results of the City evaluation to verify need for the lights could be determined and reported. Oscar Cortes, Traffic Engineer with the City has informed Dave that the results of the evaluation indicated that lights were needed and that the project would be placed on the unfunded project needs list for installation as funding becomes available.

**Motion to Approve repainting the crosswalk and adding crosswalk lighting at La Jolla Blvd and Genter Street crosswalk: Hawrylszyn Frank, Second: Ryan 7-0-0**

**Agenda Item 5: La Jolla Art and Wine Festival-** Request for temporary street closures and no parking areas on portions of Girard Ave, Wall Street, and Silverado Street for the 10th annual fundraiser event benefiting La Jolla Public Schools on Saturday and Sunday October 6-7, 2018 (Laurel McFarlane) **Action Item**

**No Parking Begins** for Girard on Prospect to Torrey Pines, both sides of the street, starting Friday, October 5 through 6<sup>th</sup>, 7<sup>th</sup> and 8 3:00 pm Friday, October 5<sup>th</sup> to 6:00 am, Monday, October 8<sup>th</sup>

No Parking begins for Wall, Silverado, and Kline - 3:00 PM Friday, October 5<sup>th</sup> to 6:00 AM, Monday, October 8<sup>th</sup> Wall from Girard to Herschel, Silverado from Ivanhoe to Fay, and Kline from Herschel to Silverado. Herschel between Prospect and Wall on the South side for ADA Parking – No parking – Saturday, October 6<sup>th</sup> - 8:00 AM to Sunday, October 7<sup>th</sup> at 6:00 PM

**Street closures begin** Friday Oct 6 at 5:00 pm for set-up of load ins and end Sunday October 8 at 11:00 pm for clean-up and load out. 24 hour Security will be provided both days.

Affected Streets that will be closed:

Girard Ave between Prospect and Torrey Pines Rd. Silverado between Drury Lane and the alley west of Herschel. Wall Street between Girard Ave and the alley west of Herschel.

**Event Time line:**

*Friday 10/5 5:00 pm no parking begins (towing starts) for Load in of Tents, Rentals, Restroom  
12:00 am load in ends and Overnight Security is provided*

*Sat 10/6 6:00 am Load in Continues: Artists and Vendor Load in  
9:00 am Streets clear of all load in vehicles  
10:00 am Festival Starts  
6:00 pm Festival Ends Overnight Security is provided*

*Sunday 10/7 7:00 am Restrooms are serviced  
8:00 am Streets clear of all vehicles  
10:00 Festival Starts  
6:00 pm Festival Ends  
Clean up and Load out  
12:00 am Streets reopen to traffic*

La Jolla Art and Wine Festival has raised close to half a million dollars for the Schools.

Dave asked if there have been any issues from the no parking and street closures for the Festival. Laurel responded that Mary Star of the Sea was concerned about the No Parking on Sunday for their parishioners and event planners removed no parking signs around the Church on Kline to back of the ally way to accommodate them.

**Motion to Approve Request for temporary street closures and no parking areas on portions of Girard Ave, Wall Street, and Silverado Street for the 10th annual fundraiser event on Saturday and Sunday October 6-7, 2018: Hawrylszyn Frank, Second: Ryan 7-0-0**

**Agenda Item 6: La Jolla Concours d’Elegance-** Request for temporary street closures and no parking areas related to the 15<sup>th</sup> annual event at Scripps Park on April 12,13, and 14, 2019 (Laurel McFarlane) **Action Item**

Concours d’Elegance La Jolla is becoming internationally renowned from publicity surrounding the event. La Jolla is featured in many high-profile publications and people from all over the world are already registering their cars for the 2019 event. Proceeds from the Event go to the La Jolla Historical Society. Last year’s event netted a record \$110,000 for the Society benefitting the Monarch School, La Jolla Parks and Beaches Inc., The Village Merchants



Association and Navy Seals. As more money is raised from this fundraising event additional charities will benefit from it as well.

**No Parking:**

8:00 am Friday April 12, 2019 to 10:00pm Sunday April 14 2019:

Coast Blvd from the Cove to Girard Ave for production set up

On Sunday April 14, 2019 there will be No Parking from 3:00 am to 8:00 pm:

Coast Blvd from Prospect Street to Ocean lane

Herschel Street on the South Side between Prospect and Wall Street for ADA Parking

Ivanhoe from Prospect to Cave Street from 5:00 am to 9:00 am

**Street Closures Sunday April 14, 2019 3:00 am to 8:00 pm:**

Coast Blvd will be closed between Prospect St and Girard Ave

Girard Ave will be closed between Coast Blvd and Prospect Street

Ivanhoe will be closed from Prospect Street to Cave Street from 5:00 am to 9:00 am

Event Set Up: 4/12/19 6:00 am

Event Starts: 4/13/19 5pm-10pm starts again at 9 am 4/14/19

Event ends: 4/14/19 4 pm

Breakdown ends: 4/15/19 noon

Tom noted that at the La Jolla Parks and Beaches Meeting there was a discussion about the City's studying the use of Parks throughout San Diego which could affect the Event for next year. Laurel responded that Tiffany Share contacted the City about the Parks Master Plan Study. It is going to be a long-range Study encompassing all of the Parks in San Diego which will take some time to finalize. La Jolla Concours d'Elegance should be fine for next year.

Brian asked Laurel how the new signage for the no parking areas was working out.

*In 2016 at the March-July LJT&T Meetings Nancy and Patrick worked on reconfiguring event no parking signage. Nancy had sent Cindy Kodema an email asking her if the no parking signs could be reconfigured for better visibility. Patrons to area businesses believed they could not park due to upcoming events that were taking place several days later resulting in unused parking spaces at many area businesses. Nancy and Patrick worked on a prototype that other cities use that would spell out more clearly what date and days no parking were in effect. The October 2016 La Jolla Art and Wine Festival would be the first event using the new no parking signage.*

Laurel advised the Board that the year the La Jolla Art and Wine Festival switched to the new parking signage that our Board recommended they use they towed the most cars they have ever towed. Drivers found the verbiage on the new no parking signs confusing. Laurel suggested it is the color of the signage that drivers see when they pull into a parking space. A no parking sign with the day and date highlighted in red has been more effective and that is what the event planners have been using for the Art and Wine Festival and for the Concours d'Elegance.

**Motion to approve request for temporary street closures and no parking areas related to the 15<sup>th</sup> annual event at Scripps Park on April 12,13, and 14, 2019: Brady, Second: Earley 7-0-0**

**Agenda Item 7: Request for Elimination of Parking Space on Prospect Street east of Torrey Pines Rd Intersection to facilitate left turns of large trucks and eliminate lane blockage (Gail Forbes) Action Item**

At the intersection of Prospect Street and Torrey Pines Rd, there is a dedicated right turn lane to make the turn onto Prospect Street from Torrey Pines. Immediately upon making the turn drivers are faced with cars parked along the right side of the road. Drivers easily navigate away from the parked cars but oversized vehicles such as Trucks and Busses cannot easily maneuver away from the parked cars.

The parking spots' proximity to the corner and the limited turning radius from Torrey Pines onto Prospect St's single lane restricts access for oversize trucks, tour buses and larger construction vehicles. Traffic in the right turn lane on

Torrey Pines becomes gridlocked until the exiting village traffic, in the left turn lane on Prospect, clears sufficiently enough to permit a turn by the large vehicles. Their turns must be wide to avoid hitting the parked cars on the right and they briefly end up in the left turn lane on Prospect St. Sometimes this is two or three cycles of the signal and traffic on Torrey Pines slows and congests in the interim.

Gail believes that by removing the first parking spot adjacent to the red curb, that is only about 8.5' long on the curve, the radius would be sufficient for a large truck to easily make the turn. It would be easier to red curb that first parking space on the right side of Prospect than reconfiguring the white lines on Prospect Street.

Carol Munoz lives on Prospect Place and has to make that turn every day. When there is an oversized vehicle parked in that first parking space on the right it slows traffic down by forcing cars to move closer to the left lane on Prospect to avoid hitting it. Larger trucks which need to make a wider swing on the turns must wait for traffic to clear out of that left turn lane before proceeding. By eliminating that first parking space and extending the red curb it would make turning onto the street easier for large trucks, tour busses and other oversized vehicles.

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

Dave announced that due to the Yom Kippur Holiday on Wednesday September 19 the September Meeting of La Jolla Traffic and Transportation has been rescheduled for Monday September 17 at 4pm at the Rec Center.

**Adjournment: at 5:25 pm**

**Next Meeting: Monday September 17, 2018**

**Respectfully Submitted: Donna Aprea, Secretary**