

October 23, 2019

Charles Brinton  
AVRP Studios  
703 16th Street Suite 200  
San Diego, CA 92101

Email Correspondence: [cbrinton@avrpstudios.com](mailto:cbrinton@avrpstudios.com)

Subject: Pearl Street Mixed Use Assessment Letter; Project No. 638970  
Internal Order No. 24008286; La Jolla

Dear Charles:

The Development Services Department has completed the Initial Review of the project referenced above, and described as a Coastal Development Permit to clear the site of a demolished service station to construct a 20,595 square-foot, two-story mixed-use building consisting of two retail units and 26 residential rental units with an on-grade garage. The project will include two affordable housing units, located at 801 Pearl Street. The 0.48-acre site is in Zone 4 of La Jolla Planned District, the RM-1-1 Zone & Coastal Overlay (non-appealable) within the La Jolla Community Plan Area. Council District 1.

Enclosed is a Cycle Issues Report (Enclosure 1) which contains review comments from staff representing various disciplines, outside agencies and the community planning group. The purpose of this assessment letter is to summarize the significant project issues and identify a course of action for the processing of your project.

If any additional requirements should arise during the subsequent review of your project, we will identify the issue and the reason for the additional requirement. To resolve any outstanding issues, please provide the information that is requested in the Cycle Issues Report. If you choose not to provide the requested additional information or make the requested revisions, processing may continue. However, the project may be recommended for denial if the remaining issues cannot be satisfactorily resolved and the appropriate findings for approval cannot be made.

The Development Services Department will generally formulate a formal recommendation for your project subsequent to completion of the following milestones: 1) After the City Council recognized Community Planning Group has provided a formal project recommendation; 2) After all City staff project-review comments have been adequately addressed; and 3) During the final stages of the environmental review process.

As your Development Project Manager, I will coordinate all correspondence, emails, phone calls, and meetings directly with the applicants assigned "Point of Contact." The addressee on this letter has been designated as the Point of Contact for your project. Please notify me if you should decide to change your Point of Contact while I am managing this project.

- I. REQUIRED APPROVALS/FINDINGS:** Your project as currently proposed requires the processing of:

**Required approvals:**

**Process 2 Coastal Development Permit** in accordance with San Diego Municipal Code Section 126.0702 for development within the Coastal Overlay Zone.

- II. SIGNIFICANT PROJECT ISSUES:** No significant issues were identified with this review. However, LDR-Environmental, Transportation, Engineering, Geology, PUD-Water and Sewer, Fire-Plan Review have clarifying comments. For a detailed review of the comments please review Enclosure 1, Cycle Issues Report.
- III. STUDIES/REPORTS REQUIRED:** Documents have been identified as necessary to the project's review. Reference the attached Submittal Requirements Report (Enclosure 3).
- IV. PROJECT ACCOUNT STATUS:** Our current accounting system does not provide for real-time information regarding account status, however, our records show approximately \$8,311 billed as of October 4, 2019. Based on the processing point, unresolved issues, and level of controversy of your project, it is anticipated that approximately \$2,000 will be required with your resubmittal.

During the processing of your project, you will continue to receive statements with the break-down of staff charges to your account. Should you have questions about those charges, please feel free to contact me directly.

**V. TIMELINE:**

Upon your review of the attached Cycle Issues Report, you may wish to schedule a meeting with staff and your consultants prior to resubmitting the project. Please telephone me if you wish to schedule a meeting with staff. During the meeting, we will also focus on key milestones that must be met in order to facilitate the review of your proposal and to project a potential timeline for a hearing date. Your next review cycle should take approximately **10 business days** to complete.

Municipal Code Section 126.0114 requires that a development permit application be closed if the applicant fails to submit or resubmit requested materials, information, fees, or deposits within 90 calendar days. Once closed, the application, plans and other data submitted for review may be returned to the applicant or destroyed. To reapply, the applicant shall be required to submit a new development permit application with required submittal materials, and shall be subject to all applicable fees and regulations in effect on the date the new application is deemed complete.

If you wish to continue processing this project, please note that delays in resubmitting projects and/or responding to City staff's inquiries negatively impact this Department's ability to effectively manage workload, which can lead to both higher processing costs and longer timelines for your project.

**VI. RESUBMITTALS/NEXT STEPS:** After the plans and associated documents have been modified pursuant to direction identified within the City Issues Report, please email William Zounes at [wzounes@sandiego.gov](mailto:wzounes@sandiego.gov) at least two days in advance to resubmit. After all required documents (see below) are submitted, I will route the package to the same Multi-Disciplinary Team of reviewers. At your appointment, provide the following:

A. Plans and Reports: **six** sets of "to scale" Development Plans and **three** set of "11"x17" Development Plans. The plans should be folded to an approximate 8 ½ x 11 inch size. Also, as shown on the attached Submittal Report, please submit the requested reports and technical studies and copies of a reduced set of Development Plans (11x17) at your appointment.

B. Response to Cycle Issues Report: Prepare a cover letter that specifically describes how you have addressed each of the issues identified in the Cycle Issues Report and any issues identified in this cover letter, if applicable. Or, you may choose to simply submit the Cycle Issues Report, identifying within the margins how you have addressed the issue. If the issue is addressed on one or more sheets of the plans or the reports, please reference the plan, sheet number, report or page number as appropriate. If it is not feasible to address a particular issue, please indicate the reason. Include a copy of this Assessment Letter, Cycle Issues Report and your response letter if applicable, with each set of plans.

C. Deposit Account: Our most recent records show that there is a balance of \$2,000 in the deposit account for your project. However, please be advised that the cost of this review has not been posted to your account, and it may take four to six weeks to post these charges to the account. Statements are mailed to the Financially Responsible Party for this project on a monthly basis.

If an invoice is attached to this letter, you will need to pay the invoice prior to resubmitting your project. Additional deposits can be made online through Open DSD by entering your project number in the Project ID field: <http://opendsd.sandiego.gov/web/approvals/>. Invoices can be paid online by searching for the invoice number: <http://opendsd.sandiego.gov/web/invoices/> or in person at the Cashier, located on the 3<sup>rd</sup> Floor of the Development Services Center.

**VII. COMMUNITY PLANNING GROUP:** Staff provides the decision maker with the recommendation from your locally recognized community planning group. If you have not already done so, please contact Tony Crisafi, President of the La Jolla Community Planning Association via phone at (858) 869-2831 to schedule your project for a recommendation from the group. If you have already obtained a recommendation from the community



planning group, in your resubmittal, if applicable, please indicate how your project incorporates any input suggested to you by the community planning group. Information Bulletin 620, "Coordination of Project Management with Community Planning Committees" (available at <http://www.sandiego.gov/development-services>), provides some valuable information about the advisory role the Community Planning Group. Council Policy 600-24 provides standard operating procedures and responsibilities of recognized Community Planning Committees and is available at <http://www.sandiego.gov/cityclerk/officialdocs/index.shtml>.

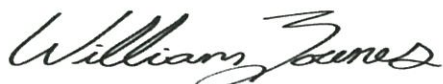
- VIII. STAFF REVIEW TEAM:** Should you require clarification about specific comments from the staff reviewing team, please contact me, or feel free to contact the reviewer directly. The names and telephone numbers of each reviewer can be found on the enclosed Cycle Issues Report.
- IX. PROJECT ISSUE RESOLUTION CONFERENCE:** Project Issue Resolution (PIR) conferences provide customers an opportunity to have issues heard and considered by executive department management. A PIR will be considered if, after the issuance of the third Assessment Letter for discretionary projects, customers and staff have been unable to resolve project issues. The PIR would address issues such as disagreements between the applicant and staff on interpretations of codes or ordinances, requests for additional information or studies, or project-related processing requirements. Any determinations from a PIR are not binding on any City decision-making body, such as City Council, Planning Commission, or Hearing Officer. Qualifying PIR requests should be coordinated with your Development Project Manager.

In conclusion, please note that information forms and bulletins, project submittal requirements, and the Land Development Code may be accessed on line at <http://www.sandiego.gov/development-services>. Many land use plans for the various communities throughout the City of San Diego are now available on line at <http://www.sandiego.gov/planning/community/profiles/index.shtml>.

**Open DSD:** To view project details online, visit: <http://www.sandiego.gov/development-services/opensd/>.

For modifications to the project scope, submittal requirements or questions regarding any of the above, please contact me prior to resubmittal. I may be reached by telephone at (619) 687-5942 or via e-mail at [wzounes@sandiego.gov](mailto:wzounes@sandiego.gov).

Sincerely,



William Zounes  
Development Project Manager



Page 5  
Charles Brinton  
October 23, 2019

Enclosures:

1. Cycle Issues Report
2. Submittal Requirements Report
3. Invoice

cc: File  
Tony Crisafi, President of the La Jolla Community Planning Association  
Reviewing Staff (Assessment letter only)

# Remaining Cycle Issues



10/23/19 10:15 am

THE CITY OF SAN DIEGO  
Development Services Department  
1222 First Avenue, San Diego, CA 92101-4154

**Enclosure 1** Page 1 of 14

L64A-003A-2

## Project Information

**Project Nbr:** 638970      **Title:** Pearl St Mixed Use  
**Project Mgr:** Zounes, Will      (619) 687-5942      wzounes@sandiego.gov



## Review Information

<b>Cycle Type:</b> 15 Submitted (Multi-Discipline)	<b>Submitted:</b> 09/25/2019	Deemed Complete on 09/25/2019
<b>Reviewing Discipline:</b> Community Planning Group	<b>Cycle Distributed:</b> 09/25/2019	
<b>Reviewer:</b> Zounes, Will (619) 687-5942 wzounes@sandiego.gov	<b>Assigned:</b> 10/02/2019	
	<b>Started:</b> 10/02/2019	
<b>Hours of Review:</b> 2.00	<b>Review Due:</b> 10/16/2019	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 10/02/2019	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 10/23/2019	

- . The review due date was changed to 10/29/2019 from 10/18/2019 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 2nd complete submittal for Community Planning Group on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 2 outstanding review issues with Community Planning Group (all of which are new).
- . Last month Community Planning Group performed 54 reviews, 55.6% were on-time, and 42.6% were on projects at less than < 3 complete submittals.

## La Jolla Planning Group

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The proposed project is located within the La Jolla Community Planning Area. The La Jolla Community Planning Association is the officially recognized community group for the area to provide recommendations to the City. (New Issue)
<input type="checkbox"/>	2	If you have not already done so, please contact Tony Crisafi, Chairperson of the La Jolla Community Planning Group at by email <a href="mailto:info@lajollacpa.org">info@lajollacpa.org</a> to schedule your project for a presentation before the group at their next available meeting. If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting which includes the vote count to William Zounes (New Issue)





L64A-003A-2

## Review Information

<b>Cycle Type:</b> 15 Submitted (Multi-Discipline)	<b>Submitted:</b> 09/25/2019	Deemed Complete on 09/25/2019
<b>Reviewing Discipline:</b> LDR-Environmental	<b>Cycle Distributed:</b> 09/25/2019	
<b>Reviewer:</b> Dresser, Morgan (619) 446-5404 Mdresser@sandiego.gov	<b>Assigned:</b> 09/26/2019	
	<b>Started:</b> 10/09/2019	
<b>Hours of Review:</b> 6.00	<b>Review Due:</b> 10/29/2019	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 10/22/2019	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 10/23/2019	

- . The review due date was changed to 10/29/2019 from 10/18/2019 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 2nd complete submittal for LDR-Environmental on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 11 outstanding review issues with LDR-Environmental (14 of which are new issues).
- . Last month LDR-Environmental performed 88 reviews, 79.5% were on-time, and 44.6% were on projects at less than < 3 complete submittals.

## 📁 Preliminary Review (Cycle 8) J

### 📁 Project Scope

No outstanding Issues

### 📁 Land Use

No outstanding Issues

### 📁 Transportation

No outstanding Issues

### 📁 Greenhouse Gas Emissions (GHG)

No outstanding Issues

### 📁 Biological Resources

No outstanding Issues

### 📁 Geologic Conditions

No outstanding Issues

### 📁 Health and Safety (Hazmat)

No outstanding Issues

### 📁 Historical Resources (Archaeol)

No outstanding Issues

### 📁 Historical Resources (Built En)

No outstanding Issues

### 📁 Tribal Cultural Resources

No outstanding Issues

### 📁 Hydrology/Drainage

No outstanding Issues

### 📁 Water Qulaity

No outstanding Issues

### 📁 Paleontological Resources

No outstanding Issues

### 📁 Other (Deviations)

No outstanding Issues

### 📁 Environmental Determination

No outstanding Issues

## 📁 1st Review (Cycle 15) Oct 2019

### 📁 Revised Project Scope







L64A-003A-2

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	28	A COASTAL DEVELOPMENT PERMIT and SITE DEVELOPMENT PERMIT to demolish an existing gas station and to construct a 37,308-square-foot mixed-use development. The mixed-use development would include two retail spaces, 26 residential units including 6 studio units, 16 one-bedroom units and 4 2-bedroom units. The project includes two affordable units. Parking would be on grade. In addition, various site improvements would also be constructed including associated hardscape and landscape. (New Issue)
<input type="checkbox"/>	29	The project is requesting allowable incentives in the form of deviations including a reduction in the required loading dock area, storage area, and outdoor private areas, no commercial motorcycle parking and a reduction in the required residential motorcycle parking. (New Issue)

**Land Use**

No outstanding Issues

**Transportation**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	31	EAS defers to LDR Transportation Review staff on transportation and circulation issues. Should it be determined that a potential transportation or circulation impact may result, EAS will coordinate with the Transportation Staff to assess the potential impact and determine what, if any, mitigation is required. Please refer to their comments for additional information and/or clarification. (New Issue)

**Greenhouse Gas Emissions (GHG)**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	32	EAS staff has reviewed the submitted Climate Action Plan (CAP) Consistency Checklist. Please refer to LDR-Planning and LDR-Transportation review for additional comments  Until all issues have been resolved EAS cannot provide a sign-off on the CAP Consistency Checklist. (New Issue)

**Geologic Conditions**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	33	Geology Review has requested additional information; please refer to Geology Review comments for additional information and/or clarification. Please provide any new information to EAS. EAS will coordinate with Geology Review staff. (New Issue)

**Health and Safety (Hazmat)**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	34	Please provide the Phase 1 Investigation.  Please provide EAS with a concurrence letter from DEH subsequent to participation in the VAP. The applicant can either contact the Program Coordinator James Clay at james.clay@sdcounty.ca.gov / 858.505.6969 or obtain information on the program via the County's website:  <a href="http://www.sandiegocounty.gov/content/sdc/deh/lwqd/sam_voluntary_assistance_program.html">http://www.sandiegocounty.gov/content/sdc/deh/lwqd/sam_voluntary_assistance_program.html</a>  Should the County request additional technical studies, please provide copies to EAS. (New Issue)

**Tribal Culutral Resources**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	35	This project is subject to Tribal Consultation under AB 52. While the project is in review, EAS staff will distribute notification to the local Kumeyaay community for possible consultation on this project. Please note that a request for consultation must be submitted by the tribe within 30 days of initial notification. If no request is made, the environmental processing timeline will proceed. If a request for consultation is made, then the environmental processing timeline will be held in abeyance until the consultation process has been completed. (New Issue)

**Hydrology/Drainage**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	36	EAS defers to Engineering Review on hydrology/drainage issues; please refer to Engineering Review comments for additional information and/or clarification. Engineering Review staff has requested additional information. Please also provide this information to EAS. EAS will coordinate with Engineering Review staff. (New Issue)

**Water Quality**





L64A-003A-2

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	37	EAS defers to Engineering Review on water quality issues; please refer to Engineering Review comments for additional information and/or clarification. Engineering Review staff has requested additional information. Please also provide this information to EAS. EAS will coordinate with Engineering Review staff. (New Issue)

**Paleontological Resources**

No outstanding Issues

**Environmental Determination**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	40	Until the requested information has been provided, staff is not able to complete the environmental review for the project and the environmental processing timeline will be held in abeyance. EAS will coordinate with the other reviewers as the review progresses regarding any additional potential environmental impacts. (New Issue)
<input type="checkbox"/>	41	Please be aware that the environmental review may change in response to any project changes and/or new information. Additionally, the new information may lead to the requirement of new and/or additional technical studies. A determination as to the appropriate environmental document will be made based on all reviewed and submitted information. (New Issue)







L64A-003A-2

**Review Information**

<b>Cycle Type:</b> 15 Submitted (Multi-Discipline)	<b>Submitted:</b> 09/25/2019	Deemed Complete on 09/25/2019
<b>Reviewing Discipline:</b> LDR-Landscaping	<b>Cycle Distributed:</b> 09/25/2019	
<b>Reviewer:</b> Hunt, Frank (619) 446-5198 Fhunt@sandiego.gov	<b>Assigned:</b> 09/26/2019	
	<b>Started:</b> 10/15/2019	
<b>Hours of Review:</b> 2.00	<b>Review Due:</b> 10/16/2019	
<b>Next Review Method:</b> Conditions	<b>Completed:</b> 10/15/2019	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 10/23/2019	

- . The review due date was changed to 10/29/2019 from 10/18/2019 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Conditions.
- . We request a 2nd complete submittal for LDR-Landscaping on this project as: Conditions.
- . The reviewer has requested more documents be submitted.
- . Your project still has 6 outstanding review issues with LDR-Landscaping (7 of which are new issues).
- . Last month LDR-Landscaping performed 44 reviews, 61.4% were on-time, and 47.5% were on projects at less than < 3 complete submittals.

**1st Review 07/01/19**

No outstanding Issues

**2nd Review 10/15/19**

No outstanding Issues

**Draft Conditions**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	6	Prior to issuance of any grading permit, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.  (New Issue)
<input type="checkbox"/>	7	Prior to issuance of any public improvement permit, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.  (New Issue)
<input type="checkbox"/>	8	Prior to issuance of any building permit (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)5.  (New Issue)
<input type="checkbox"/>	9	In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan, shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.'  (New Issue)
<input type="checkbox"/>	10	The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.  (New Issue)





L64A-003A-2

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	11	If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

(New Issue)





L64A-003A-2

**Review Information**

<b>Cycle Type:</b> 15 Submitted (Multi-Discipline)	<b>Submitted:</b> 09/25/2019	Deemed Complete on 09/25/2019
<b>Reviewing Discipline:</b> LDR-Engineering Review	<b>Cycle Distributed:</b> 09/25/2019	
<b>Reviewer:</b> Guillermo, Erick (619) 446-5169 Eguillermo@sandiego.gov	<b>Assigned:</b> 09/26/2019	
	<b>Started:</b> 10/21/2019	
<b>Hours of Review:</b> 4.00	<b>Review Due:</b> 10/16/2019	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 10/21/2019	<b>COMPLETED LATE</b>
	<b>Closed:</b> 10/23/2019	

- . The review due date was changed to 10/29/2019 from 10/18/2019 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 2nd complete submittal for LDR-Engineering Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 11 outstanding review issues with LDR-Engineering Review (6 of which are new issues).
- . Last month LDR-Engineering Review performed 88 reviews, 77.3% were on-time, and 40.5% were on projects at less than < 3 complete submittals.

**First Review**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	3	Revise the Site Plan. Show and call out the location of the roof drains and deck drains and how they are discharged. If no roof, deck or balcony drains are proposed, add a note stating: NO ROOF, DECK OR BALCONY DRAINS ARE PROPOSED FOR THIS PROJECT (From Cycle 8)
<input type="checkbox"/>	7	On the Site Plan, call out the closure of all non-utilized driveways with current City Standard curb, gutter and sidewalk (From Cycle 8)
<input type="checkbox"/>	9	Drainage study exhibits need to match the grading/site plan. Not all discharge locations match. (From Cycle 8)
<input type="checkbox"/>	10	Drainage study Table 4 does not match the calculations in the appendices (From Cycle 8)
<input type="checkbox"/>	15	With your next submittal, provide a complete response to each of the issues listed in this report. The written response shall clearly, concisely and comprehensively address the issues raised and please specify on what page/sheet each issue was addressed (From Cycle 8)

**2nd Review**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	18	Doors shall not swing into the right of way. (New Issue)
<input type="checkbox"/>	19	Provide on plans the Q & V values at all discharge locations (New Issue)
<input type="checkbox"/>	20	Plans do not clearly demonstrate the conveyance of the run off routed by the storm drain sump pump. Plans should provide where the storm water is from/to due to the pump. (New Issue)
<input type="checkbox"/>	21	With your next submittal, provide a complete response to each of the issues listed in this report. The written response shall clearly, concisely and comprehensively address the issues raised and please specify on what page/sheet each issue was addressed (New Issue)
<input type="checkbox"/>	22	Development Permit Conditions will be determined on the next submittal when all requested information is provided (New Issue)
<input type="checkbox"/>	23	Additional comments may be recommended pending further review of any redesign of this project. These comments are not exclusive. Should you have any questions or comments, please contact Erick Guillermo via email EGuillermo@sandiego.gov or (619)446-5169 (New Issue)







L64A-003A-2

**Review Information**

<b>Cycle Type:</b> 15 Submitted (Multi-Discipline)	<b>Submitted:</b> 09/25/2019	Deemed Complete on 09/25/2019
<b>Reviewing Discipline:</b> LDR-Transportation Dev	<b>Cycle Distributed:</b> 09/25/2019	
<b>Reviewer:</b> Avila Zepeda, Felipe (619) 446-5207 Favilazepeda@sandiego.gc	<b>Assigned:</b> 10/02/2019	
	<b>Started:</b> 10/16/2019	
<b>Hours of Review:</b> 4.00	<b>Review Due:</b> 10/16/2019	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 10/16/2019	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 10/23/2019	

- . The review due date was changed to 10/29/2019 from 10/18/2019 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 2nd complete submittal for LDR-Transportation Dev on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 20 outstanding review issues with LDR-Transportation Dev (17 of which are new issues).
- . Last month LDR-Transportation Dev performed 37 reviews, 67.6% were on-time, and 43.3% were on projects at less than < 3 complete submittals.

**7/2/19 - 1st Review**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	13	<p>Loading Zone:</p> <p>The project proposes utilizing a development incentive to provide a 528 sf loading area where a minimum of 600 sf is required per the PDO. LDR-Transportation staff defers to LDR-Planning regarding the number of incentives allowed for the proposed project. Dimensions for the loading area should be shown on the plans.</p> <p>(From Cycle 8)</p>
<input type="checkbox"/>	14	<p>Turnaround:</p> <p>Per the SDMC Section 142.0560 (d) (3), drive aisles that do not provide through circulation shall provide a turnaround area at the end of the aisle that is clearly marked to prohibit parking and that has a minimum area equivalent to a parking space. Please revise the site plan accordingly.</p> <p>(From Cycle 8)</p>
<input type="checkbox"/>	16	<p>CAP Consistency Checklist:</p> <p>The CAP Consistency Checklist was not filled out correctly. Revise the checklist to explain how the project is complying or how it is exempt from each item.</p> <p>(From Cycle 8)</p>

**2nd Review**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	18	<p>Project Description:</p> <p>LA JOLLA- (Process 2) CDP to clear the site of a demolished service station, to construct a 20,595 SF 2 story mixed use building consists of 2 retail units, &amp; 26 residential rental units with on grade garage. The project will include 3 affordable housing units, located at 801 Pearl Street. The 0.48-acre site is in Zone 4 of La Jolla Planed District, the RM-1-1 Zone &amp; Coastal Overlay (non-appealable 2) of the La Jolla Community Plan Area. Council District 1.</p> <p>(New Issue)</p>
<input type="checkbox"/>	19	<p>Trip Generation:</p> <p>The expected trip generation for the proposed 26 multiple dwelling units is 156 average daily trips (ADT), based on the rate of 6 trips/dwelling unit, for density over 20 du/acre with 12 AM (3 in, 9 out) and 14 PM (10 in, 4 out) peak hour trips.</p> <p>The expected trip generation for the proposed 3,153 sf commercial retail is 126 average daily trips (ADT), based on the rate of 40 trips per 1,000 sf with 3 AM (2 in, 2 out) and 12 PM (6 in, 6 out) peak hour trips.</p> <p>(New Issue)</p>
<input type="checkbox"/>	20	<p>Con't:</p> <p>The proposed project is calculated to generate a total of 282 ADTs with 15 AM (5 in, 11 out) and 26 PM (16 in, 10 out) peak hour trips. A transportation impact analysis is not required. (New Issue)</p>







L64A-003A-2

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	21	<p>Residential Parking:                      The following minimum parking requirements apply:</p> <p>22 bedrooms x 0.5 spaces per bedroom = 11 parking spaces                      4 bedrooms x 1.0 spaces per bedroom = 4 parking spaces</p> <p>Applicant is providing 15 residential parking spaces.                      (New Issue)</p>
<input type="checkbox"/>	22	<p>Commercial Parking:                      Per SDMC Table 142-05E, the minimum parking required for commercial services in the La Jolla Planned District is as follows:</p> <p>3,153 sf x 1.7 spaces per 1,000 sf = 5.36 parking spaces =&gt; 5 parking spaces</p> <p>Applicant is proposing 6 parking spaces                      (New Issue)</p>
<input type="checkbox"/>	23	<p>Parking:                      How does the project intend to distinguish between commercial retail parking spaces and parking space for residents only? Are parking spaces going to be labeled?                      (New Issue)</p>
<input type="checkbox"/>	24	<p>Parking:                      Applicant should consider converting either parking space 11 or 21 to a turnaround area.                      (New Issue)</p>
<input type="checkbox"/>	25	<p>Parking:                      The project requires a minimum of 20 off-street parking spaces and proposes to provide 21 off-street parking spaces.                      (New Issue)</p>
<input type="checkbox"/>	26	<p>Residential Motorcycle Parking:                      The minimum required motorcycle spaces for residential uses is as follows:</p> <p>0.05 x 3 units (studio up to 400 sf) = 0.15                      0.1 x 23 units (1 bedroom or studio over 400 sf) = 2.3</p> <p>A minimum of 2.45 motorcycle parking spaces are required, not 2.2 as shown on the plans. Revise the parking calculations on Sheet T0.1 accordingly.                      (New Issue)</p>
<input type="checkbox"/>	27	<p>Carpool/Zero Emissions Vehicle Parking:                      Per SDMC Section 142.0530(d)(1)(B)(ii), the project requires a minimum of one designated parking space for carpool vehicles and zero emissions vehicles if there are 10-25 automobile parking spaces on the premises. Revise the parking calculations on Sheet T0.1 accordingly.                      (New Issue)</p>
<input type="checkbox"/>	28	<p>Residential Bicycle Parking:                      The minimum required bicycle parking spaces for residential uses is as follows:</p> <p>0.3 x 3 units (studio up to 400 sf) = 1.5                      0.1 x 23 units (1 bedroom or studio over 400 sf) = 9.2</p> <p>A minimum of 10.7 bicycle parking spaces is required, not 10.4 as shown on the plans. Revise the parking calculations on Sheet T0.1 accordingly.</p> <p>The project requires a minimum of 11 bicycle parking spaces and proposes to provide 12 spaces.                      (New Issue)</p>
<input type="checkbox"/>	29	<p>Parking:                      Revise the Parking Calculations on Sheet T0.1 to show the number of required and provided accessible parking spaces.                      (New Issue)</p>
<input type="checkbox"/>	30	<p>Turnaround:                      Per the SDMC Section 142.0560 (d) (3), drive aisles that do not provide through circulation shall provide a turnaround area at the end of the aisle that is clearly marked to prohibit parking and that has a minimum area equivalent to a parking space. Please revise the site plan accordingly.                      (New Issue)</p>
<input type="checkbox"/>	31	<p>Trash Enclosure:                      Trash enclosure doors as currently proposed are not acceptable. Doors shall not open towards the alley right-of-way (Bishops Lane). Redesign.                      (New Issue)</p>
<input type="checkbox"/>	32	<p>Visibility Area:                      Demonstrate adequate sight distance for right turns on red from Pearl St to Eads Ave.                      (New Issue)</p>

# Remaining Cycle Issues



10/23/19 10:15 am

THE CITY OF SAN DIEGO  
Development Services Department  
1222 First Avenue, San Diego, CA 92101-4154

**Enclosure 1** Page 10 of 14

L64A-003A-2

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	33	General: Not all previous comments have been addressed (New Issue)
<input type="checkbox"/>	34	Additional Comments (information only, no action required): Pending a redesign and/or comments from other reviewing disciplines, LDR-Transportation staff reserves the right to provide additional comments on subsequent review cycles. (New Issue)





L64A-003A-2

## Review Information

<b>Cycle Type:</b> 15 Submitted (Multi-Discipline)	<b>Submitted:</b> 09/25/2019	Deemed Complete on 09/25/2019
<b>Reviewing Discipline:</b> LDR-Geology	<b>Cycle Distributed:</b> 09/25/2019	
<b>Reviewer:</b> Mills, Kreg (619) 446-5295 Kmills@sandiego.gov	<b>Assigned:</b> 09/26/2019	
	<b>Started:</b> 10/16/2019	
<b>Hours of Review:</b> 2.00	<b>Review Due:</b> 10/16/2019	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 10/16/2019	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 10/23/2019	

- . The review due date was changed to 10/29/2019 from 10/18/2019 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: New Document Required.
- . We request a 2nd complete submittal for LDR-Geology on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 3 outstanding review issues with LDR-Geology (4 of which are new issues).
- . Last month LDR-Geology performed 66 reviews, 92.4% were on-time, and 76.8% were on projects at less than < 3 complete submittals.

### 638970-8 (7/1/2019)

#### REVIEW COMMENTS:

No outstanding Issues

### 638970-8 (10/16/2019)

#### REFERENCES REVIEWED:

No outstanding Issues

#### REVIEW COMMENTS:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	8	The project's geotechnical consultant must submit an addendum geotechnical report or update letter for the purpose of an environmental review that specifically addresses the proposed development plans and the following:  (New Issue)
<input type="checkbox"/>	9	Provide updated geologic/geotechnical cross sections that show the anticipated area of the proposed basement excavation and temporary slopes. The cross-sections should extend beyond the property lines to show adjacent structures and City's right of ways.  (New Issue)
<input type="checkbox"/>	10	The project's geotechnical consultant should provide a conclusion regarding if the proposed development will destabilize or result in settlement of adjacent property or the City's right of ways.  (New Issue)







L64A-003A-2

## Review Information

<b>Cycle Type:</b> 15 Submitted (Multi-Discipline)	<b>Submitted:</b> 09/25/2019	Deemed Complete on 09/25/2019
<b>Reviewing Discipline:</b> PUD-Water & Sewer Dev	<b>Cycle Distributed:</b> 09/25/2019	
<b>Reviewer:</b> Nguyen, Gary (619) 446-5454 NguyenVH@sandiego.gov	<b>Assigned:</b> 09/26/2019	
	<b>Started:</b> 10/16/2019	
<b>Hours of Review:</b> 3.00	<b>Review Due:</b> 10/16/2019	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 10/16/2019	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 10/23/2019	

- . The review due date was changed to 10/29/2019 from 10/18/2019 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 2nd complete submittal for PUD-Water & Sewer Dev on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 3 outstanding review issues with PUD-Water & Sewer Dev (3 of which are new issues).
- . Last month PUD-Water & Sewer Dev performed 150 reviews, 93.3% were on-time, and 68.8% were on projects at less than < 3 complete submittals.

### 1st Review Comments:

No outstanding Issues

### 2nd Review Comments:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	13	Per Section 2.2.5.3 of the city's Sewer Design Guide, please maintain a 10' (min.) separation between edge of pavement and face of the existing sewer main on Eads Avenue and Pearl Street. (New Issue)
<input type="checkbox"/>	14	Please maintain a 10' (min.) separation from face of the existing sewer main and all proposed street trees. (New Issue)
<input type="checkbox"/>	15	Please remove the call out for BFPD and standard drawing (SDS-105) for the proposed sewer lateral. (New Issue)





L64A-003A-2

## Review Information

<b>Cycle Type:</b> 15 Submitted (Multi-Discipline)	<b>Submitted:</b> 09/25/2019	Deemed Complete on 09/25/2019
<b>Reviewing Discipline:</b> Fire-Plan Review	<b>Cycle Distributed:</b> 09/25/2019	
<b>Reviewer:</b> Cornell, George (619) 533-4423 GCornell@sandiego.gov	<b>Assigned:</b> 09/30/2019	
	<b>Started:</b> 10/16/2019	
<b>Hours of Review:</b> 0.80	<b>Review Due:</b> 10/16/2019	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 10/16/2019	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 10/23/2019	

- . The review due date was changed to 10/29/2019 from 10/18/2019 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 2nd complete submittal for Fire-Plan Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 2 outstanding review issues with Fire-Plan Review (1 of which are new issues).
- . Last month Fire-Plan Review performed 53 reviews, 41.5% were on-time, and 77.6% were on projects at less than < 3 complete submittals.

## Fire Department Issues

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	Fire protection equipment shall be identified in an approved manner. Rooms containing controls for A/C systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the Fire Department. Approved signs required to identify fire protection equipment and equipment location shall be constructed of durable materials, permanently installed and readily visible. (Provide as a note on the Fire Access Plan). (From Cycle 8)

## Fire Department 2nd

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	11	Fire protection equipment shall be identified in an approved manner. Rooms containing controls for A/C systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the Fire Department. Approved signs required to identify fire protection equipment and equipment location shall be constructed of durable materials, permanently installed and readily visible. (Provide as a note on the Fire Access Plan).
	10/16/19	Note was not provided on Fire Acces Plan as indicated in response. Provide above note. (New Issue)





L64A-003A-2

**Review Information**

<b>Cycle Type:</b> 15 Submitted (Multi-Discipline)	<b>Submitted:</b> 09/25/2019	Deemed Complete on 09/25/2019
<b>Reviewing Discipline:</b> LDR-Planning Review	<b>Cycle Distributed:</b> 09/25/2019	
<b>Reviewer:</b> Hatinen, Sarah (619) 446-5394 Shatinen@sandiego.gov	<b>Assigned:</b> 10/01/2019	
	<b>Started:</b> 10/16/2019	
<b>Hours of Review:</b> 4.00	<b>Review Due:</b> 10/29/2019	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 10/23/2019	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 10/23/2019	

- . The review due date was changed to 10/29/2019 from 10/18/2019 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Planning Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 6 outstanding review issues with LDR-Planning Review (6 of which are new issues).
- . Last month LDR-Planning Review performed 102 reviews, 79.4% were on-time, and 53.6% were on projects at less than < 3 complete submittals.

**Project Info**

No outstanding Issues

**Permits**

No outstanding Issues

**Development**

No outstanding Issues

**Com. Plan**

No outstanding Issues

**10.16.2019**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	32	The project scope was updated to reflect 26 units (instead of the 24 originally proposed units). (New Issue)
<input type="checkbox"/>	33	Density: Pursuant to SDMC 113.0222(2), "the maximum number of dwelling units permitted on any premises that is located in more than one zone shall be the sum of the number of units permitted in each of the zones based on the area of the premises in each zone. The dwelling units may be located on the premises without regard to the zone boundaries." [Info Only - No Response Required] (New Issue)
<input type="checkbox"/>	34	Density: The 14,001.33 Sf of lot within Base Zone LJPD-4 will allow for (29 units/acre) 9.33 units. The 6,990.29 SF of lot within Base Zone RM-1-1 will allow for 1 unit/ 3,000 SF of lot) 2.33 units. (New Issue)
<input type="checkbox"/>	35	Pursuant to California Law, Chapter 4.3, 65915-65918, all density calculations resulting in fractional units shall be rounded up to the next whole number. Therefore, the development will allow for 10 (9.33 rounded up) units + 3 (2.33 rounded up) units, for a total of 13 units. [Info Only - No Response Required] (New Issue)
<input type="checkbox"/>	36	The project proposes 2 Very Low Income units (15.4%) and would therefore qualify for 100% density bonus pursuant to SDMC 143.0720(i)(7).  With the 100% density bonus, the 13 originally allowed units would instead become 26 units in total. (New Issue)
<input type="checkbox"/>	37	The proposal will require a review by the La Jolla Community Planning Group. Please provide the comments and vote from this review. (New Issue)



# Submittal Requirements



THE CITY OF SAN DIEGO  
Development Services Department  
1222 First Avenue, San Diego, CA 92101-4154

10/23/19 10:35 am

Enclosure 2 Page 1 of 1

L64A-001

## Project Information

**Project Nbr:** 638970      **Title:** Pearl St Mixed Use  
**Project Mgr:** Zounes, Will      (619)687-5942      wzounes@sandiego.gov



## Review Cycle Information

**Review Cycle:** 16 Submitted (Multi-Discipline)      **Opened:** 10/23/2019 10:15 am      **Submitted:**  
**Due:**      **Closed:**

## Required Documents:

<u>Package Type</u>	<u>Pkg Qty</u>	<u>Document Type</u>	<u>Qty Needed</u>
Development Plans	7	Applicant Response to Issues	9
Drainage/Hydrology Study	3	Drainage Study	3
Climate Action Plan Consistency Checklist	3	Climate Action Plan Consistency Checklist	3
Development Plans	7	Site Development Plans	7
Dev. Plans reduced 11x17	3	Dev. Plans reduced 11x17	3
Geotechnical Rpt (Addendum)	3	Geotechnical Report (Addendum)	3
DEH Concurrence Letter verifying the project is participating in a Voluntary Assistance Program	2	DPM and EAS	2

# Invoice



10/17/19 3:42 pm

THE CITY OF SAN DIEGO  
Development Services Department  
1222 First Avenue, San Diego, CA 92101-4154

**Enclosure 3** Page 1 of 1

L64A-007

Invoice Number: **913351**



Status: Invoiced

Issued: 10/17/2019 3:42 pm Zounes, Will

Voided:

Customer: Bourne, David R.

**Development:** 392566 Devel Num 392566

Project: **638970** Pearl St Mixed Use PM: Zounes, Will (619)687-5942



Project Fees:

<u>Fee Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Fee Amount</u>
Deposit Account	16,000.07	Dollars	\$-16,000.07
Deposit Account	18,000.07	Dollars	\$18,000.07

**Approval Total:** \$2,000.00

**Job Total:** \$2,000.00

**Project Total:** \$2,000.00

**Invoice Total:** \$2,000.00

## 801 Pearl St (the Project). DSD Project No 638970

David Bourne <davidrbourne@gmail.com>

Mon 12/2/2019 11:11 AM

To: Tony Crisafi <tcrisafi@islandarch.com>; La Jolla Community Planning Association <info@lajollacpa.org>  
Cc: Steve Slagter <slagterjl@aol.com>; Scott Murfey Russell Murfey <ryanw@murfeycompany.com>; Scott Murfey <scott@murfeycompany.com>; Ryan Wynn <ryanw@murfeycompany.com>; Charles Brinton <cbrinton@avrpstudios.com>

 1 attachments (292 KB)

801 Pearl Street Dev Summary v1.3.pdf;

Hi Tony. Per our conversation this morning, please find attached below a Summary of the Project.

Since there is a lot to present in a short space of time at the LJCPA meeting scheduled for Dec 5th, please publicly post this summary as appropriate and distribute electronically to all LJCPA Trustees as soon as possible.

By separate email I will send you Project plans which will be presented at the Dec 5th meeting along with the Summary.

Thanks for your help.

David Bourne  
(858) 864-8958





**The Development at 801 Pearl Street, La Jolla by MODNLiving Pearl, LLC  
Cornerstone of the new “PEARL DISTRICT”**

**DEVELOPER AND OVERVIEW**

David Bourne is owner of MODNLiving Pearl LLC, “Developer” of the project at 801 Pearl Street, La Jolla (“Project”). David has lived in La Jolla 37 years and has operated, managed and invested in office, hotel and multifamily real estate in 7 states in the US since 1982.

Designed by Doug Austin of AVR Studio, the Project is a beautiful mixed-use building that will replace a shuttered gas station and help revitalize this blighted section of Pearl Street. The Project will be the cornerstone of the new “Pearl District”, a concept which borrows from the successful redevelopment of the Birdrock Area and imagines neighbors, city government and developers combining to calm traffic, improve safety and make Pearl Street the perfect place to live and work.

**PROJECT DESCRIPTION**

The Project is an upscale 2-storey mixed-use building, including retail/commercial (3300 SF) and 26 residential units (average size 600 SF). With a hip and urban vibe, the modern design features high ceilings patios/balconies, common areas, lush landscaping, smaller appliances, storage and parking. High ceilings and creative New York inspired design will create an open and spacious feel despite the relatively smaller size, so the units will “live” much bigger.

The Project will operate as a traditional apartment building, offering 12-month leases (typical), and will provide much needed rental accommodation for people wanting to live/walk in the Village with proximity to UTC and the SD Trolley.

24 units will be available at market rent, starting at \$2000 for studios and higher for 2bed/2bath units. As part of recent government initiatives to encourage new and better uses of real estate, two units at

the Project must be “affordable” for 55 years, with rent for a studio starting at approximately \$850 per month. To qualify for the 2 affordable units, renters must demonstrate earnings significantly below the median income level for San Diego and are expected to appeal to teachers and other essential service workers who work in the Village but might not otherwise be able to afford market rents.

#### SIMILAR/LOWER INTENSITY OF USE COMPARED TO PREVIOUSLY APPROVED PROJECT.

Still subject to Coastal Commission’s 30 feet height limit, the new regulations allow a higher number of units in exchange for some units being “affordable” to low income people. Instead of the 12 previously approved 1500SF “family condos”, the new Project contains 26 rental units less than half the size of the “condos”. Reduced size means monthly rent for the 24 market rate units will be significantly lower and more affordable than the “condos” would have been. Compared to the previously approved 5400 SF of retail/commercial space, the Project contains only 3300 SF. Overall the new building is smaller in terms of SF, and despite containing 26 units, intensity of use is projected to be approximately the same.

#### LESS TRAFFIC AND USE OF CARS

A traffic study projects average daily trips (ADTs) for the Project will be less than 50% of ADTs for the previous gas station, and far fewer cars will impact the surrounding area. Also, traffic flow will be improved since parking access is from Eads Avenue, therefore cars going to and from Pearl Street will be controlled by traffic light instead of going directly into the path of fast-moving cars on Pearl. The Project includes 23 parking spaces inside the building envelope, so all but 3 renters will have covered parking at night. There are bike racks for cyclists and a bus station is less than 20 yds away.

With housing affordability in mind, new City and State initiatives are designed to encourage developers to build smaller units in mixed-use areas where residents can live and work, and/or are close to public or point to point transportation. The Project is perfectly located for this concept because residents can walk to Vons, CVS, beaches, the movie theater, hundreds of stores restaurants and other services without getting into their car.

The units are designed to appeal to employees of the major technology companies (“Tech Companies”) currently expanding in the UTC area. These Tech Companies are environmentally sensitive and typically arrange point to point minibus transportation for employees to ease traffic congestion and employee stress. The Developer intends that these Tech Companies will provide pick up and return transportation from the Project to the employer’s campus, relieving traffic congestion into and out of the Village and reducing the need for such employees to own a car.

#### THE PROJECT WILL BE THE CORNERSTONE OF THE NEW “PEARL DISTRICT”

Too many shuttered stores suggests there is too much retail and not enough residential space in the core of the Village. Since residential requires less parking and generates less traffic than commercial uses, increasing the proportion of residential vs commercial space in the new Pearl District will produce a more livable neighborhood and a better balance of more residents supporting fewer retail outlets. If business owners are more successful, higher commercial rents will be justified and landlords will be motivated to improve shop fronts, entrances and landscaping.

The new Project can be the cornerstone of a revitalized “PEARL DISTRICT”, especially if neighbors, local government and developers work together to create a vibrant live/work environment featuring calmer traffic and improved parking and safety for all.





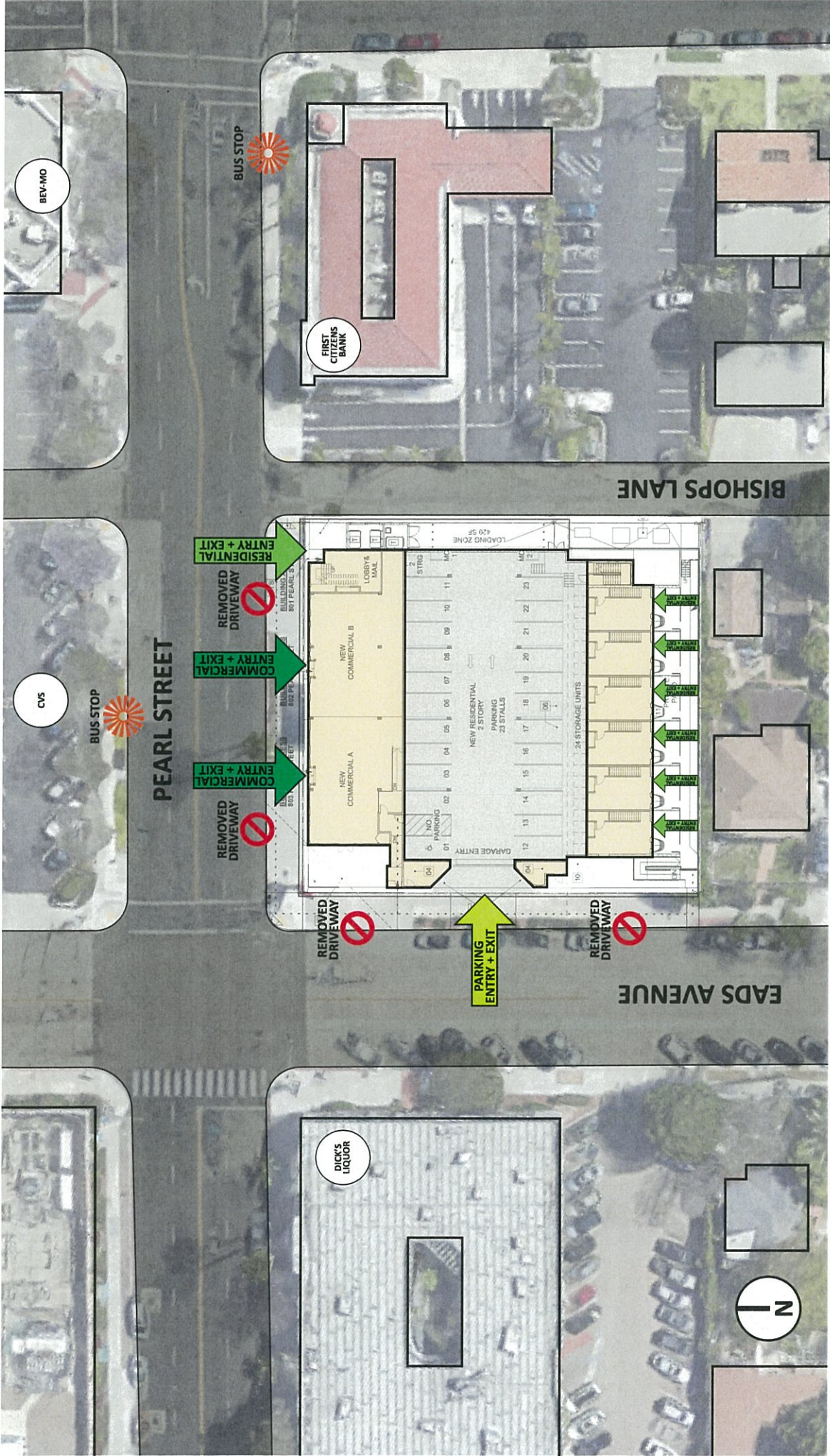
## PEARL MIXED USE

801 Pearl Street

La Jolla, CA 92037

LJCPA Meeting | December 5th, 2019





PEARL STREET

BISHOPS LANE

EADS AVENUE

BEV-MO

CVS

DICK'S LIQUOR

FIRST CITIZENS BANK



**PEARL MIXED USE**

801 Pearl Street  
 La Jolla, CA 92037

LJCPA Meeting | December 5th, 2019





703 1st Street Suite 200  
San Diego CA 92101  
Ph: 619.296.3111  
Fax: 619.501.7171

# PEARL STREET MIXED USE

801 PEARL STREET  
LA JOLLA, CALIFORNIA 92037

Date	Revision

Project #: 2118  
Scale:  
Drawn by: MLASD  
Checked by: MLASD  
Date based:

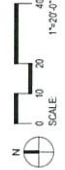
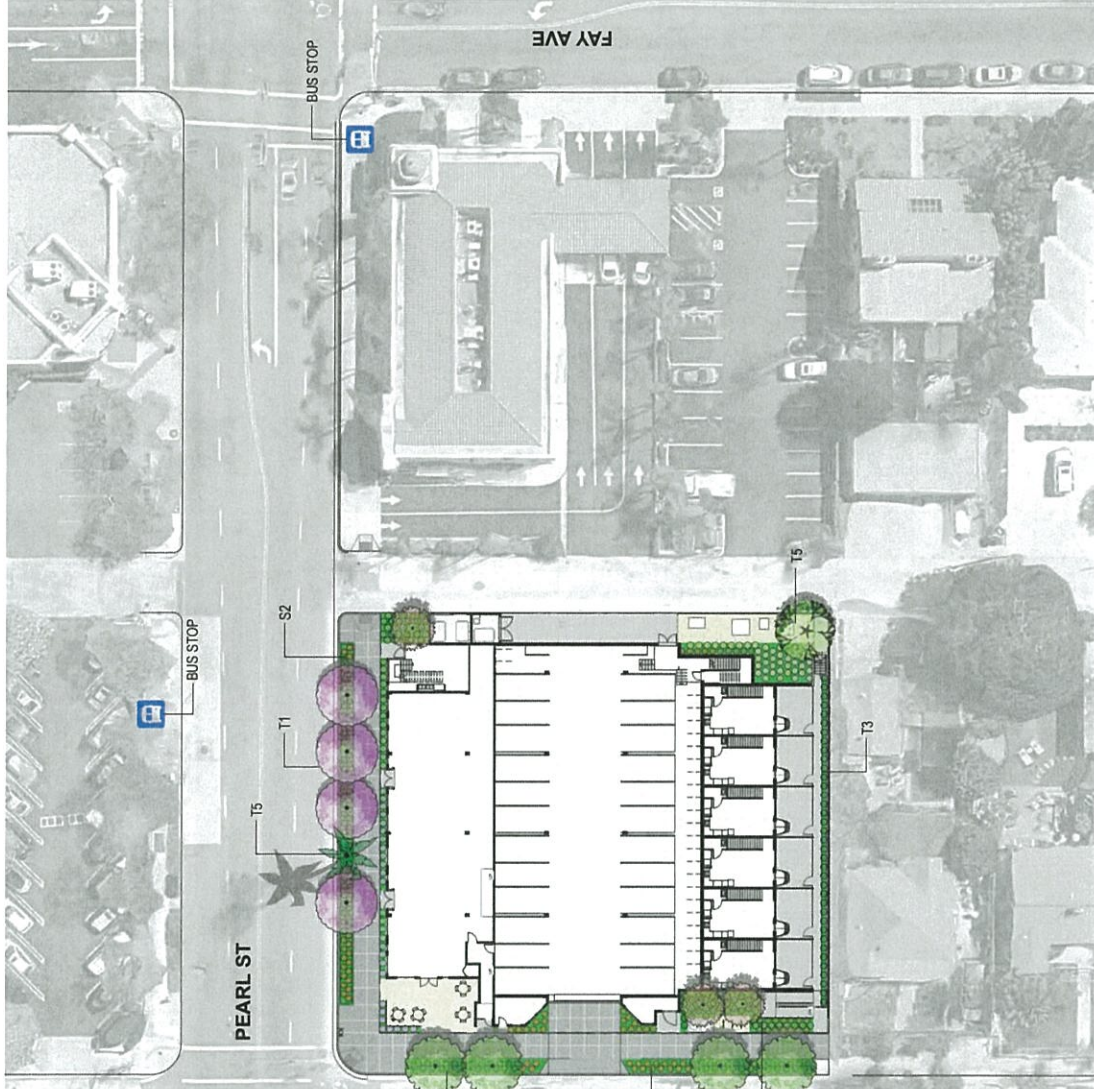
Sheet Title:  
**LANDSCAPE ILLUSTRATIVE SITE PLAN**

Sheet Number:

## PLANT LIST

- T1 PEARL STREET YARD  
JACARANDA VIMBOEFOLIA / JACARANDA
- T2 BOEING CENTER PLANTING  
CASCALIA PITTIFOLIA / GOLD MEADOW TREE  
ELCANTYRUS KOTYLA / RED FLOWERING DOG  
MADAGASCAR VIOLET / BURNING BUSH  
MADAGASCAR VIOLET / BURNING BUSH
- T3 BOEING YARD TREE (ONLY IN WINTER)  
HEBES / BLUE PINE / BLUE PINE  
PITTOCOPHILA / PINE OLEA / PINE OLEA  
LAVANDULA / BLUE PINE / BLUE PINE  
RHYNCHOSPORA / PINE OLEA / PINE OLEA
- T4 ACCENT TREE  
CROTON / FOREST PANSY / FOREST PANSY  
CHANGING BLOSSOM / FOREST PANSY  
CHANGING BLOSSOM / FOREST PANSY  
PRINCE OF WALES / FOREST PANSY  
PRINCE OF WALES / FOREST PANSY
- T5 EXISTING TREES - TO REMAIN PROTECTED IN PLACE  
INDICATED ON EXISTING PLAN (S1)

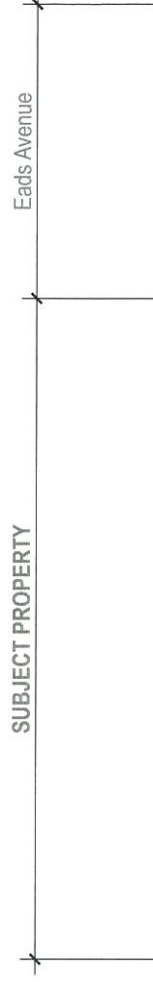
- S1 BORDERS SERRAVALLE  
ARTEMISA / POWIS CASTLE / POWIS CASTLE  
DIPLOPS ARANTICUS / STONY BROOM / OTHER  
ERODIUM / COMMON BUCKWHEAT  
ERODIUM / COMMON BUCKWHEAT  
MALLUS ALBA / COMMON BUCKWHEAT  
MALLUS ALBA / COMMON BUCKWHEAT  
OPUNTIA BASINIS / HEARTLEAF BUCKWHEAT  
PHANUS CALIFORNICA / CALIFORNIA COFFEE BERRY  
SALVIA LEUCOPHYLLA / PURPLE LEAF SAGE  
SALVIA / MRS BEARD / SAGE  
VERBENA LUCIDA / DE LAURIA / LILAC VERBENA
- S2 PINKNEY SERRAVALLE  
AGAVE SPP / AGAVE  
ASOTUCH PALMERI / ROMA MALLOW  
CAREX PUMPERNA / HIGH ANEMONE  
CAREX PUMPERNA / HIGH ANEMONE  
DANIELA SPP / FEA SLY  
ERODIUM SPP / BUCKWHEAT  
ERODIUM / COMMON BUCKWHEAT  
ERODIUM / COMMON BUCKWHEAT  
HEPTAPHYLLA PAVITROVA / RED TICA / GOLDEN YARROW  
LAVANDULA SPP / LAMARCKIUM / MASON GRASS  
MALE ERIBERGIA ROBINSONI / FEE GRASS  
RHYNCHOSPORA / CALIFORNIA COFFEE BERRY  
RHYNCHOSPORA / CALIFORNIA COFFEE BERRY  
SALVIA SPP / SAGE



LJCIPA Meeting | December 5th, 2019



Eads Avenue - Looking East



Pearl Street - Looking South

## PEARL MIXED USE

801 Pearl Street  
La Jolla, CA 92037

LJCPA Meeting | December 5th, 2019



Pearl Street

SUBJECT PROPERTY

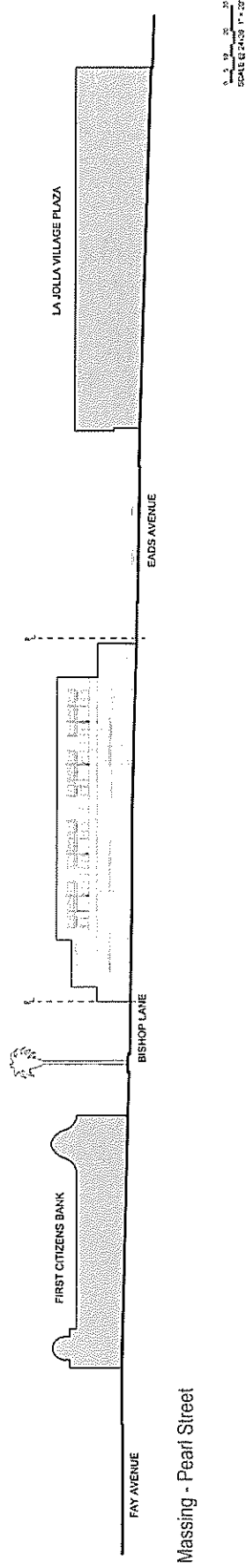


**PEARL MIXED USE**

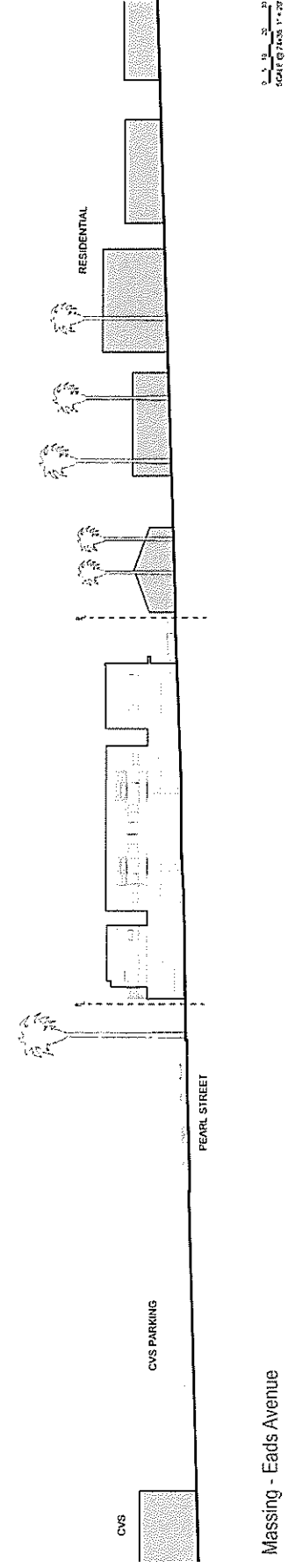
801 Pearl Street

La Jolla, CA 92037

LJCPA Meeting | December 5th, 2019



Massing - Pearl Street



Massing - Eads Avenue

**PEARL MIXED USE**

801 Pearl Street  
 La Jolla, CA 92037  
 LJCPA Meeting | December 5th, 2019

**avrp**  
**SKYPORT**  
 201 Skyway, Suite 200  
 San Jose, CA 95128  
 (415) 763-7700  
 (415) 763-7600  
 FAX (415) 763-7600  
 www.avrp.com  
 AVRP ARCHITECTS

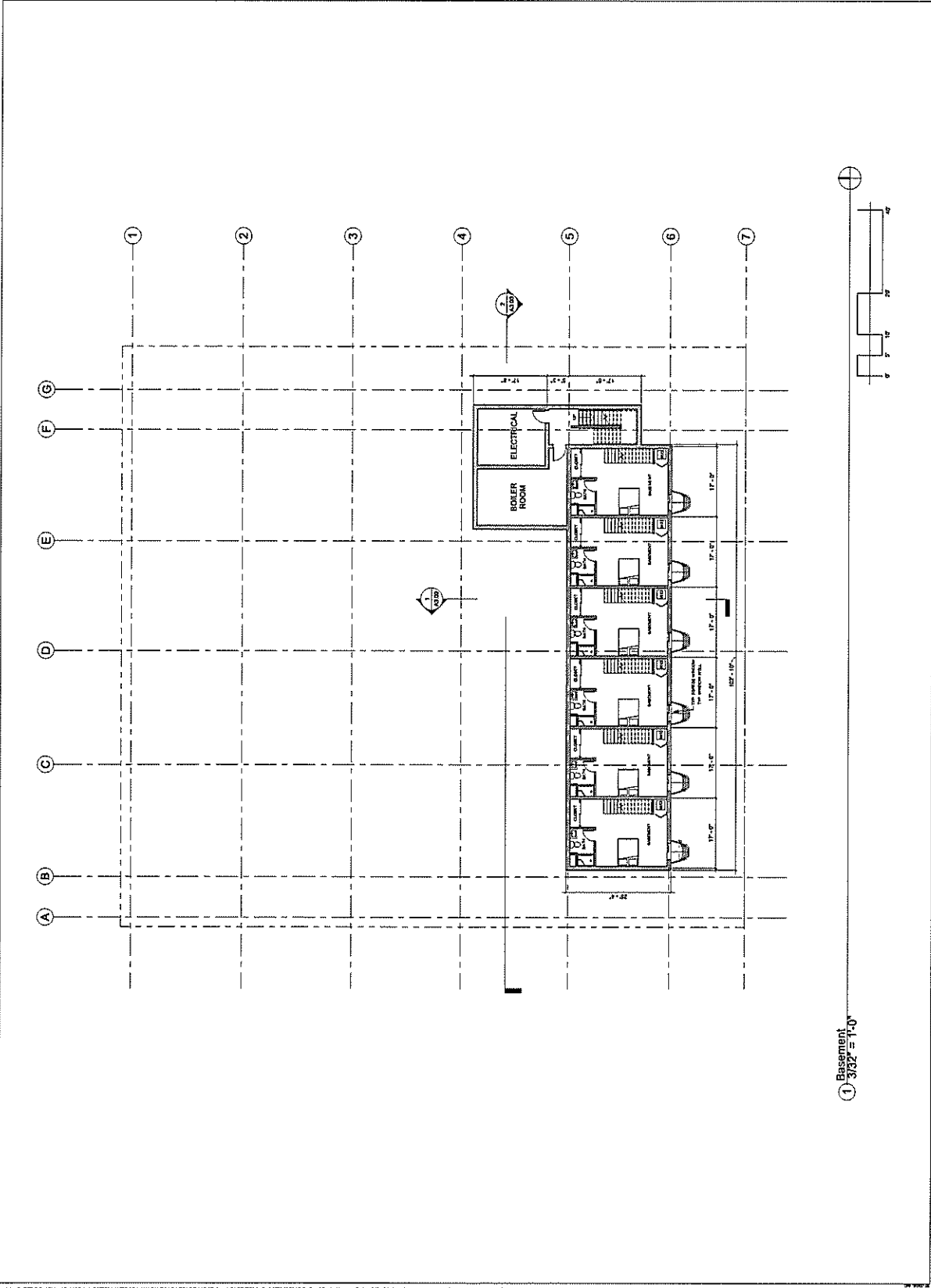
CONTRACT NO. \_\_\_\_\_  
 PROJECT NUMBER: \_\_\_\_\_  
 ARCHITECT NUMBER: \_\_\_\_\_  
 CONTRACTOR: \_\_\_\_\_  
 PROJECT NAME: PEARL STREET  
 ADDRESS: 801 PEARL STREET, LA JOLLA, CA 92037

**NOT FOR CONSTRUCTION**  
**PEARL STREET MIXED USE**  
**801 PEARL STREET, LA JOLLA, CA 92037**

DATE: 08/19/2019  
 1. 08/19/2019  
 2. 09/18/2019  
 3. 11/22/2019  
 4. 01/16/2020

SHEET TITLE: FLOOR PLAN - BASEMENT  
 SHEET NUMBER: A2.00

SHEET 4 OF 4







CONTRACT NO.:

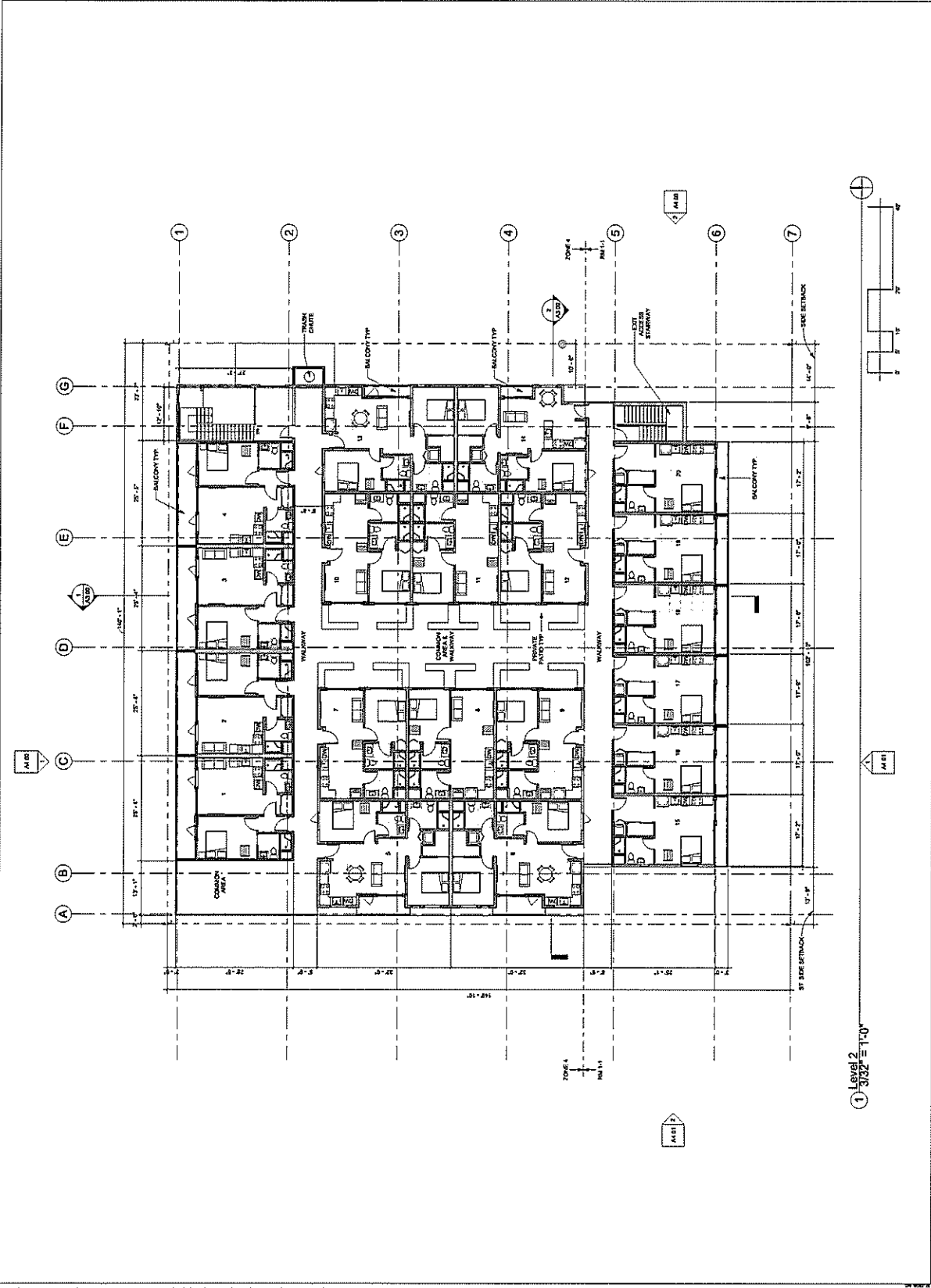
PROJECT NUMBER: 1902  
 AGENCY NUMBER: 147  
 COUNTY: SAN DIEGO  
 EXHIBIT: 14  
 PROJECT NAME: PEARL STREET  
 MIXED USE

**NOT FOR CONSTRUCTION**  
**PEARL STREET MIXED USE**  
**801 PEARL STREET, LA JOLLA, CA 92037**

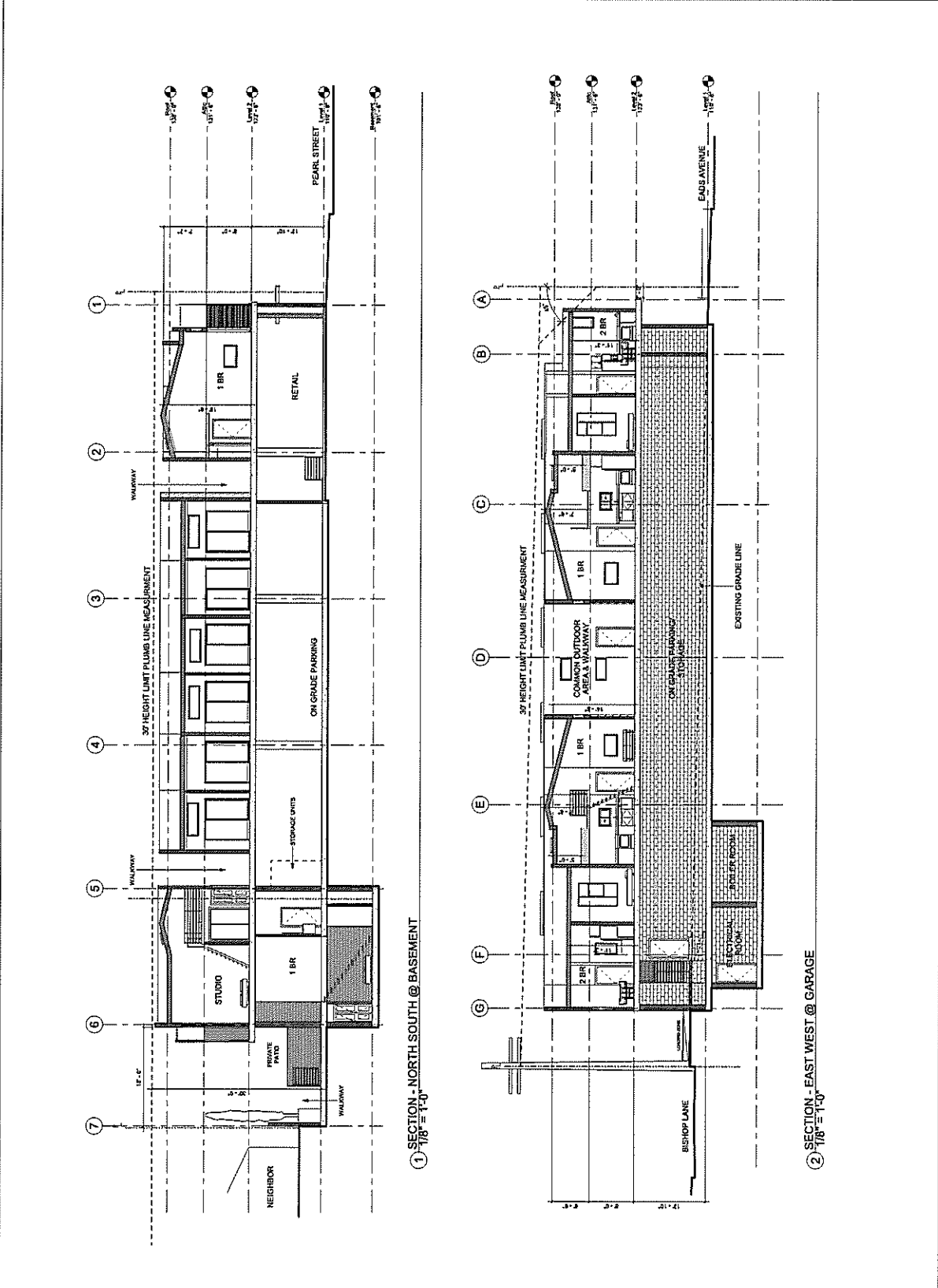
DATE: 06/19/2018  
 1. 02/01/2018 PRELIMINARY  
 2. 07/26/2018 PRELIMINARY  
 3. 09/14/2018 PRELIMINARY  
 4. 11/09/2018 PRELIMINARY

SHEET TITLE: FLOOR PLAN - LEVEL 2  
 SHEET NUMBER: A2.02

SHEET 14 OF 78



NOT FOR CONSTRUCTION



① SECTION - NORTH SOUTH @ BASEMENT  
 1/8" = 1'-0"

② SECTION - EAST WEST @ GARAGE  
 1/8" = 1'-0"



**MATERIAL LEGEND**

1	LONG FORMAT - HORIZONTAL BRICK LIGHT MEDIUM GREY MIX
2	2" x 4" x 8" SLIP SILICATE
3	3" x 6" x 12" SLIP SILICATE
4	4" x 8" x 12" SLIP SILICATE
5	5" x 8" x 12" SLIP SILICATE
6	MESHED METAL FINISH
7	WINDSCREEN THERMOPLASTIC GLASS
8	4" x 8" x 12" SLIP SILICATE
9	PERFORATED SCREEN
10	ALUMINUM CLADDING WITH REINFORCING BALCONIES
11	CONCRETE SMOOTH FINISH

**ELEVATION LEGEND**

---	HEIGHT LIMIT ENVELOPE LINE AT PROPERTY LINE
- - - - -	HEIGHT LIMIT ENVELOPE LINE BEYOND PROPERTY LINE

**KEYNOTES**

12	SOFT EQUIPMENT AT FACEMNT
13	EXISTING RECYCLING CMU WALL
14	REUSE & RECYCLING - CMU ENCLOSURE
15	RESIDENTIAL FINISH
16	COMMERCIAL FINISH

**ELEVATION**  
 NORTH - EAST

**A4.00**

SHEET NUMBER

SHEET 144P8



1 NORTH ELEVATION - PEARL STREET  
 1/8" = 1'-0"



2 EAST ELEVATION - BISHOPS LANE  
 1/8" = 1'-0"

**avrp**  
**SKYPORT**  
 701 14th Street, Suite 200  
 San Francisco, CA 94103  
 P 415 774-2300  
 www.avrp.com

PROJECT NUMBER: 1700  
 ARCHITECT: AVRP  
 PROJECT NAME: PEARL STREET  
 SUBJECT: ELEVATION

CONSULTANT:

**NOT FOR CONSTRUCTION**  
**801 PEARL STREET, LA JOLLA, CA 92037**

DATE: 06.13.2019  
 1. 02D RVT  
 2. 03R IN MEETING  
 3. 04R IN MEETING  
 4. 05R IN MEETING

**ELEVATION**  
**SOUTH - WEST**  
 SHEET NUMBER

**A4.01**

SHEET 1444 PF

**MATERIAL LEGEND**

- 1 LONG FORMAT - HANDMADE BRICK
- 2 LIGHT MEDIUM GREY MIX
- 3 2" SQUARE
- 4 WATER - SAND MARRAMA FINISH
- 5 BRITFACE OAK
- 6 PAINTED METAL
- 7 WOODGRAIN TILE WITH GROUT
- 8 TILE W/ WOOD PATTERN
- 9 POLISHED SCREEN
- 10 CLASH METAL LOW GLOSS FINISH
- 11 POLISHED CONCRETE

**ELEVATION LEGEND**

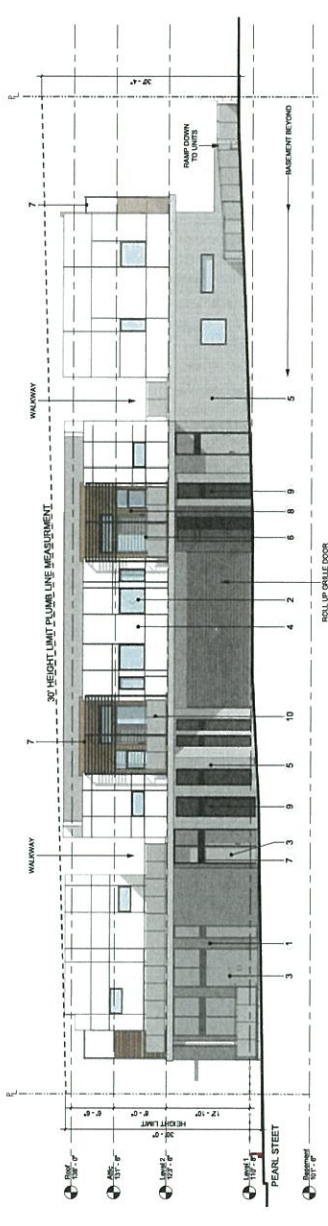
- HEIGHT LIMIT ENVELOPE LINE AT PROPERTY LINE
- HEIGHT LIMIT ENVELOPE LINE AT

**KEYNOTES**

- 12 SLOPE EQUIPMENT AT FACILITY
- 13 EXISTING NEIGHBORS OSM WALL
- 14 REFUSE & RECYCLING - OSM ENCLOSURE
- 15 RESIDENTIAL AWNING
- 16 COMMERCIAL AWNING



1 SOUTH ELEVATION  
 1/8" = 1'-0"



2 WEST ELEVATION - EADS AVENUE  
 1/8" = 1'-0"



## Tony Crisafi

---

**From:** Elizabeth Gaenzle <egarchitect@sbcglobal.net>  
**Sent:** Wednesday, December 04, 2019 1:49 PM  
**To:** Tony Crisafi; Suzanne Weissman  
**Subject:** 801 Pearl Street

Tony and Suzanne,

I am requesting that you distribute this email to the Trustees for review prior to the CPA meeting tomorrow night.

Elizabeth Gaenzle Architect AIA

[egarchitect@sbcglobal.net](mailto:egarchitect@sbcglobal.net)

## 801 Pearl Street

The following are deficiencies I have found with the proposed apartment at 801 Pearl Street. I understand that the project was designed per Code using numerous incentives, but it should not be in this location and does not comply with the La Jolla Community Plan. I agree that La Jolla needs affordable housing but this project has too many problems than justify only 2 units. If the developer had a lot more affordable units and provided more on-site parking it would be better received.

### **Parking:**

23 parking spaces provided, 1 is handicapped so there are only 22 spaces for retail and commercial. These 22 spaces need to be shared with the commercial tenants. The applicant has no plans to coordinate the crossover of commercial and tenant use

26 units with the potential of 52 people and 52 cars. This could throw 30 cars on to the streets plus the commercial use cars. With the high school using the parking on Eads, there are no parking places available on the street during school hours. We already know this area lacks parking for the existing businesses. This will negatively impact all of the shops on Pearl Street because tenants will be parking on the street. The residents on surrounding streets will have no street parking.

The development would work at San Diego State, at UCSD, San Francisco or Chicago where the busses come on a regular basis. Now the buses come every 30 minutes if at all. How does rideshare work with this project?

### **Handicapped Requirements:**

Currently the path of travel is entirely in the public right of way. From the handicapped parking stall, the person must cross incoming/outgoing traffic with no safe walkway, is sent onto the public right of way and then back onto the property. It would be safer to reduce a unit with an interior pathway from the parking lot south to the handicapped units.

**Handicapped units.** 2 are required. The law requires a person to have access to the front door. These units do not have an accessible bath on the main level. The applicant stated that a handicapped person will have to live only on the main level as a studio and will not have an accessible bathroom. Why not provide two true handicapped studio units? The applicant has no intention of providing a handicapped unit.

Handicapped should be able to access all public areas but there is no access to the second-floor patio. DPR repeatedly asked for an elevator and handicapped bathroom for accessible units.

### Density:

**This project proposed 54 units per acre!** According to the La Jolla Community Plan, the highest density is 45 units per acre through the RM-3-7. This site is Zone 4, Medium to high density 30-45 units per acre. ACCORDING TO LJPD-4 and RM1-1 the existing site currently allows 13 units only. (sdmc 131.0406) The incentives for affordable housing allow the doubling of the units. This project would be the highest density project in La Jolla.

Out of 26 units, only two are affordable. 11% affordable housing requirement should be 3 units, although the applicant only providing 2 units.

### LA JOLLA COMMUNITY PLAN:

**Community Character:** "The City should apply the development recommendations that are contained in this plan to all properties in La Jolla in order to **avoid extreme and intrusive changes to the residential scale of La Jolla's neighborhoods and to promote good design and harmony within the visual relationships and transitions between new and older structures.**" There is no transition of scale or harmony.

"Maintain the existing residential character of La Jolla's neighborhoods by encouraging buildout of residential areas at the plan density." (pg 70) **12 units overlook a 1 story house to the south.**

This project would be THE HIGHEST DENSITY, normally in RM-3-7 zone, in the Village of La Jolla.

**Commercial Development Recommendation:** "Avoid abrupt transitions in scale between commercial buildings and adjacent residential areas. Design larger structures in a manner that reduces actual or apparent bulk." This project is a big box.

"In order to promote transitions in scale between new and older structures, create visual relief through the use of diagonal of off-setting planes, building articulation, roofline treatment variation within front yard setback requirements.

### Conclusion:

The project does not comply with the Community Plan in density and the transition from single-family to very high density.

The parking off-site parking will negatively affect the schools and other businesses in the area.

There is NO COMMUNITY BENEFIT in allowing this project to go forward. I am asking the developer to produce something with more low-income housing and on-site parking. **I urge the Trustees to vote no on this project.**

Elizabeth Gaenzle AIA



## Tony Crisafi

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**From:** Bill Mueller <bill.mueller@hotmail.com>  
**Sent:** Wednesday, December 04, 2019 7:44 AM  
**To:** Tony Crisafi  
**Cc:** Tina Wright  
**Subject:** 801 Pearl Street Project

Hello Mr Crisafi,

We are sending this email and asking that it be read at the Dec 5 LJCPA meeting. Unfortunately I will not be able to attend as I am traveling for business. Thank you for your attention to my email.

My wife and I attended the DPR meeting Nov 19<sup>th</sup>, 2019 and live 2 doors away from the project. We believe this mixed-use project is very attractively designed and offers just the right kind of relatively affordable rental housing that La Jolla and San Diego needs to address the current housing crisis as required by the State of California. Also, it will replace the shuttered gas station on Pearl Street which is an eyesore and disgrace to La Jolla and adversely impacts the value of our home.

We are very disappointed the project was not recommended for approval, and concerned if the current developer doesn't get the proposed project approved the site will sit vacant for the next 27 years like the former gas station at 6710 La Jolla Blvd.

We are also concerned how certain committee members seemed to bring personal ideology into the voting process. According to it's by-laws, the LJCPA and DPR is supposed to "focus such review on conformance with the Land Development Code and the adopted Community Plan". This is important so that developers and land owners know the status of laws and land use regulations affecting their property. Why would any developer attempt to develop any of the many obsolete buildings in the Village if DPR committee members or LJCPA trustees can choose to ignore existing laws and land use regulations when reviewing and approving projects?

It was incredible to hear one lady committee member say she was voting to deny the project because she "disagreed with CA State and local law". If she

disagrees with CA law she should have RECUSED herself from voting. Also, Mr Mike Costello stated he "approves the project" during the discussion, but then conditioned his "yes" vote on the developer agreeing to limit vacation rentals by restrictive covenant. Apart from the fact that this is a commercial Zone which prohibits hotel/motel use, the DPR should require projects to conform to existing regulations relating to vacation rentals, not laws that DPR members would like to have in place. Mr Costello should have RECUSED himself from the vote, and in my opinion, should also recuse himself from the LJCPA vote which I would like to attend but can't because I will be out of town.

Also, it's not ok to have a haphazard voting process. DPR Committee member Bob Collins had to leave after he said he liked the project and would vote to support it. Diane Kane attended the previous week's DPR meeting and is on record as supporting the project but was not present at the Nov 19 meeting. With these two "yes" votes, the decision would have been 4 versus 4 and the committee would have voted to recommend the project since the Chairman was in favor and had the deciding vote.

Again, why is DPR creating this uncertainty for La Jollans who want to see new projects replace shuttered gas stations and other worthy projects that will improve La Jolla?

Respectfully.  
Bill and Tina

Bill Mueller

(619) 846-2302

7443 Eads Ave  
La Jolla, CA 92037

Sent from my iPhone

## La Jolla Community Planning Association

---

**From:** Gordon Dunfee <surflaw2@aol.com>  
**Sent:** Wednesday, December 04, 2019 11:41 AM  
**To:** La Jolla Community Planning Association  
**Subject:** Pearl District Letter of Support.  
**Attachments:** LJCPA ltr 12-04-19.pdf

LJCPA:

Please find attached our letter of support for the Pearl District redevelopment project. We unfortunately cannot make the meeting tomorrow night. Please feel free to call if you have any questions on our support or the attached letter.

Thank you.

Regards,

*Gordy*

Gordon E. Dunfee  
P.O. Box 8462  
La Jolla, CA 92038  
c: 619-804-0557  
o: 858-456-7111  
f: 858-346-9090  
e: surflaw2@aol.com



***Gordon E. & Maureen L. Dunfee***

P.O. Box 8462  
La Jolla, California 92038

December 4, 2019

La Jolla Community Planning Association  
President Tony Cristafi and Trustees  
P.O. Box 889  
La Jolla, CA 92038

*Sent vis email to: [info@lajollacpa.org](mailto:info@lajollacpa.org)*

Re: Item 11.2 of the Dec. 5, 2019 Regular Meeting Agenda: "Pearl Street Mixed Use Development"

Dear President Cristafi, Trustees and LJCPA:


We have had a chance to review the preliminary plans for the mixed-use project located at 801 Pearl Street entitled "Pearl District". We normally would have preferred to attend this LJCPA meeting in person but we have a pre-committed schedule conflict that evening. Therefore, please consider this letter as evidence, as long-term residents of La Jolla, of our support of this development.

We base our support on the following:

1. The proposed plan is a far better use than the previous environmentally precarious and now shuttered gas station with multiple underground storage tanks;
2. The new plan calls for market rate and affordable apartments, instead of condominiums. More rental inventory is badly needed in this area of San Diego, not more luxury condos;
3. The project's massing and elevations provide a much-needed redevelopment of this now abandoned and chained off eyesore of a property;
4. The traffic generation impacts of the proposed project are lower than the prior use, which is a win for the neighborhood;
5. Reduced parking proposed is an environmentally noble (think ride sharing and public transportation) and City-encouraged way to cut back on commuter traffic patterns and concomitant pollution;
6. Housing crisis: All that said, we are most enthusiastic about Mr. Bourne's long-term leasing requirements which will effectively cancel any potential use of the project for the community destroying short term vacation rental units (VRBO and Airbnb) that have invaded our Jewel. Short term vacation rentals, an illegal use of single-family properties in the City of San Diego, per the City Attorney, are a *major* cause of the rental housing shortage and high rents in the City. We hope that at some point in the near future, our La Jolla community and the LJCPA will back the municipal code for full and vigorous enforcement of these beach area illegal short-term rentals.

Sincerely,

  
Gordon E. Dunfee

  
Maureen L. Dunfee

**Fwd: Pearl Street Mixed Use (Project No. 638970)**

La Jolla Community Planning Association

Thu 11/7/2019 2:54 PM

To: Brian Will &lt;brianljcpa@gmail.com&gt;

Sent from my iPad

Begin forwarded message:

**From:** Lauren Mullin <laurenkmullin@gmail.com>  
**Date:** October 26, 2019 at 3:12:46 PM PDT  
**To:** La Jolla Community Planning Association <info@lajollacpa.org>  
**Subject: Pearl Street Mixed Use (Project No. 638970)**

Dear Toni,

As a mom, big supporter of our community and a neighbor, I am extremely concerned about the mixed use product. The proposed project is within 2 blocks of an elementary school, three preschools and a high school. Can you imagine the traffic accidents from the cars on Pearl? What about the kids walking to and from school through the alley and on the streets.

Furthermore it will take away the integrity of the landscape of our village.

I know that this project will destroy the La Jolla village.

What can we do?

Thank you for your time.

Sincerely,

Lauren Mullin

**Fwd: Letter for today's CPA Meeting**

La Jolla Community Planning Association

Tue 11/19/2019 4:01 PM

To: Brian Will &lt;brianljcpa@gmail.com&gt;

Sent from my iPad

Begin forwarded message:

**From:** Tara Hammond <tara.hammond@sullivansolarpower.com>  
**Date:** November 19, 2019 at 3:03:19 PM PST  
**To:** La Jolla Community Planning Association <info@lajollacpa.org>  
**Subject: Letter for today's CPA Meeting**

November 19, 2019

Dear Chair Crisafi and La Jolla CPA Trustees,

I live on the same street as the proposed 801 Pearl Street project and urge you to NOT approve the proposal as it currently stands.

The owner, David Bourne, did not willingly share the traffic and environmental impact studies with the community as requested prior to today's meeting and there are various safety issues, community concerns and modifications that I believe need to be addressed before this project can be considered for a vote.

In general, I support affordable housing and increased housing, and I'm in favor of new businesses joining our neighborhood.

Below are my recommendations to David Bourne's current proposal:

- Only offer unfurnished, 6-month to one-year leases for the residential units, and enforce a zero tolerance policy with regard to sub-leasing and Airbnb/STVR activity
- Offer more parking for the retail spaces so the businesses have a higher chance of succeeding
- Design the parking garage/stalls to facilitate the maneuvering of larger vehicles, and increase the likelihood of the parking to being used as intended
- Actively engage in solutions to the current traffic issues at the Eads Avenue/Pearl Street intersection that pose a safety concern to the community
  - o Advocate for a right-hand only turn out of the projects entrance
  - o Advocate for protected left-hand turn lanes/arrows on Pearl Street
  - o Integrate additional solutions others may have that would mitigate safety hazards
- Conduct an independent traffic study for the Eads Avenue/Pearl Street intersection and the 7300 block of Eads Avenue



- Build a sustainable project with a LEED Platinum certification
- o Add a renewable energy system to this project

Thank you for your time and consideration.

Sincerely,  
Tara Hammond  
7300 Block Eads Avenue

## Re Pearl Street mixed use development

John Wolfgang <jewolfgang@gmail.com>

Wed 12/4/2019 11:53 AM

To: La Jolla Community Planning Association <info@lajollacpa.org>

To whom it may concern:

I want my comments on record related to this proposed development as I am out of town and not available to be there in person to comment.

My wife and I live on Eads just south of the proposed project and have owned our home since 2006.

I am currently opposed to the current design of the project and will summarize my reasons as follows:

1. The density of the project is too high. Realize that 12 of the proposed units are within 18 feet of other residential property on Eads. That is slightly over 46% of the units proposed in this project. Half of the 12 units are below grade and approximately about 400 square feet. The balance are above the others and overlook what has been a residential street. In my view this is entirely too much within the residential area.

2. In the original presentation by the developer, as documented in the minutes of that meeting and in the LaJolla Light issue of 11/21/19 he indicated all 26 units would be "furnished". He backed away from this comment in the second meeting. In fact he called me a liar and indicated he had never said that. He has now indicated those units may or may not be furnished. My first reaction is which is it? But either way my concern remains that these small units are prime for short term vacation rentals and not long term tenant occupancy. If that turns out to be the case the lifestyle of what was a very clam and residential area will be destroyed.

3. The proposed parking is inadequate for the level of the proposed development. 23 spaces are currently designed for the project. There are 26 residential units and two retail spaces in the current design. We were told 5 of those spaces are for retail which leaves only 18 spaces for 26 units, 4 of which are 2 bedroom units. Even as the developer says the retail parking spaces will be available for the tenants at night it is unclear who will occupy the retail space and will those spaces be available to the tenants for overnight parking. In the previously proposed project the developer had designed almost 40 spaces of underground parking for 12 units and 5 retail spaces. It's hard to believe 23 parking spaces for a project of this size is adequate.

4. The design of the ingress and egress from the project is directly on Eads Ave. In my view this access is a safety issue as currently designed and will cause both significant traffic jams on Eads and possibly Pearl. Cars exiting from the project will encounter heavy traffic from the high school in the mornings and after school. If residents try to turn left into oncoming traffic it will surely cause accidents and present safety issues for students walking to the high school. First I have suggested at other meetings left turns from the project should be prohibited. Second the traffic lights at the corner of Eads and Pearl will need to be changed. Preventing right hand turns on red and also having a left turn only signal installed at this intersection. This corner is particularly dangerous and has had many accidents. I for one have been hit crossing the street with the light by drivers making a left turn coming out of CVS. The amount of traffic coming from CVS, BevMo and the change of school hours to 8:30 presents a whole new set of traffic patterns at the location. To rely on a 2015 traffic study which is out of date to say there will be no impact of the project is foolish and shortsighted. I believe a whole new traffic study should be done to take into consideration the current circumstances and the effect of the proposed project will have.

5. We learned at the last meeting the loading zone which will be located on Bishops Lane is quite small and believe it will cause traffic issues on the Lane. It's an alley and many of us who live on Eads and Fay have our garages on Bishops Lane. If trucks are blocking the Lane then it will be difficult to turn onto the lane or leave the lane at Pearl Street.

6. the developer has also mentioned he would like to change the parking on the west side of Eads from

parallel parking to diagonal parking thereby increasing the number of spaces. This will not work as I see it. Cars exiting the project will not have a line of sight to on coming traffic. It will be a safety issue. I believe the reason the parking on the west side of Eads is Parallel at this time was because of the traffic going into and out of the old gas station and the line of sight issue with oncoming traffic on Eads. In my view its the same issue the proposed project present and the parking should not be changed just to get a few more spaces because his project does not provide adequate parking. In addition, He further stated by removing one curb cut which exists today it will allow Potentially 3 more spots. Mind you those 3 spots will block cars trying to make right turns onto Pearl. The solutions being offered do not take into consideration the effect his project will have on the area.

I remain opposed to this development on the basis of significant density issues, stvr concerns , lack of parking, safety issues, and traffic effects.

Please review these plans carefully and take into consideration my comments.

Respectfully

John Wolfgang

Sent from my iPad



## RE: Concern over City Staff Attention to Public re: 801 Pearl St Mixed Use Development Project

Kathleen <kneil@att.net>

Wed 12/4/2019 4:33 PM

To: 'Greg Jackson' <gjackson@outlook.com>; 'Hadley, Steven' <SRHadley@sandiego.gov>; 'Tony Crisafi' <tcrisafi@islandarch.com>

Cc: 'Suzanne Weissman' <weissmansuzanne@gmail.com>; La Jolla Community Planning Association <info@lajollacpa.org>

Okay, we are now way past the process question – rather than go into digital government's shortcomings (yes Greg, you and I should probably have a coffee or two and chew this fat), let's just go back and focus on the process: how do we tweak the system so that if a DPM does not pick up on his/her cue, we have a way to ensure that information is really communicated to interested people?

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**From:** Greg Jackson [mailto:gjackson@outlook.com]

**Sent:** Wednesday, December 04, 2019 2:55 PM

**To:** kneil@att.net; 'Hadley, Steven'; 'Tony Crisafi'

**Cc:** 'Suzanne Weissman'; 'La Jolla CPA'

**Subject:** Re: Concern over City Staff Attention to Public re: 801 Pearl St Mixed Use Development Project

Very useful, thanks for giving this a go. The key challenge, I think, isn't technological, and that was the point I was making. Rather, the challenge is that among the various documents relevant to a project

- some are sent to the Chair,
- some are sent to the CPA main address [info@lajollacpa.org](mailto:info@lajollacpa.org),
- some of those the Chair or the Secretary forwards to committee chairs (DPR or PRC),
- some of those the committee shares with his or her committee, but usually only by request,
- some get attached to meeting minutes, sometimes for committees but more usually by the Secretary for CPA minutes or agendas, and
- most apparently don't get sent to anyone, but rather are retrievable from the DSD website or by direct request to the DSD project manager,

and so it's hard to know who has them or where they are--your 801 Pearl experience is quite typical (remember all those seismographic and geological studies for the house up by the Geisel home? Same deal). Technology can enable us to address the problem. But technology is the easy part.

The hard part is finding and consolidating all the various materials related to a give project, and since those materials are located and indexed variously, a person (with backup) is needed to pull them together--a role we might call "Consolidator". Finding, training, and managing a Consolidator is an HR and staffing issue, not a technology issue. Once we have a Consolidator up to speed, he or she can do the job either by sending to an email list anyone can subscribe to (much the same mechanisms as Terek Bethany now uses to distribute agendas to the SDPlanningGroups list--which isn't the same as sending to an email account), or by posting the materials on a web-accessible service anyone can subscribe to (easily achievable using either the blog facility on the LJCPA website, or Google Groups, or some similar service).

Until we solve the Consolidator problem, there's little point to solving the (much easier) technology problem.

\_\_\_\_\_ greg jackson  
 \_\_\_\_\_ gjackson.us  
 \_\_\_\_\_ 1-773-936-9235

On 12/4/2019 12:33 PM, Kathleen wrote:

I'll give a go at a description. The City's Development Services Dept (not Planning Dept?) sends project review information to the Chair of the La Jolla CPA. The Chair of the La Jolla CPA forwards the information to the correct subcommittee (e.g. Chair of La Jolla Development Permit Review Committee) reviewing the project for that geographical area. Much of this information is sent via email attachment (e.g. Cycle Letters, or if a hearing been scheduled by the DSD Project Manager?). When an individual trustee (e.g., me) is interested in following the information for a specific project (e.g., 801 Pearl St Mixed Use), but does not want to add to the burden of the volunteer subcommittee chair, can that information that is already coming to the CPA be sent to another Trustee, and just to push the transparency envelope, can it also be sent to an interested member of the public?

## La Jolla Community Planning Association

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**From:** Pence, Gary <GPence@sandiego.gov>  
**Sent:** Tuesday, December 03, 2019 8:22 AM  
**To:** La Jolla Community Planning Association; Abrams, David  
**Subject:** La Jolla Farms Road

Good morning gentleman – I apologize for the late notice but I have to make some changes to the locations of the red curb removal for La Jolla Farms. After discussions with the Coastal Commission I have a better understanding of what they will require of us. Also, I have to change some of the locations where I was planning on removing the red so I need more time to work with the Coastal Commission and the residents. Can we please postpone this discussion to next month's meeting? Thanks, GP

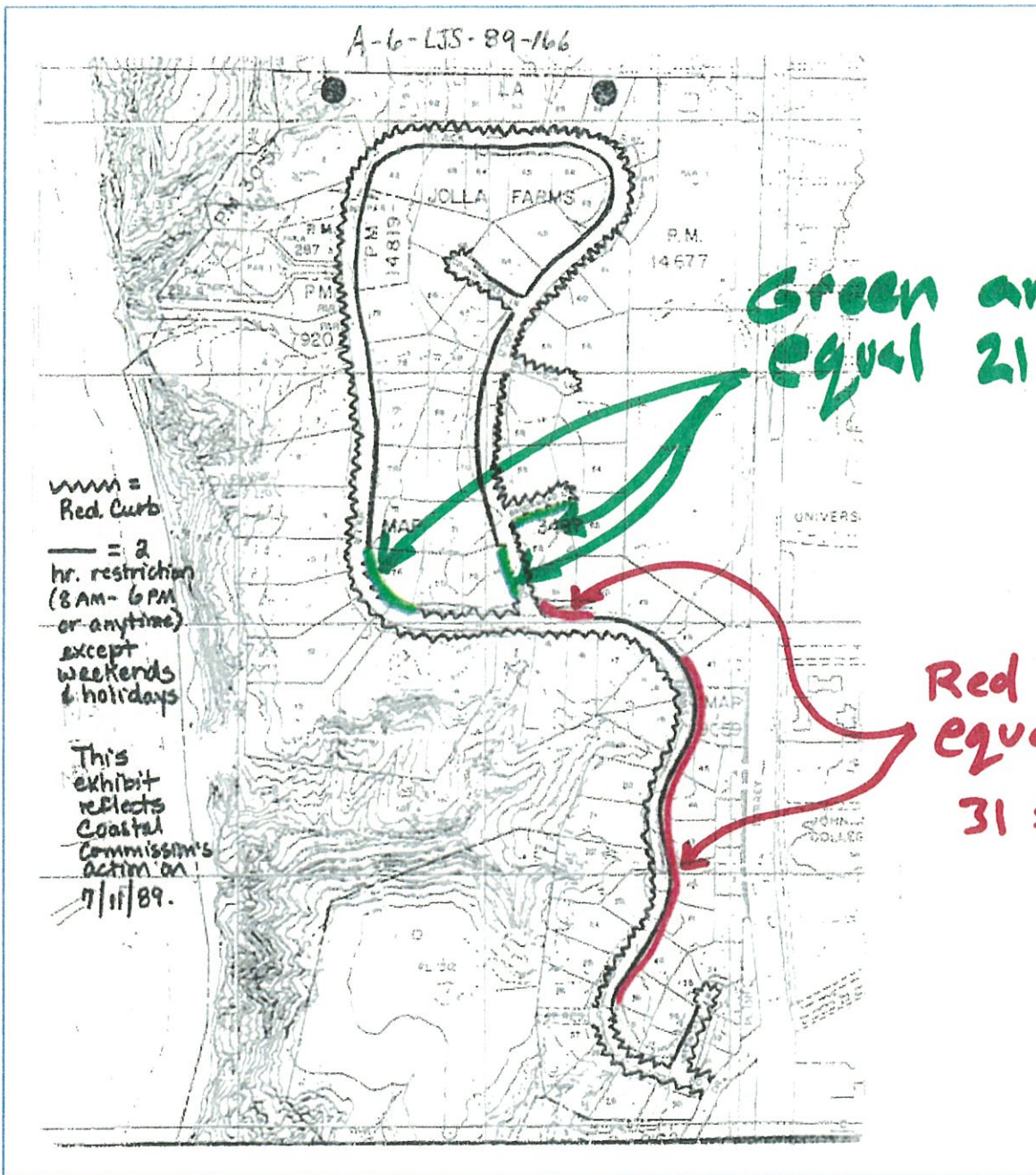
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Net loss of parking from  
red added after 1989 permit  
is 10 spaces.  $(31 - 21 = 10)$

December 5th

History of La Jolla Farms Red Curb parking history: To be heard at November 2th CPA meeting.

# In November of 1987 The La Jolla Farms Property Owners Association submitted a petition signed by 75% of the property owners asking the City to RESTRICT public parking in the La Jolla Farms area.

#. The Transportation and Land Use Committee and subsequently The City Council, approved proposal to remove on street parking within the cul-de-sac turnarounds, and ONE side of those residential streets.

# On March 31, 1989 the planing director approved a permit authorizing the red curbing of the requested on-street parking areas within the La Jolla Farms subdivision.

#. On July 11th 1989 The Coastal Commission approved the city program which included the following features :

1. Retaining the red curbs at the cul-de-sacs as implemented by the City Manager.
2. Red curbing ONE side of La Jolla Farms Road/Blackgold Road.( as approved by the TL&U Committee and endorsed by the Council)
3. Restricting all other curb parking in the neighborhood to two hour parking except for weekends and holidays.

# It was brought to my attention over 2 years ago by surfers and people that enjoy and use Blacks Beach and the Vista Point " Scripts Knoll" that there was a shortage of public parking at the Farms, some were older residences and remember that many years ago there was no red curbs on the east side, I went to the Coastal Commission to get the file to see, and I discovered, they were correct there is not suppose to be any red curbs on the east side, so I took the issue to Traffic and Transportation in La Jolla with a letter from Surfrider and the Windansea Surf Club, in the name of Beach Access and Public Parking, asking to remove the red curbs on the east side as it seems they have no permits to be red.

#. The issue was on the agenda at T&T July meeting 2018, it was postponed to inquire from the City as to how the curbs became red on both sides of the street.

# It was again on the agenda at T&T in October 17 2018, no answer from the city.

# The issue was again on the Agenda at Traffic and Transportation September 18th 2019, and a vote was taken to accept the City recommendation to reclaim 11 public parking spaces 5-2-0

# The issue was on the agenda at La Jolla CPA on October 3rd 2019 on the Consent Agenda as 4.3 and was pulled to be on the agenda at the November 7th meeting.

Hope this is helpful in how we got here, Melinda Merryweather