

# La Jolla Community Planning Association

---

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

Contact Us:

Mail: PO Box 889, La Jolla, CA 92038

Web: [www.lajollacpa.org](http://www.lajollacpa.org)

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

President: Tony Crisafi

Vice President: Matt Mangano

2<sup>nd</sup> Vice President: Dave Gordon

Secretary: Suzanne Weissman

Treasurer: Mike Costello

## DRAFT AGENDA –

**Regular Meeting | Thursday, 05 March 2020 – 6 p.m.**

**6:00 p.m. 1.0 Welcome and Call to Order: Tony Crisafi, President**

**This is a full agenda, recorded meeting therefore, the following rules will be enforced:**

- A. Mobile devices off or on silent mode.**
- B. All public and trustee comment will be addressed to the chair. Public & trustee comment will be limited to 2 minutes.**
- C. Comments will be directed to the project or matter stated in third person for the purpose of respect & clarity**
- D. Chair may ask for member votes. Please keep hands raised until the vote tally is announced.**
- E. Chair will alternate order of trustee comment. Upon consensus, Chair will close discussion and call for a motion.**
- F. Please notify chair of any organized public presentation requests one week prior to meeting**

**1.9 Verify LICPA member quorum – 20% or 21 members required to be present. There are 104 members.**

**6:05 p.m. 2.0 Adopt the Agenda**

**6:10 p.m. 3.0 Meeting Minutes Review and Approval:**

**3.1 06 February 2020 – Regular meeting minutes**

**3.2 Village Streetscape – The La Jolla Community Foundation presents design improvements**

**3.3 Public Comment**

*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.*

**3.4 Ad Hoc La Jolla Shores code review committee (action items 3.4.1 – 3.4.3)**

**3.4.1 Whether to form an ad-hoc committee to review the LJSPDO & Municipal Code and advise the city on application and or modifications and updates of same.**

**3.4.2 Whether to authorize the President to forward recommendations prior to LJCPA regular April meeting by the March 21, 2020 city deadline for comments.**

**3.4.3 Alternate to 3.4.2 action – Whether to outreach to the La Jolla Shores Community and submit findings by September 2020 to the LJCPA for the 2021 code update deadline of December 2020.**

**3.5 La Jolla View Reservoir**

**3.6 Action Item UCSD Special Meeting: Should LJCPA coordinate and lead, in conjunction with T&T Subcommittee, LJSA, LJTC & UCSD, a special meeting to review the UCSD long-range development plan And future campus development plan.**

**3.9 Close the LJCPA member meeting, open the regular meeting**

**6:20 p.m. 4.0 Consent Agenda – 4.1 – 4.3**

**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

MEMBERSHIP COMMITTEE

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.

Projects may be pulled from consent agenda by anyone present. Items will be moved to full review at the present of following regular LJCPA meeting.

**4.1 – Request for diagonal parking on Herschel Ave. between Kline & Torrey Pines Rd.**

**T&T Motion to approve request 8-0-0**

**4.2 – Request for reconsideration of La Jolla Scenic North & South connection (cont'd item) – Former overpass project across LJ Parkway that was removed from La Jolla Community Plan**

**T&T Motion to request city to conduct a comprehensive traffic study for all possible solutions related to traffic congestion at The Throat & other abutting areas 5-3-0**

**4.3 - K-4 Residence SDP (2<sup>nd</sup> review), Project 522708, 7595 Hillside Dr., Process 3, SDP and CDP r the demolition of an existing dwelling unit and constriction of a 7,091 square foot, two story, over-basement dwelling unit. The 0.797 acre site is located in the single family zone of the La Jolla Shores Planned District within the La Jolla Community Plan Area, Council District 1.**

**PRC motion to approve, subject to city approving non-standard driveway 3-0-2**

**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 LICPA.**

**5.0 Officer Reports:**

**5.1 Treasurer - Mike Costello's report – See attachment 1**

**5.2 Secretary**

**5.2.1 Membership committee report**

**6.0 Elected Officials – Information Only**

- 6.1 Council District 1: Councilmember Barbara Bry.**  
Rep: **Steve Hadley**, 619-236-6611, [srhadley@sandiego.gov](mailto:srhadley@sandiego.gov)
- 6.2 78<sup>th</sup> Assembly District: Assembly member Todd Gloria**  
Rep: **Mathew Gordon** 619-645-3090 [mathew.gordon@asm.ca.gov](mailto:mathew.gordon@asm.ca.gov)
- 6.3 39<sup>th</sup> Senate District: State Senator Toni Atkins, Senate President pro Tempore**  
Rep: **Miller Saltzman**, 619-645-3133, [Miller.Saltzman@sen.ca.gov](mailto:Miller.Saltzman@sen.ca.gov)

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

**7.1 Updated on line ECOW links:**

<https://www.sandiego.gov/planning/community/resources>

<https://www.sandiego.gov/planning/programs/land-development-code/lcd-update-request>

**8.0 Public Comment**

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

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

**8.2 UCSD - Planner: Anu Delouri, [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu),**

**8.3 General Public**

**9.0 Non-Agenda Trustee Comment**

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

**10.0 Ad Hoc and non-LJCPA Committees - Information only unless noted**

- 10.1 Community Planners Committee, Dave Gordon**
- 10.2 Coastal Access & Parking Board**
- 10.3 UC San Diego advisory Committee**
- 10.4 Hillside Drive Ad Hoc Committee – Diane Kane, Chair**
- 10.5 Airport Noise Advisory Committee – Matthew Price**
- 10.6 Playa Del Norte Stanchion Committee**

**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.**

**6:45 11.0 – LJCPA Review and Action Matter – No Review and action items this month**

**XX. Adjourn to next regular LJCPA Meeting which will be held on Thursday, April 2nd, 2020 at 6:00 pm.**

## Attachment 1

### La Jolla Community Planning Association Treasurer's Report for March 5, 2020 Regular Meeting

<b>Beginning Balance</b> as of February 1, 2020	\$252.00
<b>Income</b>	
• Collections, February 6, 2020	\$199.00
• CD Sales	\$00.00
• Witness Fee	\$ 15.00
<b>Total Income</b>	<u>\$214.00</u>
<b>Expenses</b>	
• Agenda printing, Feb. 6, 2020	\$101.89
• other	\$00.00
<b>Total Expenses</b>	<u>\$101.89</u>
<b>Net Income/(Loss)</b>	\$112.11
<b>Ending Balance</b> of February 29, 2020	\$364.11

# La Jolla Community Planning Association

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

Contact Us:

Mail: PO Box 889, La Jolla, CA 92038

Web: [www.lajollacpa.org](http://www.lajollacpa.org)

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

President: Tony Crisafi

Vice President: Matt Mangano

2<sup>nd</sup> Vice President: Dave Gordon

Secretary: Suzanne Weissman

Treasurer: Mike Costello

---

## **DRAFT MINUTES–**

**Regular Meeting | Thursday, February 6, 2020– 6 p.m.**

### **1.0 Welcome and Call to Order: Tony Crisafi – President, presiding 6:07 pm**

This is a full agenda, recorded meeting therefore, the following rules will be enforced:

- Mobile devices off or on silent mode.
- All public and trustee comment will be addressed to the chair. Public & trustee comment will be limited to 2 minutes.
- Comments will be directed to the project or matter stated in third person for the purpose of respect & clarity
- Chair may ask for member votes. Please keep hands raised until the vote tally is announced.
- Chair will alternate order of trustee comment. Upon consensus, Chair will close discussion and call for a motion.
- Please notify chair of any organized public presentation requests prior to meeting

**Quorum present:** Brady, Costello, Crisafi, Fitzgerald, Fremdling, Ish, Jackson, Kane, Mangano, Manno, Neil, Shannon, Weissman, Will

**Absent:** Gordon, Little, Courtney

### **2.0 Adopt the Agenda**

**Motion:** (Neil/Kane) Amend agenda to move item 4.4, 7760 Hershel project from consent agenda and add as item 11.4, action item and move item 4.5, Municipal code update, to item 11.5, action item.

**Vote:** 13-0-1, unanimous, Chair abstains, Motion carries, 2/3 vote requirement met.

**Motion:** (Neil/Jackson) Adopt agenda as amended: **Vote:** 13-0-1, unanimous, Chair abstains. Motion carries

### **3.0 Meeting Minutes Review and Approval:**

#### **3.1 – Regular meeting minutes**

**Motion:** (Jackson/Fitzgerald) approve minutes as presented: **Vote:** 12-0-2, unanimous, Kane and Chair abstain. Motion carries

### **4.0 Consent Agenda – 4.1 – 4.5**

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. Projects may be pulled from consent agenda by anyone present. Items will be moved to full review at the present of following regular LJCPA meeting.

**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

**4.1 – Proposal for diagonal parking on Eads Ave. between Rushville & Genter Streets**

**T&T Motion to deny proposal 7-0-1**

**4.2 – Review of Valet Service Permit for La Plaza Building** – Recommend reduction of four parking spaces to two white spaces and change the signage to reflect clear instructions on where to park in front of La Jolla Plaza Building – 7863 Girard Ave. @ Wall St.

**T&T Motion to accept recommendation to reduce white parking spaces 5-3-0**

**4.3 – Said Residence - 7834 Esterel Dr. – Project No. 646224**, Process 3, SDP for the addition to an existing single family residence consisting of 945 s.f. to basement, 551 s.f. to first floor and a new detached 1,200 s.f. companion unit over 546 s.f. of basement parking. The .49 acre site is located in the La Jolla Shores Planned District Zone of the La Jolla Community Plan Area, Council District 1.

**PRC motion to approve 7-1-0**

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.

None pulled. **Motion:** approve consent agenda items 4.1 – 4.3, (Will/Costello) **Vote:** 13-0-1, unanimous, chair abstains. **Motion carries.**

## **5.0 Officer Reports:**

### **5.1 Treasurer - Mike Costello's report –**

#### **Treasurer's Report for February 6, 2020 Regular Meeting**

Beginning Balance as of January 1, 2020		\$206.41
Income		
Collections, Jan 9, 2020	\$118.00	
CD Sales	\$ 00.00	
Total Income		<u>\$118.00</u>
Expenses		
Agenda printing, Jan. 8, 2020	\$72.41	
other	00.00	
Total Expenses		<u>\$72.41</u>
Net Income/(Loss)		\$45.59
Ending Balance of January 31, 2020		\$252.00

#### **Financial Hi-lights of year 2019**

Income for 2019 (includes SD City Grant to CPG)	= \$2,366.60
Balance, Dec 31, 2019	= \$206.41

Agenda printing continues to be a necessary major expense.      12 x ~ \$75 = ~\$900

LJCPA website was switched (migrated) to GoDaddy (Linux) and modernized to current technology.  
GoDaddy will handle domain name, website hosting, and email.

One time 2019 = \$414.34

Anticipated expenses 2020 = none

Domain registration (lajollacpa.org), \$60 for 5 years, by 4/19/2021

SSL certificate for website, \$130 for 2 years, by 11/4/2021

Office 365 email ([info@lajollacpa.org](mailto:info@lajollacpa.org)), \$300 for 3 years, by 6/17/2022

Economy Linux Hosting (lajollacpa.org), \$220 for 3 years, by 10/25/2022

Anticipated averaged annual expenses 2021 forward about = \$250

AT&T telephone service was cancelled. **annual saving** 12 x \$17.92 = \$215.04

LJ Rec. Center, Over-time payment was eliminated, **annual saving** = \$540

Applied for annual SD City Grant to Community Planning Groups. = \$500

## 5.2 Secretary -

If you want your attendance recorded today, you should sign in at the back of the room or let me know that you want your attendance recorded. You are welcome to attend without signing in or joining.

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 completing the application and attending one meeting. You can maintain your membership by documented attendance at 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.

## 6.0 Elected Officials – Information Only

### 6.1 Council District 1: Councilmember Barbara Bry.

Rep: Steven Hadley, 619-236-6972, [srhadley@sandiego.gov](mailto:srhadley@sandiego.gov)

**Hadley:** Projects we are working on:

- Traffic and transportation stormwater department has asked “what part of Hillside Dr. needs to be paved?” (laughter) That is progress.
- Mauricio was able to get some money from the gas tax revenue to repave Hillside Dr. from Soledad to Amalfi, so we will look at the northern end to see how much we can suggest for repaving.
- On Nottingham Dr. students are now parking farther south using scooters to travel to the university. Scooters are getting left in the neighborhood; we have contacted Bird to see that they are not staging scooters there are cleaning things up in the evening so that scooters are not left all over.
- The lights on Prospect that are out near St. James church will be fixed.
- The lights on the Rec Center ball fields are too bright so we are asking Park & Rec to reduce the lights disturbing nearby residents.



- Fay Ave. extension has been awarded the weed abatement contract.
- Lake Forward in Bird Rock: we are going to have a design for re-engineering that part of the round-about that doesn't drain by the end of this fiscal year.
- MTS will release its feeder study for the new trolley next Thursday. I will be there to put weight of Council Member behind what Dave Gordon will say. We are looking for a shuttle here.
- We will be monitoring the remodel at the end of Olivet Lane to see that permits are properly issued and that the permits themselves are proper.
- We are working with the undergrounding people in the city and SDG&E to resolve problems with the undergrounding project in the Muirlands that has come to a halt.

**Kane:** There is a trend at DSD to not send projects back to the community for SCR as required in the coastal zone. Several times we have specifically asked for these projects and have been ignored. We do not get a response from city staff. Can you help us with this? **Hadley:** We keep asking and are happy to pass comments from this board along.

**6.2 78th Assembly District: Assembly member Todd Gloria**

Rep: Mathew Gordon 619-645-3090, [mathew.gordon@asm.ca.gov](mailto:mathew.gordon@asm.ca.gov) Not present

**6.3 39th Senate District: State Senator Toni Atkins, Senate President pro Tempore Rep: Miller Saltzman, 619-518-8188, [MillerSaltzman@sen.ca.gov](mailto:MillerSaltzman@sen.ca.gov) Not present**

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

**7.1** Annual trustee election will be held on March 5, 2020. Announcement, item 10.1

President thanks the election committee for being diligent, working in a short time to secure good candidates for the March election.

**7.2** La Jolla Community Foundation invites Community Planning Group members to view and discuss the Streetscape Plan – the village of La Jolla improvements – on Thursday, March 5th from 4:00 to 6:00 p.m. at the La Jolla Recreation Center. A short presentation will be made at the LJCPA meeting. Thanks to trustees who attended the meeting last month. They listened and are doing more outreach for the proposal.

**7.3.** The Coastal Commission hearing on the Childrens Pool SCR will be on Feb. 14, item 18 at the Long Beach City Hall council chambers. 411 W. Ocean Blvd., Long Beach, 90802. As of now we don't have a trustee attending. If you can go and would like to speak on behalf of the CPA, the president and Mike Costello will be happy to coach you.

**7.4** If no objections, the president will call the Mayor's office and Gary Geiler to follow up on the letter that was sent regarding SCR's. On an issue on Spindrift, Steve Hadley was very effective in getting a response and an agreement.

## 8.0 Public Comment

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

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

*6:30pm Courtney arrives; reflected in vote count*

**8.2 UCSD - Planner: Anu Delouri, [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu)**

**Delori:** Passed out Community Group Update sheets for February 2020 and Project Information Sheet for Future College Living and Learning Neighborhood. (FCLLN) There are 3 Capital Projects in Planning and Design. The FCLLN, the Nuevo West Graduate Student Housing Project and the I-5 Switch Station Project.

On January 22, we had a community open house on campus about the FCLLN, also a Capital Projects open house in June 2019. The 2018 Long Range Development Plan also included and evaluated this project. The January open house was well attended with about 150 members of the public attending. This plan will be similar to the North Torrey Pines Living and Learning Neighborhood now under construction which is anticipated to open in April 2020. The ultimate goal is to enhance the student experience. The projects will provide housing, academic, parking retail and restaurants and open space.

As part of the University of California we have an obligation to the state to maximize the resources in a sensitive manner. The buildings planned on this existing parking site have been designed so that the 16 and 21 story buildings are located inward to the east side and the buildings along the campus edge are in harmony with the aesthetic character in keeping with the building heights along the campus edge along North Torrey Pines Rd. It is designed to be a mixed-use community south of Revelle College adjacent to the Theater District. As one of two new colleges in the most recent LRDP – 8<sup>th</sup> college – it will be a future undergraduate college with housing of 2000 beds, 1200 parking spaces, dining and retail services and a small conference facility. Another environmental analysis will be performed at the project level in accordance with CEQA. It is slated to begin construction fall of 2020 with a 3 year duration.

I feel obligated to comment on a letter sent to the editor at the La Jolla Light and a mass mailing that went out last night sent by the Chair of the La Jolla Shores Association that included information to our Director of Campus Planning. I come to these meetings every month and share information on UC San Diego projects, we have engaged a Community Advisory Group, and are trying to do our best in terms of collaboration and transparency. I feel obligated to share with you this excerpt from an unpleasant letter directed to the Director of Campus Planning received earlier today (“Shame on you . . .”) I request you engage with the University and its personnel in a civil manner respecting principles of community engagement.

**Courtney:** Is a building going to be more than 20 stories high? **Reply:** Yes. There will be 5 buildings on the approximately 10.9 acre site; the 3 buildings adjacent to Torrey Pines will range in height between 9, 10, 11 stories, then a 16 and 21 story building located towards the inner, eastern portion of the site.

**Miller:** Those are going to tower over the playhouse.

**Kane:** How does your plan comply with the 30’ height limit in the coastal zone? **Reply:** The 30’ height limit is a City of San Diego limit; it is not a California Coastal Commission enforced height limit.

**Kane:** How does your project interface with the property across the street which does have the height limit? **Reply:** We paid careful attention with the design that the lower buildings along TP Rd. are in keeping with buildings on the campus edge.

**Kane:** This group would be more comfortable if your group could bring in some drawings showing what that project would do to the neighboring properties. **Reply:** There are renderings and much more information on our website. It would behoove those in the community to do a little homework, review the website, attend the meetings on campus organized in response to requests for more transparency and sharing.

**Crisafi:** I think the request is for a presentation to the community. **Reply:** Yes, we will consider a presentation, but we do want the public to come to the campus.

**Costello:** Have you considered alternative sites such as Jamul for campus expansion? **Reply:** We are looking to enhance campus life for the students; they are the reason we are here. We are trying to house more students on campus. We are building a satellite campus downtown.

**Shannon:** What is the motivation for this vast expansion? **Reply:** We owe an obligation to educate the children of California.

**Boyden:** Where will there be interim parking for the Playhouse? **Reply:** I assure you we will continue to engage with the Playhouse to make a robust parking plan.

**Granger:** I am concerned about the impact of this huge development. **Reply:** The LRDP has an environmental impact report that has considered all impacts. At the project level we will do additional analysis to see if what was considered is sufficient. We will add 17 traffic signals along development streets to provide for smoother flow of traffic. We are working proactively with the City to install these.

**Courtney:** What increase in enrollment will these developments bring? **Reply:** This plan is more for providing housing for existing students. Currently we have approximately 39,000 students; our long range plan is for 42,400 students.

### 8.3 General Public

**Joe LaCava:** I am running for City Council District 1. An editorial in the local paper took exception to me because I expressed strong views on issues critical to our community. Having been at City Hall for 2 decades, I understand where the community is coming from and how the battles are being fought at the political level and I am not embarrassed by having those opinions. I want to make sure your voice is being heard at City Council. I have spent many years on the CPA listening to issues that have never been resolved. I may not have a silver bullet, but I will put in a good fight.

**Melinda Merryweather:** On behalf of Childrens Pool, if everyone who has ever used the ramp at the childrens pool please write a letter to the CCC because the City of SD is telling them that the ramp wasn't used by the public. Just tell your story that there are people who will use that ramp.

**Janie Emerson:** At the UCSD event on Jan. 22, many members of the public were shocked, upset, asking when is the University going to stop this growth. They have not fully evaluated the impacts of this development. We were told at the Shores Association in October 2019 that this was just in the early thought stages; at January open house a fully planned project was presented. This huge project will bring more traffic to Torrey Pines Rd. and LJ Village Dr. where there is now too much traffic. If you want this untenable development to stop you must stand up now.

**Crisafi:** I don't think we have a vote on this; we have asked for a presentation.

**Merten:** On your agenda is consideration of some Code amendments but no potential amendments affecting the LJ Shores PDO. Please direct the LJPRC to propose some amendments. i.e. The city-wide fence and retaining wall regulations limit the height of retaining walls in a residential zone to a maximum of 12'. Currently in La Jolla Shores there are vertical retaining walls that exceed 25' often built on sensitive hill sides. Some of those city-wide regulations need to apply in the Shores.

**Wampler:** There is growing concern in the community about the health impacts of 5G antennas being placed. Now a team of scientists and physicians from UCSD and a member of the UC planning group are making presentations to community groups to educate the public on the published research and potential health impacts of these towers. Hopefully this will be on the agenda in the near future to discuss these impacts and what can be done.

## 9.0 Non-Agenda Trustee Comment

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

**Courtney:** I live near the corner of Torrey Pines Rd. and LJ Shores Dr. There was a car upside down in front of my house. The driver was speeding using the median as a 3<sup>rd</sup> lane. The original Torrey Pines road plan called for a raised median to discourage driving on the median, but this was not done. We should ask for a raised median on TP Rd. for traffic safety.

**Manno:** My understand is that the community has no input regarding UCSD. Is that correct?

**LaCava:** We don't have a vote; the public has a voice.

**Shannon:** Regarding the height of the buildings, I was told that UCSD planning staff pushed back against UC plans for even higher buildings and less parking.

**Later reply from Delouri:** In response I add that when this LRDP was in planning at higher levels at UC they addressed the concerns of the newly formed UCSD Community Advisory Group in 2016 about parking and density by placing the taller buildings back and providing underground parking.

**Costello:** Regarding the 801 Pearl St. project heard last month: I present a sheet showing that the computations for average sq.ft./unit presented at the November DPR meeting were different from the same computations presented at the December CPA meeting. Because of this discrepancy this project should have been sent back to the DPR committee for an explanation.

## **10.0 Reports from Election Committee, Ad Hoc and non-LJCPA Committees - Information only unless noted.**

### **10.1 Elections Committee, Nancy Manno- Election Committee Announcement:**

There are 7 Open Trustee seats; six 3-year terms expiring in 2023, and one 2-year term. Those who have declared their candidacy are listed below. Others who have attended three LJCPA meetings from March 2019 through this evening may declare their candidacy until gavel down tonight. The election will be held from three to seven PM on March 5, 2020 in the Irving Gill Room of this building. Photo identification will be required. All those current members listed as having an expiration date of 2/29/2020 will be removed from the membership if they have not attended one meeting in the months beginning March 2019 to tonight. They will not be able to vote next month. New members joining tonight will have an expiration date of February 28, 2021. Interested candidates may speak for 2-minutes each. Statements were heard from the following candidates running for trustee:

- Dave Gordon (read by Crisafi)
- Greg Jackson
- Patrick Ahern
- Helen Boyden
- Bob Steck
- Ray Weiss (read by Courtney)
- Suzanne Weissman
- Larry Davidson (read by Costello)
- John Fremdling

Full candidate statements are posted on the website: [www.lajollacpa.org](http://www.lajollacpa.org).

### **10.2 Coastal Access & Parking Board – did not meet**

### **10.3 UC San Diego advisory Committee – did not meet**

### **10.4 Hillside Drive Ad Hoc Committee – Diane Kane, Chair –**

**Kane:** The committee will meet on Wednesday, next week. On the agenda will be City repaving of Hillside Dr., additional truck length and weight limit signs at Via Seina and Soledad Rd., vacation of ROW at Torrey Pines Rd. and Hillside Dr. I request that this ad hoc committee be permitted to continue another year.

**Crisafi:** Seeing no objection, the committee may continue.

### **10.5 Airport Noise Advisory Committee – Matthew Price – no report**

### **10.6 Playa Del Norte Stanchion Committee –**

**Courtney:** The City is processing the crosswalk work.

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 – LJCPA Review and Action Matter 11.1 – 11.5**

### **11.1 – Presentation from Vanessa Mapula Garcia representing SDG&E – Franchise renewal agreement with the City of San Diego.**

**Vanessa Mapula Garcia:** Power Point presentation on SDG&E & City of San Diego Franchise Agreement:

- The current franchise agreement was initiated in 1971 and will expire in January 2021.

- This is essentially a lease agreement with the City of SD that enables us to have our infrastructure for gas and electricity in the City of SD right of way.
- SDG&E now pays 3% of its gross revenue to City of SD plus 3.5% surcharge for undergrounding.
- This fee generates ~ \$130 million revenue to the City yearly.
- San Diego is one of five of the 29 cities that SDG&E serves that has a franchise agreement with an expiration date.
- The franchise fees paid to SD are significantly higher than any other city pays.
- San Diego should renew this agreement for the following reasons outlined with explanations:
  - SDG&E is a local company recognized as an energy industry leader.
  - They prioritize safety and reliability.
  - They have partnered with the City to expedite undergrounding.
  - Their modern electric grid will enable new clean technologies to be built.
  - They support solar with renewable meter adapter.
  - They lead the state in renewable energy procurement.
  - They will help support the City's clean energy vision.
  - They are committed to San Diego.

Q & A about SDG&E's views on solar energy, environmental protection and fees.

**11.2 – Matthew Vasilakis from Climate Action Campaign, presents on an alternative to SDG&E - a non-profit public power agency with 100 renewable energy called Community Choice Energy who's goal is to secure a franchise agreement with SDG&E. email dated Dec 17, 2019 in my inbox. Not present.**

**11.3 – Follow up on the misinformation of beach erosion advertisements:**

**Dave Ish:** Showed full page ads that appeared several times in the SD Union & the LJ Light promoting building of groins on the beaches. In response to the CPA letter sent to the editors of the newspapers regarding these misleading ads we were referred to the advertising agency that placed the ads. The agency referred us to a website, [saveoursand.org](http://saveoursand.org), that promotes an option to build groins to collect sand along our coast. They encourage people to text a keyword that would send a letter to political representatives promoting building groins.

I spoke to Dr. Ron Schlick at Scripps Institute of Oceanography who has done studies on the impact of groins and structures along the California coast. I will be happy to send copies of his studies to anyone interested. He stated that building groins, breakwaters, etc. is not a new issue. Locally, Oceanside has had a problem since Marines built a facility during WWII without concern for the environment. Oceanside Harbor compounded the problem south of the harbor. Groins are a simplistic answer; much more study and analysis need to be done before building any structures. The rising seas and global warming will bring this issue to the forefront. La Jolla Shores, Pacific Beach and Mission Beach are most vulnerable. Cliff erosion along the coast from LJ Cove to PB is likely with consequent property damage.

We need to stay vigilant on this issue and insist on proper analysis when solutions are proposed. NO proposed action at this time; just keep the issue alive.

**11.4 -- 7760 Herschel Ave. – Project No. 632775, Process 3, CDP & TM for the construction of a four residential unit condominium building for a total of 14,817 s.f. of construction on a vacant lot. The 0.16 acre site is located in the LJPD-2 base zone of the Coastal (non-appealable) overlay zone of the La Jolla Community Planning Area, Council District 1.**

**DPR motion to approve 3-1-1**

**Presentation by Richard Gombes, project architect and Roy Sloan, owner:**

- The project is on a 7,000 sq.ft. lot in zone 2 of the La Jolla Planned District.

- Basic requirements in this zone are: (1) 29 units/acre or 4.66 units on this 7,000sq.ft. lot; (2) FAR of 1.3 allowed or 9,060 sq. ft. on this lot. The difference from the proposed 14,817 sq.ft. is basement.
- We are building 4 units 1 – 3 bdr unit and 3 – 2 bdr units.
- A subterranean basement has 8 parking spaces and living space.
- Above that are 2 stories and a penthouse.
- 2 buildings each containing 2 units separated by a large courtyard.
- Lot coverage is 57% providing more open space than other buildings on Hershel.
- Front setback is 26', 10' more than required by code. The penthouses on top are 40' back from curb.
- Reviewed the drawings presented showing the placement of units, number of units and entry locations.

**Public Comment:**

**Chris Popov, partner with Linda Cristel in cottage next door to south:** The California Coastal Act designated La Jolla as a community of special interest and that set the tone for the La Jolla Community Plan which is why you all are here. The mandate in the LJ Comm. Plan is to preserve the existing streetscape themes and allow for a harmonious visual relationship between bulk and scale of new and older structures with an overall architectural theme and sense of neighborhood scale. Looking at this project from above does not reflect the view from the street. With 0 lot line setbacks the project structures block any air and light and sense of space between the buildings on Hershel. I am in favor of residential in the village, but I am not in favor of losing the village atmosphere to something that is larger and blocks out air and light around the buildings. Setting the buildings back by 1.5 feet on each side will save 10 trees, 5 pigmy palm trees and 2 mature king palms and create a sense of community, unlike Girard Ave. This is a 3 story building out of scale with the neighborhood.

**Sally Miller:** I worry about parking. This project has 10 bedrooms and 8 parking spaces. Many families have more than 2 cars.

**Linda Cristel:** The project is very large. My issues are size and the 0 lot line setbacks. It crowds properties and is larger than other neighborhood properties. It stands out especially with 3<sup>rd</sup> story penthouses; it sets a precedent.

**Lisa Kostner** email (read by Tony Crisafi), owner of parking lot to north: The outside wall of the structure placed on the property line will necessitate relocation of lights and electrical on my property. I should not have to incur costs necessitated by this project. It also puts future limitations on development of my property impacting the value and usage of my property. Would this commission approve a similar project on my lot?

**Phil Merten:** Has this project been before the La Jolla PDO Committee? It is in their district and they should look at it. The LJ Community Plan says to transition between newer and older development, the 2<sup>nd</sup> floor exterior walls on the front and side should be stepped back to provide light and air to adjacent properties.

**Joe Manno:** questions about adjacent properties. Concerned that it is huge and inconsiderate of neighbors.

**Gombes:** The large center courtyard provides a lot of air to cottage next door.

**Merten:** This is not perceived from the public right of way.

**Trustee Comment:**

**Will, DPR Chair:** The term 'penthouse' in the Municipal Code refers to a structure on the roof of a building that supports stairs or mechanical equipment. It doesn't count as a story provided it doesn't exceed 10% of the floor area. These structures meet these requirements and are not living spaces. I support residential density in the village. Other than the property to the south, every building on the block is built to the property line. The courtyard does provide air and light to cottage next door. This project is not built out to all property lines as it could be. I support.



**Crisafi:** Penthouse is legal so we are here to talk about community character.

**Neil:** The short wall along the street could be lowered. **Reply:** This wall is 5' tall, broken into 2 segments, not the whole width of the lot.

**Neil:** This wall closes off the units; it is not street friendly. **Reply:** There is an 18" planter and plantings will soften the look.

**Costello:** This should go to the PDO Committee. Since this is an extreme change from parking to residential it is a question for the PDO. I also would like to see a little bit more setback.

**Kane:** Would be nice to have PDO input. The character of this block is in transition. The direction is lot line to lot line and near 30' height. This one is below the height limit and building sighting is sensitive to the cottage next door. Having two buildings breaks up the massing and provides open space in a courtyard adjacent to the cottage. The penthouses will not be particularly visible from the street. A big change from what we have now and very different from the cottage, but this is the direction we are going. I did ask that the front wall be lowered or 50% open at the top.

**Manno:** A very handsome project, but enormous. Would love to have front wall lowered. Penthouses were questioned; it was confirmed that they were not living space and very small.

**Motion:** Direct applicant to take project to PDO Committee then return with recommendation to CPA. (Costello/Courtney)

**Discussion:** **Brady:** DPR has extensively reviewed this project.

**Vote:** 5-9-1 (per voting sheets) **Motion fails.**

**In favor:** Costello, Courtney, Ish, Manno, Neil

**Opposed:** Brady, Fitzgerald, Fremdling, Jackson, Kane, Mangano, Shannon, Weissman, Will

**Abstain:** Crisafi (chair)

**Crisafi:** My opinion is the project would enhance the street; the horizontal line of the 1<sup>st</sup> floor in line with the cottage next door is attractive. The penthouses provide a nice amenity to the units for a roof deck. The wall on the side facing the cottage could open up a little sooner to the courtyard space by reconfiguration of the kitchen. The front wall could be articulated further and with additional landscaping.

**Fitzgerald:** The best time to make suggestions is at the subcommittee level. What is before us now is not to redesign the project but to approve or disapprove in terms of whether it is in compliance with all community regulations.

**Motion:** Approve as presented. (Fitzgerald/Brady) **Vote:** 9-5-1, **Motion carries.**

**In Favor:** Brady, Fitzgerald, Fremdling, Jackson, Kane, Mangano, Shannon, Weissman, Will

**Opposed:** Costello, Courtney, Ish, Manno, Neil

**Abstain:** Crisafi (chair)

**11.5 – Municipal Code Update – Recommendations for the upcoming 2020 Municipal Code Update. Identify items/deficiencies in the land development code that do not serve the community. Draft a letter on behalf of the CPA (for CPA ratification), outlining key areas requiring code updates and possible corrections.**

**DPR motion to approve 4-0-1**

**Kane:** I wanted to find out if other committees wanted to add suggestions. We did not get any feedback from LJPRC.

**Merten:** LJ Shores issues such as establishment of FAR and retaining wall specifications could be included in this update. The Shores Committee should take a look and see what they could do to protect themselves.

Further discussion as to why the Shores didn't weigh in at the DPR meetings, how to include recommendations from the Shores in this update and to ask the LJPRC to put this on their agenda and report back to CPA next month.

**Motion:** Approve DPR recommendations for the Code Update and send to LJPRC to put on their next agenda for review and return them to CPA in March. (Jackson/Kane)

**Will:** The Shores PDO was meant to make development in the Shores more restrictive but today it has gone the other way. I would ask those involved in the Shores to consider whether the Shores should become the RS Zones.

**Vote:** 12-0-1: unanimous, Chair abstains, (Fremdling, Fitzgerald left) **Motion carries**

XX. Adjourn at 9:25 pm. to next regular LJCPA Meeting: Thursday, March 5, 2020



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

**Revision 0**

**Tuesday, February 18<sup>th</sup>, 2020 @ 4:00 p.m.**

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

**Meeting Room 1**

**1. 4:02pm Welcome and Call to Order and Introduction of Committee Members**

- a. Meeting called to order at 4:02pm
- b. Committee members present: Janie Emerson, David Gordon, Ted Haas, Tony Crisafi, Angie Preisendorfer.
- c. Committee members absent: Matt Edwards, Andy Fotsch, Myrna Naegle.

**2. Adopt the Agenda:** Motion by Janie Emerson, 2<sup>nd</sup> by Tony Crisafi.

**VOTE: 5-0-0**

**3. Approve January Minutes** Motion by Ted Haas, 2<sup>nd</sup> by Tony Crisafi.

**VOTE: 5-0-0**

**4. Non-Agenda Public Comment:**

Phil Merten commented that the City was asking for an update for the Municipal Code and recommended that the La Jolla Shores PDO be modified. LJCPA is forming an ad-hoc committee to make recommendations for the update. PDR- CPA has an ad-hoc committee working

**5. Non-Agenda Committee Member Comments:**

Janie Emerson noted the meeting room has a new working clock.

**6. 4:05pm Chair Comments – None.**

**7. Project Review:**

**a. 4:15-4:45pm K-4 RESIDENCE SDP (2<sup>nd</sup> Review)**

- **Project #:** 522708
- **Type of Structure:** Single-Family Residence
- **Location:** 7595 Hillside Drive
- **Applicant's Rep:** Jess Gonzales (CDGI) (619) 292-5520 jessgonzales4299@gmail.com
- **Project Manager:** Tim Daly (619) 446-5356 TPDaly@sandiego.gov
- **Project Description:** (Process 3) Site Development Permit (SDP) and Coastal Development Permit (CDP) for the demolition of an existing dwelling unit and construction of a 7,091 square foot, two-story over basement dwelling unit located at 7595 Hillside Drive. The 0.797 acre site is located in the Single Family (SF) Zone of the La Jolla Shores Planned District (LJSPD) within the La Community Plan Area, Council District 1.
- **Presentation and Discussion:**

Applicant discussed: Survey of 300' radius plus all Hillside homes in the area. showing the eclectic nature of the neighborhood with no sidewalks and very short driveways  
The setback issue on the driveway was moved to improve view corridors on both the residence and the adjacent neighbor to the west(?) 22' driveway is a trapezoid shape due to the curvature of the street and the hillside lot.  
Changed the dining room to open more of a view corridor.  
Moved staircase at the rear of the house to be more concealed from the homes across the canyon  
Lowest point 96.5  
Allowable height 33.5'  
18" below 40' Height limit  
All hand rails on the rear decks to be glass  
Redesigned the retaining wall to have 4 steps with landscaping

- **Public Comment:**

- Evelyn Mishuck commented about a large pond with standing water at the bottom of the property. dirty black water, breeding ground for mosquitos.  
Applicant Rep said the water is not on the property and is City owned.  
Chair David Gordon said the issue is outside our Committee purview and also not located on applicant's property or under their control. Recommended contacting the City Storm water dept or possibly County Mosquito Abatement.
- Phil Merten representing Mr & Mrs Gilchrist a neighbor across the street.  
Commented on the height 335' above sea level was 340'  
Municipal code cited for minimum driveway length 30' or 20' (?)  
Requires 2 off street parking spots or ask for a variance  
Attorney to set up an appointment with Phil Merten to discuss(?)  
Discussion about Cycle issues, no new cycle issues at this time  
Tony Crisafi commented Can 2 cars park on the driveway within the property line? Response, Yes
- Evelyn Misuck commented that property line stake removed, trash can area pavement and fence removed.  
Applicant response: former owner removed
- Dorothea Kealer commented about traffic control, safety, street maintenance on Hillside Drive.  
Chair David Gordon response, out of our Committee purview, Recommend residents should contact: District one office, Police, Fire

- **Committee Comment:**

- Tony Crisafi asked Applicant Rep any ideas of midagatfion of construction schedule? How long construction? Any pre fabrication work off site? Parking and Construction schedule streamline project?  
Homeowner Cass spoke about his goal was to start construction ASAP as soon as permit issued.  
Applicant rep discussed staging construction site as much a possible. Benefit of Shire pins put in place 15 years ago would remain and shorten the construction schedule.  
Tony Crisafi commented that the review process is fair, stalling the process while projects in review is not the responsibility of this committee. Is a variance needed for no sidewalk? does it comply?

- **Motion:** By Tony Crisafi, second by Dave Gordon

Findings can be made, subject to City approving nonstandard driveway, Project #: 522708 (Process 3) for Site Development Permit (SDP) and Coastal Development Permit (CDP).

- **VOTE 3-0-2** Janie Emerson, Ted Haas abstaining

**b. 4:45-5:15pm 2521 Calle Del Oro SDP (1<sup>st</sup> Review)**

- **Project #:** 53331
- **Type of Structure:** Single-Family Residence
- **Location:** 2521 Calle Del Oro
- **Applicant's Rep:** Fernando Careaga (Architects Local) (619) 535-0537  
fernandoc@architectslocal.com
- **Project Manager:** Xavier Del Valle (619) 557-7941 XDelValle@sandiego.gov
- **Project Description:** (Process 3) Site Development Permit for the addition of 4,047 square feet and remodel of 5,920 square feet to an existing 5,920 square-foot, single family residence at 2521 Calle Del Oro. The 0.46-acre site is in La Jolla Shores Planned District SF Zone and Coastal (Non-Appealable 2) Overlay Zone within the La Jolla Community Plan area, and Council District 1.
- **Presentation and Discussion:**  
Applicants Rep proposed a second story addition adding 4'10" height on the existing 25' structure.  
FAR .53 up from .29  
29% of lot  
15' front set back from garage  
7' & 8' side set backs  
Repair to be made to curb cut  
Net square footage of the neighboring 300' 13 homes this project will be the 2nd largest  
Landscaping to remain the same, no changes
- **Public Comment:**  
- Phil Merten asked about CC&R's
- **Committee Comment:**  
- Tony Crisafi What is the distance from the existing face of the garage door to the near side of the sidewalk, or the side of the sidewalk adjacent to the property line?  
Applicant Rep responded - 15'  
- Ted Haas impression it looks like an apartment building, Ray Huffman style.  
- Janie Emerson comment there was no articulation on the front or sides as per LJSPDO. Transition from old to new not in compliance  
- Angie Preisendorfer commented mass is in the front towards the street, out of character with the neighborhood. Lack of articulation of the second story. Shading of the neighbor to the north  
- Dave Gordon commented that the La Jolla Shores Design Manual states: Promote harmony in the visual relationships and transitions between new and older buildings.
- **Committee Recommended:**  
Applicant return and address:  
Bulk and Scale  
Transition from neighboring houses and articulation (front and sides).  
Driveway length
- **No Motion or VOTE**

**Adjourn to next PRC meeting Monday, March 16<sup>th</sup>, 2020 @ 4:00 p.m.**

## 2020 La Jolla Shores Permit Review Committee Meeting Dates

~~Tuesday, January 21, 2020~~

~~Tuesday, February 18, 2020~~

Monday, March 16, 2020

Monday, April 20, 2020

Monday, May 18, 2020

Monday, June 15, 2020

Monday, July 20, 2020

Monday, August 17, 2020

Monday, September 21, 2020

Monday, October 19, 2020

Monday, November 16, 2020

Monday, December 21, 2020

**LA JOLLA TRAFFIC AND TRANSPORTATION BOARD**  
**Regular Meeting: Wednesday February 19, 2020**

**Members Present:** Dave Abrams (Chairperson) LJCPA, Brian Earley (Vice Chairperson) LJSA, Tom Brady LJCPA, Donna Aprea LJTC, Nancy Warwick LJTC, Erik Gantzel BRCC, Patrick Ryan BRCC, Natalie Aguirre LJVMA

**Members Absent:** Ross Rudolph LJSA, Robert Mackey LJVMA

**Approve Minutes of:** January 15, 2020 **Motion to Approve Minutes: Gantzel, Second: Earley 6-0-2 ( Abrams, Ryan)**

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

**Joan Huffman-** is asking if we can do something about the signal on Nautilus Street at the intersection of Muirlands East and West. As you travel up the Hill you have a signal at Muirlands West and then a few feet further you have the Muirlands East signal. The Muirlands East signal should be a blinking red light so the three intersecting cars can stop and then go ahead if it is clear. Joan made this same comment at the January Meeting and Dave advised her that he sent her suggestion to the City Traffic Engineer and he is waiting for a response so it is in the works.

**Janie Emerson-** President of La Jolla Shores Association, is here about the UCSD expansion project. UCSD is planning to construct nine buildings adjacent to the La Jolla Playhouse at the intersection of Torrey Pines Rd and La Jolla Village Drive. The buildings range from 9 to 21 stories tall. They have plans for two or more buildings by Allen Field and the Venter Institute on the opposite corner of Torrey Pines Rd and La Jolla Village Drive. She said we have to stop this now. LJSA is exploring all of their options to stop this project. Everyone in La Jolla needs to be vested in this because all of our efforts at beautification will be eaten alive by this expansion. She advised people to email [rclossin@ucsd.edu](mailto:rclossin@ucsd.edu) with their comments and keep the pressure on because this project will kill our community. Dave will reach out to them and perhaps arrange a presentation for our Committee. Janie advised that LJCPA also requested a presentation but was not given a definitive answer if they were willing to do that.

Natalie asked if there were any parking structures in the buildings. Janie responded there is some parking but not a parking structure. There will be 1200 underground parking spaces for nine buildings.

**Bill Allen-** UCSD does nothing to help our community mitigate parking problems on the streets. Parking is insane by La Jolla Farms Rd and La Jolla Scenic Drive with student parking and wants to know why our Board is not doing something about putting restrictions or parking meters on them. We need to step it up.

**Misti Coleman**- responding to Bill Allen comment -it's not necessarily just students parking on the streets, it's also UCSD employees. UCSD is not required to provide parking for their employees. If you are on La Jolla Scenic Drive at 6:00 am there are employees parked on the street. A lot of employees do not have parking on Campus so they are parking in the neighborhoods.

**A gentleman in the audience** attended the UCSD open house and asked UCSD representatives about the parking. He was told students and employees do want to pay the parking fee so they park on the streets. He does not understand why LJT&T cannot impose parking meters along La Jolla Scenic North or initiate resident parking permits. Dave responded that our group does not have the authority they think we have.

He did not know that he could speak on something that is not on the Agenda so he is taking this opportunity to request an all way stop sign be installed at the corner of La Jolla Scenic North at Moonridge Drive. If you are driving out of La Jolla Parkway you are on an incline and when cars are speeding and you are crossing La Jolla Scenic North you cannot see them until all of a sudden they appear, and on the other end driving towards the La Jolla Parkway there is a curve so you also have to watch for speeding cars on that end. This is a situation that is waiting for an accident to happen. There will probably not be sufficient records to justify the request because the Police do not document accidents unless there is an injury or fatality.

**John Kassir**, former LJT&T Board member, advised that a traffic study had already been done at that location and it did not warrant a stop sign. Dave responded that it has been awhile since that Study and that a current one is under way. Council Policy 200-08 – Alternative Process is an option if the intersection does not warrant the points needed for the stop signs.

**Brenda Fake**- lives on Coast Walk Trail. Friends of Coast Walk Trail, a 501C neighborhood non-profit received a permit to fix it up. She thanked Barbara Bry's Office for helping them through a very arduous process. She is now raising between \$18-20k to put decomposed granite from end to end and shore up cliff areas and slopes and remove invasive species specifically ice plant. She described it as a painful process to secure the permit but she is here now to request donations through [friendsofcoastwalktrail.org](http://friendsofcoastwalktrail.org).

**Jodi Rudick**, Executive Director of La Jolla Village Merchants Assn, announces an initiative to do some 'way finding' in the Village. Other coastal communities installed some fun signs that point people in the right direction and La Jolla is developing a concept similar to theirs. Residents have all experienced helping a lost tourist find their way to the Cove, seals, or the Museum. LJVMA is going to help people navigate through our community and they are hoping to do that starting from Torrey Pines and directing them to other avenues in the shopping area other than

sending everyone down Prospect Street to mitigate some of the traffic congestion on that street. They will be bringing a concept to LJT&T next month.

**Agenda Item 1: Report from Transit Subcommittee-** Regarding Shuttle Service from La Jolla Village to new Trolley Line Extension Stations (Dan Allen) **Discussion Item**

MTS operates the Bus systems and the Trolley. They finished a Study that has been ongoing for several years proposing alternative routing for the feeder busses to the Trolley. The Trolley is called the Mid-Coast Light Rail Extension otherwise known as UC San Diego Blue Line. The extension of the Trolley will go from Old Town to Tecolote to Clairemont, Balboa Ave and then to Nobel, VA Hospital, 2 stops at UCSD, one stop at Scripps Memorial Hospital and then the UTC Shopping Center.

For several years Dan has been attempting to get a shuttle bus from La Jolla to the Trolley Stations. The MTS finally acquiesced and proposed a new bus line #34 for La Jolla and Pacific Beach. It will leave from Balboa Station to Garnet, to La Jolla, UCSD and UTC every 15 minutes. The timing could be better but it's a foot in the door. There are processes in the works and Dan wants to reconvene the LJT&T sub-committee to discuss them. Dave, Tom, Erik and Dan make up our sub-committee for the shuttle bus study.

**Brian** reminded Dan that two years ago he came before the Board saying he found several hundred thousand dollars that could be used for a shuttle bus project (*Agenda Item 3 March 18, 2018*). Did the MTS acquiesce and give us the new bus line because of that money or are they taking it upon themselves to fund it? Dan responded that money belongs to the Coastal Access and Parking Board. He does not know what their present plans are for that money. Brian asked if there is a guarantee this will happen and Dan responded there is a year and a half process to make sure this happens.

**Jodi Rudick**, Executive Director of the LJVMA, requested to address the question Brian had about the Coastal Access and Parking Board money. Several people who serve on that Board are in this room. Jodi informed the Board that Coastal Access and Parking meets irregularly but they did meet to do an RFP for a Shuttle Connector. The response was that the Coastal Commission would have to take control and hold onto the purse strings. There is a quarter of a million dollars in the fund and the information they received from the Coastal Commission was they would like to wait until this project comes on line and once MTS puts their different initiatives into place we can figure out if there are any holes that need to be filled in. Jodi informed the Board that everyone is on the same page and talking to one another about this project.

Dave recognized Dan's efforts at obtaining that shuttle bus for La Jolla and the audience acknowledged it.

**Agenda Item 2: Request for Reconsideration of La Jolla Scenic North and South Connection (Cont'd Item)** – Former overpass project across La Jolla Parkway that was removed from La Jolla Community Plan (Lance Peto) **Action Item**

This Agenda Item was continued from the October-November 2019 LJ&T Meetings to allow for time to obtain some history of the Overpass project connecting La Jolla Scenic Drive North with La Jolla Scenic Drive South. Dave worked with Steve Hadley to dig through City records to find any history the City had for the project. He read their findings to the audience:

*The La Jolla Scenic Drive North and South connection was first on the 1967 Plan that included an overpass over what was then called Ardath Road and a connection street on the south side of Ardath that extended up the north slope of Mt. Soledad. Some engineering plans and initial construction took place in the early '70s, but the overpass and the connection street were eliminated from the subsequent 1975 Community Plan and remained off in the current 2014 Plan. The rationale for the deletion of the overpass project in the 1975 Plan is reflected in the following wording in that Plan:*

*“The 1967 Plan sought solutions to the problems of traffic congestion and parking space deficiency through the construction of new roads, the widening of existing ones and by doubling the number of parking spaces. It is now believed that the earlier recommendations only intensify circulation and parking problems, and that anything that is done to encourage and make more convenient the private automobile will be a detriment.”*

*The current 2014 La Jolla Community Plan does not speak to the LJ Scenic Drive connection project, but has as its first Transportation Systems element Policy the following:*

*“The City should not widen existing streets or construct major roadways into La Jolla which would result in an increase in existing traffic volumes into the community. Improvements to La Jolla’s street system should be made in a manner that facilitates traffic circulation without disruption of the community character or existing patterns of development.”*

**Public Comments:**

**Joe Dicks** lives on Via Capri. He had extensive involvement in traffic calming for his street that resulted in chokers at Hidden Valley Rd and a roundabout on Via Capri. This proposal would do the direct opposite of what the goals were that was just described in the Plan. He wants to know what the motivation is behind this project and who are the individuals and groups who



are behind it. In order to understand the motivation, we need to know who is on each side of the dispute.

**Lance Peto** is the requestor for this project and behind the motivation for it. He advised it is not so much about the Scenic Drive Bridge as it is about The Throat. It is all about the traffic congestion at The Throat. The traffic coming down Torrey Pines Rd stacks up well past the Convalescent Hospital. There is one traffic lane in the evening for drivers to get up Soledad Mountain because there is only one lane to cross La Jolla Parkway to Hidden Valley and up Via Capri. In the morning traffic is backed up at the Cross coming down Via Capri to Hidden Valley and then going up Torrey Pines because of the lack of access.

Lance referenced the La Jolla Shores Assn meeting. They voted against the project and Joe La Cava made the comment that to build a Bridge that is not connected to anything does not make any sense. The reality is that Plans were prepared and submitted and partially constructed by the City and they do not show any connection to Via Capri. It is merely circulation to get access to get on 52E. Drivers come down to Hidden Valley, cross over, take Ardath Lane to get to 52E. It has nothing to do with Via Capri, had nothing to do with going up the Hill, it is just a matter of facilitating traffic going to 52E. That is what the Plans were that he submitted to the Committee but La Jolla Shores Assn did not see the Plans that were submitted and the congestion down at the Throat is unbearable.

Dave acknowledged that everyone is in agreement that there is an issue down at The Throat. The difference of opinions is whether this is the answer to that problem.

**Carol Hernstad-** is a real estate agent in La Jolla with experience dealing with the traffic congestion at The Throat. She provided the Board with a 3-page pamphlet detailing her suggestions to improve traffic flow at The Throat and began a presentation with her own Plans. Because of the size of the audience with many wishing to speak to this proposal and two other Agenda Items after it, the Board believed that due to timing constraints we did not have time to seriously consider her presentation and suggestions at this Meeting. Patrick suggested that she go on the March Agenda so time could be allocated to hear it. Carol asked Dave if he would put her on the March Agenda and he agreed. Continued to March Meeting.

**Kathryn Murphy** was at the Meeting in December when Lance first proposed reviving the Bridge Connection. Since then she has heard a lot of feedback from the Community saying let's not focus so much on the Bridge as much as let's fix The Throat. At that meeting she asked this Committee to please see if the City could do a traffic study because we are not the experts. She is wondering if the City is doing the traffic study now because she is seeing pink tags on trees on La Jolla Scenic Drive North and South where they have done a survey. This happened right after the meeting so she thought they were starting the survey. Dave responded he wishes it was that fast but it is not related to our traffic study.

**Jill Sugar** – very happy that we are trying to come up with other ideas besides the bridge. If we put a bridge there, drivers would be using it instead of the freeway. The freeway is right there for the purpose of going from north to south. She is against the bridge but supports other ideas to alleviate the problems at The Throat.

**Patrick**- If Lance's Plan only diverted traffic from the North, across a Bridge, but the only thing it did was dump traffic eastbound to 52 and did not send any traffic up the Hill would that solve his requirement. If it's not about what is happening up the Hill on the south side and it is about what is happening eastbound, would a La Jolla Parkway East solve the problem? Lance responded that it would and he would support that.

**Louis Rodolico**- running for City Council. He has been an advocate for building two of University City's missing bridges and this one that we are talking about now. Three bridges not built which is a failure of government. Bridges are a public safety issue; seven lives are lost each year in delay time. Houses should not be allowed to be occupied until the infrastructure is complete. People are saying we do not want a bridge in our neighborhood but it is a public safety issue. We need to be able to transport within our community efficiently. Carbon load is an issue because of the extra travel miles. As far as he knows he is the only City Council candidate who is responsible enough to take the position to build these bridges.

**Ted Haas**- lives on Hidden Valley Road. We need a City traffic engineer to examine this problem and he demands the Board to request it. It took him 17.5 minutes to get to this Meeting and he lives 10 minutes away. He had to wait at the traffic light through three cycles. His street is narrow, curvy, and it is bearing all of the traffic that should be going somewhere else. He wants a traffic study and if it comes down to a Bridge then we will talk about it.

**Simon Andrews**- he does not have a position for or against the bridge but the point of view is we need a global study of the traffic issues coming in and out of La Jolla, otherwise, we will be sitting here arguing with one another forever. He believes Sandag would fund it.

**Sally Miller**- densification. The City is pushing densification, they want every home to have a granny flat, and it will result in more cars and more traffic and we need to get in and out of town.

**Tom Grunow**- he has some understanding of what was proposed regarding the road coming in from La Jolla Scenic North crossing over to allow more traffic to leave quickly seemed like one aspect of it. Maybe the bridge does not have to be built to connect La Jolla Scenic North just like we cannot get on 5N from the Parkway, but is it possible to look at different aspects of the Plan. He lives on the Via Capri side and has seen it back up three miles. A back up on Torrey Pines is one thing but a backup on Via Capri is another one. And now he has seen it backing up

on Torrey Pines. The traffic problem is escalating and is LJT&T going to allow this to go on? Traffic Engineers did a great job on The Throat at the time however it's time to look at that again. He asked Lance if there was an alternative to relieve pressure on Via Capri which is the other side without connecting the bridge. Lance would defer to a traffic engineer.

**Joe LaCava-** most of us know his position because it was written up in the La Jolla Light and then someone took exception to it and he wrote a rebuttal to the Editor. He does not hate the bridge but it has become a singular solution to a global issue. He hears everyone saying we need a comprehensive study and one has not been done in a long time. The Throat made vast improvements at the time but it was done a long time ago. The City installed smart traffic signals (*adaptive signal timing*) that was supposed to make it more efficient. They may not be working the way they were supposed to, the proximity of the Fire Station often disrupts the timing and that messes it up quite a bit so we do need a global solution.

As someone who has been a long-time community leader, civil engineer, and has watched how the City does and does not function so even if you get that bridge ok'd by the community and everyone buys into it, it is not ever going to happen. It would cost tens of millions of dollars that the City does not have. It is the reality of it; it would go on a needs list with everything else but it will never happen. The City will never have that kind of money. Carol Hernstad put up some interesting alternatives, which the Board will hear next month and the Board needs to go in that direction.

**Natalie-** Sandag did a report in 1996 and the bridge is downgraded but not deleted. If you read that report from Sandag that Lance has it speaks to the Fire Dept., it speaks to it being a safety issue. It has a lot of information that has not been brought up at this Meeting and it's important to take a look at it.

**Misti Coleman-** be careful what you wish for with reference to a bridge. Some people are looking at it that it will reduce time going from one mountain to another but once you increase traffic there will be stop lights and stop signs at every intersection so residents can get in and out of their neighborhoods. Your time probably will not be reduced as much as you think. If you create a bypass winding through La Jolla businesses will suffer. She owns commercial and residential property and she is concerned it will hurt her both ways.

Dave received some Letters from other Community Boards regarding the La Jolla Scenic Drive North/South Overpass:

*Re: La Jolla Scenic North Bridge*

*Dear Dave - This letter will confirm the email sent to you after our La Jolla Shores Association (LJSA) Board meeting on January 8, 2020. At that meeting, the LJSA Board discussed the history and future of the La Jolla Scenic North Bridge in detail and the traffic issues at the intersection of*

*Torrey Pines Road, La Jolla Parkway and Hidden Valley Road called "Throat". The Motion was brought to oppose the La Jolla Scenic North Overpass. The Board Vote was 10-1-1 with the President having to abstain per our By-Laws. The LJSA Board unanimously encouraged that the City's resources be used to study the entire traffic problem at the so called "Throat" rather than requesting it on this single issue.*

*Thank you*

*Janie Emerson President LJSA*

*To: Dave Abrams, Chair*

*At the January 8, 2020 monthly meeting of the La Jolla Village Merchants Association, the Board of Directors unanimously voted to support the request to study the status and gather research related to La Jolla Shore (Scenic) North/South bridge connector project. This is not an endorsement of the project, itself. We look forward to learning the results of the study.*

*Jodi Rudick*

*Executive Director LJVMA*

#### **Board Comments:**

**Patrick** recognizes the mutual agreement everyone has for a traffic study and there is an email from the City about the level of what would be required

**Dave** read to the audience the email the Board received from Gary Pence regarding the traffic study:

*In speaking to City Senior Traffic Engineer Gary Pence about the possibility of a Comprehensive Study examining solutions to the congestion problem at The Throat that could include reexamination of the LJ Scenic Drive project, he said a study of that extent would likely need to be outsourced to a Consultant and require budgetary adjustment. He suggested united Community support for such a Study would be helpful if not required.*

A comprehensive traffic study would have to be outsourced costing thousands of dollars and would take a while to complete so he is urging other associations and community boards to get behind this to have a united front in demanding the study.

Erik would make a motion to conduct a comprehensive traffic study at The Throat with all possible solutions related to the traffic congestion, but the surrounding area of The Throat became an issue when deciding if we wanted adjoining or adjacent areas in the motion. Brian was concerned that adjoining areas would not be clear enough. Dave believes The Throat means a convergence of all those roads and the term 'abutting areas' was chosen.

**Motion to Request the City conduct a Comprehensive Traffic Study with all possible solutions related to traffic congestion at The Throat and other abutting areas: Gantzel, Second: Aguirre 8-0-0**

**Agenda Item 3: La Jolla Blvd Pedestrian Safety Ad-Hoc Committee- Status Update and request for Community input (Ira Parker) Discussion Item**

La Jolla Blvd Pedestrian Safety Ad-Hoc Committee is studying pedestrian safety on the Boulevard recognizing it is not safe for pedestrians and will only get worse.

Ad-hoc committee members: Dave, Tom, Erik, and Ira did a drive by on La Jolla Blvd and identified some issues. They picked up 4-5 specific things that could be done having to do with signage, repainting, etc. Major potential strategies include traffic calming, possibly changing some lights, pedestrian and driver education. Ira wants the next two scheduled Board Meetings in March and April to dedicate at least thirty minutes for public input relating to pedestrian safety. The first meeting would focus on La Jolla Blvd from Coast to Palomar and the second meeting would focus from Palomar to Turquoise Street. After the Meetings when they have some input, they will have a formal meeting and establish some recommendations with action items.

Natalie inquired about the light when you are exiting La Jolla by the Cave Store there is a crosswalk for pedestrians on Prospect and it has signage there but she has never seen the light flash and she asked if that particular light flashes because she has not seen it. Kathleen Neal in the audience walks all over La Jolla and can confirm that yes, those lights flash, pedestrians do push the button and they are used a lot. However, when there is a fast flow of traffic drivers tend not to see them even at night. They are so focused on driving and on their speed that they tend to miss it.

**Agenda Item 4: Request for Angle Parking on Herschel Avenue- between Kline Street and Torrey Pines Road (Anthony Crisafi) Action Item**

Dave received an email from Thomas Landre, City Traffic Engineer, requesting endorsement from LJT&T regarding angled parking spaces on Herschel Ave between Torrey Pines and Kline Street. Tony Crisafi circulated a petition for the angled parking spaces and received support for it from abutting residences and businesses. The City evaluated the Street and determined it met the parameters for angled parking and seven additional parking spaces could be installed if parking spaces switched from parallel parking to angle parking.

**Cori Del Castillo** of Island Architects presented the request for angled parking on Herschel Ave. She noted there is congestion in the area with many drivers searching for parking spaces in the afternoons between 11:30-1:30. There is a restaurant in the little plaza on the corner of Torrey

Pines and Herschel Ave that signed the petition because they also have an interest in more parking spaces. Their small parking lot fills up fast leaving their customers searching for parking spaces on the street. Cori informed the Board the new angled parking spaces will continue to be 2-hour time limited but there will be seven more parking spaces for the street. Seven new parking spaces may not seem like a lot but the seven additional cars would appreciate having a parking space. Dave responded that every parking space in La Jolla is precious.

Dave pointed out that just north of the intersection with Kline Herschel is all angled parking and that seems to be working out so the only real concern would be with Stella Maris. Cori responded that the School was consulted and they did not have a problem with it. They have their own parking lot and the Stella Maris building located across from Kline already has angled parking in front of it.

Brian noted the Board approved Stanchions for Stella Maris Academy that are still in place today (*August 16 2017 Agenda Item 5: - City Proposed Controls for the Herschel Ave/Kline Street Intersection*) but it does not look like the angled parking would interfere with them.

There was some confusion regarding angled parking on both sides of Herschel. Tom brought to the Boards attention two pictures of the street; one diagram showing angled parking on both sides but a second diagram showing angled parking on just one side and parallel parking on the other side of the street. Cori provided the Board with another view of the street with the angled parking and it was determined that Tom's two diagrams were one and the same just fragmented from his printer. The source of the confusion is at the north end of Herschel on the east side remains parallel parking due to a passenger loading zone.

**Motion to Approve Request for Angle Parking on Herschel Ave between Kline Street and Torrey Pines Rd as Approved by City Traffic Engineer: Ryan, Second: Brady 8-0-0**

**Adjournment: 5:30pm**

**Next Meeting: March 18, 2020**

**Respectfully Submitted: Donna Aprea, Secretary**

## LA JOLLA COMMUNITY PLANNING ASSOCIATION – MEMBERSHIP SUBCOMMITTEE

Regular Meeting: Tuesday, February 11, 2020, called to order at 5:07 pm

La Jolla Recreation Center, 615 Prospect Street, La Jolla, CA – Irving Gill Room

Members Present: Suzanne Weissman-Chair, David Gordon, Nancy Manno, Donna Aprea, Kathleen Neil

Members Absent: none

Approve Agenda of February 11, 2020 (posted at LJ Rec Center Billboard)

Approve Previous Minutes: The minutes from the LJ CPA Membership Committee meeting on November 5, 2019 were approved by unanimous consent.

### 1. Public Comment on Non-Agenda Membership Committee Matters.

There were no members of the public present; Kathleen Neil presented a proposal that the committee create a guide (similar to the one that Tim Lucas created for the LJ CPA Election Committee a few years ago) and offered a possible outline of what the guide might cover. Concern was expressed that a too liberal interpretation of the LJ CPA By-Laws could result in abuse of the Membership Rules by individuals only interested in attending a meeting in order to solely influence the trustee vote and without a greater interest in involvement in the organization; or insufficient review time/effort allowed for the Secretary to confirm that an individual was eligible for membership prior to a trustee election. Cases in the past where this may have occurred were discussed. Since the goal would be to create a document to assist future Membership Committees when the composition might not include anyone with institutional knowledge, it was agreed to explore an enlarged listing of rules and then open the conversation up to more discussion at a future meeting. The group agreed to place the idea on the agenda for the next meeting.

2. Review of Membership spreadsheet through 2/6/2020 (current roster of all LJCPA voting members). Due to the unavailability of the 2/6/2020 updated Membership/Attendance List, the 1/9/2020 Membership/Attendance List was reviewed. It was agreed that Dave Gordon would update the list for 2/6/2020 attendance and circulate the new Excel spreadsheet to all the Membership Committee via email after this meeting and Kathleen Neil will review his emailed spreadsheet and inform the Membership Committee of any concerns. In addition, Kathleen Neil provided the documents from the audit of sign-in sheets (for Members and for Guests) from March 2019 to December 2019 and corrections were made, although there were no changes that would have impacted a member's eligibility to be a candidate for the March 5, 2020 Trustee Election.

### 3. Confirm eligible candidates for ballot.

Based on the information in the January 9, 2020 Membership/Attendance List spreadsheet, all nine candidates were confirmed (Patrick Ahern-4 meetings; Helen Boyden-5 meetings; Larry Davidson-8 meetings; John Fremdling-7 meetings; David Gordon-12 meetings; Gregory Jackson-11 meetings; Bob Steck-3 meetings; Ray Weiss-6 meetings; Suzanne Weissman-11 meetings). This listing does not include the February 6, 2020 Meeting. There are seven open seats at the March 5, 2020 election.

4. Confirm list of eligible voting members to be published on LICPA website.

Dave Gordon agreed to send all the Membership Committee the updated list via email after the meeting. He also agreed to verify the sign-in sheet for the March 5, 2020 voting. It was noted that more paper copies of the Membership Application need to be made (print from the [www.lajollacpa.org](http://www.lajollacpa.org) website) and it was agreed that placing the date the Membership Application was last revised on the bottom corner of the form will be pursued as an improvement in the form.

5. Determine names to be removed from attendance spreadsheet.

There was discussion regarding what is the correct procedure for members where their membership has expired (a member who has not attended in the past 12 months and was not installed as a member in the preceding February meeting, where special conditions apply). A straw vote was taken and the general feeling was that those members should be removed from the spreadsheet (rather than retaining names on the spreadsheet of persons who are no longer members due to lack of attendance, so as to make it easier should that person re-apply for membership in the future). By unanimous consent it was agreed that this issue will be decided at the next meeting of the Membership Committee.

6. Next meeting: Tentatively on May 12, 2020, 5:00 pm, exact date will be determined in the future.

7. Adjourn meeting at 6:02 pm



MEMBERSHIP COMMITTEE  
La Jolla Community Planning Association

Meeting Agenda, Tuesday, February 11, 2020 – 5:00 PM  
La Jolla Recreation Center -- 615 Prospect St. La Jolla, CA  
Irving Gill Room

1. Adopt Agenda
2. Approve Minutes, November 5, 2019
3. Public Comment
4. Review of Membership spreadsheet through 2/6/2020, and audit of sign-in sheets for March 2019 to January 2020
5. Confirm eligible candidates for ballot
6. Confirm list of eligible voting members to be published on LJCPA website
7. Determine names to be removed from attendance spreadsheet.

Adjourn to next meeting May 12, 2020

February 7, 2020

Mr. Tony Crisafi, Chair  
La Jolla Community Planning Association  
PO Box 889  
La Jolla, CA 92038

Re: Lookout Drive

Mr. Crisafi:

This letter is in response to your inquiry as to the approval and vesting of Project #37554 (Coastal Development Permit (CDP)/Site Development Permit (SDP)/Lot Line Adjustment). The project was reviewed and found to be in conformance with the La Jolla Shores PDO and the La Jolla Community Plan. The La Jolla Shores Advisory Board voted 4-1 to approve the project on February 15, 2005 and the La Jolla Community Planning Association voted 8-0-3 to recommend approval. The Hearing Officer approved the project on April 20, 2005. There were no appeals of the project.

There was no subdivision or creation of new lots. The site has two existing legal lots (Lots 32 and 33, La Jolla Hills, Map 1479. The Lot Line Adjustment adjusted Lot 32 from 8,143 sf to 8,466 sf and Lot 33 from 7,133 sf to 6,809 sf. The analysis of lot sizes and floor area ratio were done as part of the approval with a survey, as is required of all projects within the La Jolla Shores PDO. Staff, the Advisory Board, and the Community Planning Association all recommended approval to the Hearing Officer.

The proposed development for 7837 Lookout Drive (Project #632589) was reviewed and approved in conformance with the Exhibit 'A' and permit conditions, as it met all setback, height, FAR, and design requirements of the original approval. The project is also subject to a Mitigated Negative Declaration, which requires the project to comply with all environmental mitigation prior to and during construction.

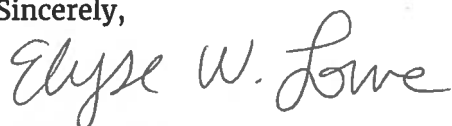
As for vesting of the permit, SDMC 126.0108 grants the permit holder 36 months to initiate utilization of the development permit. To demonstrate utilization, evidence has to be provided that outlines the utilization requirements for development permits. SDMC 126.0108(b) requires that the permit hold establish with evidence that at least one of the following occur: Significant investment was incurred to meet conditions, work was performed in reliance on the permit, or that the use of the property as occurred in the manner granted by the permit. SDMC 126.0108(c) outlines evidence required to meet subsection (b), such as the issuance of a construction permit, compliance with the terms, evidence of substantial use, or approval of a final map or a parcel map.

Page 2  
Mr. Tony Crisafi, Chair  
February 7, 2020

Parcel Map 20483 was recorded in reliance on the approved CDP and SDP. Development of the property consistent with the approved CDP and SDP is not possible without recordation of the parcel map. Therefore, the Department has determined that the parcel map constitutes substantial work performed in reliance on the development permit in accordance with Section 126.0108(b).

Should you have any questions, please contact Gary Geiler, Deputy Director, at  
(619) 446-5366.

Sincerely,

A handwritten signature in cursive script that reads "Elyse W. Lowe".

Elyse W. Lowe  
Director, Development Services Department

Cc: Gary Geiler  
Deputy Director, Development Services Department