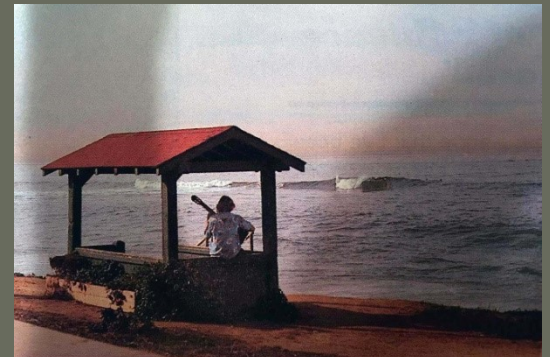


Windansea Beach Slope Protection and Belvedere Replacement Project





City-Approved Plan 2000



Windansea Beach

City of San Diego Recognition of 2000 Design Guidelines, Erosion Control & Maintenance Plan for Windansea Beach

FROM : FOUNDED@CITYOFSD.ORG

PRK HL : 0504543476

Oct. 20 2000 06:05:11 PM



THE CITY OF SAN DIEGO

October 20, 2000

Ms. Deborah Lindholm
Chair, La Jolla Town Council
Parks and Beaches Committee
PO Box 2786
La Jolla, CA 92038

Dear Ms. Lindholm:

Subject: Windansea Beach

This letter is in response to your e-mail received by John Barlow, Council District 1 Representative, dated September 5, 2000. In your e-mail, you requested that the City of San Diego formally recognize the Design Guidelines, Erosion Control and Maintenance Plan for Windansea Beach as submitted to my office on June 21, 1999.

The City of San Diego Park and Recreation Department, Coastal Parks Division, hereby recognizes the Design Guidelines, Erosion Control and Maintenance Plan for Windansea Beach as approved by the La Jolla Town Council on June 10, 1999. All proposed improvements and any changes to the plan will be reviewed by the La Jolla Town Council. The City of San Diego will have final approval of any improvements and/or changes to the plan. Projects requiring environmental documents and/or permits, will be required to be presented to the La Jolla Community Planning Association, and follow the Park and Recreation Department's advisory committee and permit process.

The Park and Recreation Department Grants Office is currently in the process of entering into agreements with the State of California for funds that have been identified for various projects throughout the Park and Recreation Department, including \$150,000 for the Windansea Beach area. The purpose of the grant is to implement the "first phase" of the erosion control measures designated in the plan. The Grants Office anticipates having agreements with the State of California for all projects before January 2001. As soon as we have signed agreements, the process of design and/or construction can begin. My staff will work with the Friends of Windansea in prioritizing a list of projects to accomplish the plan.



Coastal Parks Division • Park and Recreation

2331 Silver Court • San Diego, CA 92105-8199
Tel: (619) 221-8901 Fax: (619) 221-8506

FROM : FOUNDED@CITYOFSD.ORG

PRK HL : 0504543476

Oct. 20 2000 20:25:11 PM

Page 2

Ms. Deborah Lindholm
October 20, 2000

District Manager Mike Morrow will be the Park and Recreation Department's contact for this project and will work closely with staff from the Park Planning section of the Northern Parks Division and the Park and Recreation Department's Grants Administration staff.

If you have any questions, please feel free to contact Mr. Morrow at (619) 221-8903.

Sincerely,

Ted Medina
Deputy Director
Coastal Parks Division

TJM/inm

Enclosure

cc: Harry Mathis, Deputy Mayor
Marcia McIntochy, Park and Recreation Director
John Barlow, Council District 1 Representative
Mike Morrow, District Manager, Coastal Parks Division
Mark Marney, Project Officer II, Northern Parks Division
Heidi Lang, Assistant Grants Administrator
Courtney Coyle, President, La Jolla Town Council
Mark Lyon, President, La Jolla Community Planning Association



ADD (4) 2x12 WHITE BOTTOM BOARDS AND FILL IN WITH DG - (SHARED COST WITH OPPOSITE PROPERTY OWNER)

TRIM ICEPLANT 8' BACK FROM TOP STAIR LANDING

PAINT BARRICADE & STAIR RAIL. ADD 4x6 PT RETAINER BOARDS BEHIND TRASH AND FILL WITH DG

INSTALL 4x8 PT RETAINER BOARD BELOW EXISTING BOARDS AND KEY INTO SLOPE. EXTEND 4x6 RETAINER BOARD AT TOP OF SLOPE ACROSS NEW PATH AND ADD SIGN

ADD LOCAL RIVER ROCK TO VAULT AREA

TOP OFF DG - NORTH 1/2 OF LOT

CONSTRUCT UNPAINTED POST & CHAIN ALONG TOP OF BLUFF AND SIGN "AREA CLOSED FOR HABITAT RESTORATION"

REPAINT PENALTY BOX AND STAIR RAIL

CONSTRUCT UNPAINTED POST & CHAIN ALONG TOP OF BLUFF AND SIGN "AREA CLOSED FOR HABITAT RESTORATION" TYPICAL SYMBOL

REMOVE DRIVEWAY APRON AND REPLACE WITH SIDEWALK

RECONSTRUCT STAIRS AND ADD BOTTOM LANDING WITH N/S STAIRS

REPAIR/REPAINT PALOMAR STAIR
ADD 4x12 BOARD AT BOTTOM, EXTEND POST AND LAGGING RETAINING WALL AND BACKFILL WITH LOCAL SOIL. REPAINT RAILING

REPAIR/REPAINT KOLMAR STAIR

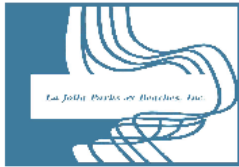
REPAIR/REPAINT WINAMAR STAIR (UNDERWAY)



- Purpose of the plan**
To present and explain the natural character and beauty of the Windansia Beach Park and to provide for its protection and maintenance.
- Design Guidelines**
- 1. Construction shall be green high quality.
 - 2. Windansia Beach is a natural area. The construction shall be of a nature, style, and materials that are in harmony with the natural setting.
 - 3. Materials and methods used in the construction shall be of a high quality and shall be consistent with the natural setting.
 - 4. Construction, grading or improvements of any sort, affecting the natural character and beauty of the park, shall be discontinued.
 - 5. Plans shall show the location of all proposed structures and improvements and shall be consistent with the natural setting and the public good.
- General Requirements - Improved throughout all facilities**
- 1. Design and install without sign program.
 - 2. Materials meeting local fire code and safety.
 - 3. Materials meeting minimum standards with 1/2 inch (including surface treatments) with natural and green.
 - 4. Utility and other overhead utilities on walls with necessary protection.
 - 5. Materials meeting local fire code and safety.
 - 6. Materials meeting local fire code and safety.

DESIGN GUIDELINES, EROSION CONTROL & MAINTENANCE PLAN FOR WINDANSIA BEACH THE COMMUNITY OF LA JOLLA, CALIFORNIA
DATE: 12/4/17
FOW WALK

Slope Protection Concept Plan



lajollaparksandbeaches.org

MINUTES OF REGULAR MEETING

June 1, 2020 – 4:00 PM, via Zoom

Members registered & present by Zoom conference call (18): Patrick Ahern, Dan Allen, Claudia Baranowski, Debbie Beacham, Tom Brady, Barbara Dunbar, Ann Dynes, Bob Evans, Marie Hunrichs, Ken Hunrichs, John Leek, Melinda Merryweather, Sally Miller, Phyllis Minick, Stan Minick, Jane Reldan, John Shannon (arrived@5:20pm), Janet Stratford Collins.

Member absent (1): Mary Ellen Morgan

Guests registered & present (10): Alexandra Corsi, Brenda Fake, Steven Hadley, Mary Lynn Hyde, Diane Kane, Joe LaCava, Ashley Mackin-Solomon, Matthew Mangano, Jim Neri, Dave Schwab.

President Ann Dynes called the meeting to order, and thanked members who helped with the registering and supported the organizing of the Zoom conference call.

Report by Councilwoman Bry's Office – Steven Hadley thanked Brenda and her Friends of Coast Trail group for its organizing, repair, and maintenance of the Trail. He mentioned that City Parks & Rec news is changing daily, and there is much demand on City Council to open up Balboa Park, Mission Bay, and all parks. Steve was asked about the 'Slow Streets' update, and had nothing to add. Diane Kane did brief update.

Non-agenda Public Comments—issues not on the agenda within the LJP&B jurisdiction (two minutes or less) – Brenda added information about Coast Walk Trail, and said work currently is happening Monday-Friday 7-3, during which the trail is partially closed. She reported they're still about \$4,500 short of funds for resurfacing, but the trail is very smooth now. All volunteers have been showing up, and they have received lots of help from Barbara Bry's office and other support. She reported that wood will soon be replaced on railings along the trail.

President's Report – Ann Dynes mentioned the work done since the last meeting on the City's Parks Master Plan, which to be further discussed in item#1.

Approval of Minutes from April 27, 2020 zoom meeting. Passed 15-1(Janet dissenting)-1(Sally abstaining, saying that she did not receive them). Janet noted that only 4 benches repaired, not 10 as stated in Minutes. Minutes to be edited to show 4 benches.

Approval of Treasurer's Report – passed unanimously.

Action Items

La Jolla Parks and Beaches, Inc., P. O. Box 185, La Jolla, California 92038

lajollaparksandbeaches@gmail.com

Regular Meetings: 4th Monday of the month, 4:00 PM, La Jolla Recreation Center, 615 Prospect St., La Jolla



lajollaparksandbeaches.org

1. Ratification of revised comment letter on Parks Master Plan – Claudia Baranowski organized and oversaw a comment letter submitted in compliance with the initial deadline, but City has now moved deadline to June 11. As a result, plans are underway to get input from other community organizations and Claudia also received community input from the La Jolla Light outreach article. She described the initial letter submitted of the City on behalf of LJPB and other organizations and requested approval of it. Motion to ratify the letter as submitted, passed unanimously.
2. Windansea Belvedere proposal – Melinda Merryweather/Jim Neri. Jim presented the project, and gave the background of Friends of Windansea. He showed the overall preliminary design and plan there, including detailed trail and overlook management and repair, and replacement of Belvedere. Plans are going to be submitted to the City and the California Coastal Commission, and it will replace railings with post-and-chain along the coastline there; the new belvedere and other areas will be ADA compliant. Motion by Melinda for endorsement as presented, passed unanimously. More discussion and questions on the project followed.
3. Payment of \$100 to Chris Cott for refinishing plaque – Janet Collins/ Whale View Point Fund. Janet explained the 'Cornellus' bench plaque was cleaned up and polished by Chris Cott, and payment to Chris is to be out of the Whale View Point sub-account. The family of the bench name-sake plans to donate \$100 to LJPB in reimbursement for this expense.
4. Approval of payment to Accountant for annual business organization filings (\$750) – John Shannon. The tax return services for all of LJPB (except Swim filings) is \$600, and the La Jolla Cove Swim event tax return services is \$250. The total payment of \$750 Invoice to Russell Ingledew CPA as presented is approved unanimously.
5. Approval of final disbursement of L.J. Cove Swim account – John Shannon. Motion to pay out balance after tax payment of Swim account (approx. \$250) to Kwaris as been designated by Judy Helter, approved unanimously.
6. Approval of payment to Black Sage Environmental for maintenance at Whale View Point (\$1,090) – Ann Dynes presented the 'Not to exceed \$1,090' estimate of need for repair, replace, and addition of the stakes and ropes along WVP. They've been very successful in trail management, keeping people out of the bushes, and for the vegetation regrowth and come-back. Motion to approve funds as presented, passed unanimously.
7. Request for funding for Children's Pool (CP) restoration project – Phyllis Minick explained and reviewed the background of the CP funds and previous donations and intent of donors. She asked that action be taken to ensure that the remaining funds (\$11,258.71) in the sub-account be spent only on the potential of renovation at CP. In the event that she is not around to direct the expenditure of these funds, she wants the record to be clear that there should be no other use of these funds. In the short term, she would like these funds to be made available toward establishing a scope of work for site renovation and repair. Jane read letter from California

La Jolla Parks and Beaches, Inc., P. O. Box 185, La Jolla, California 92038

lajollaparksandbeaches@gmail.com

Regular Meetings: 4th Monday of the month, 4:00 PM, La Jolla Recreation Center, 615 Prospect St., La Jolla



Photo by Mike Kroy

Authorities say an act of vandalism recently destroyed a longtime shack that stood on Windansea Beach, off Neptune Place near Rosemont Street. Police said it appeared that chains attached to a vehicle were used to haul down the public structure. The shack was popular with beach visitors who could sit inside and enjoy scenic coastal views. However, some nearby residents say the shack was a nuisance and was troublesome for the neighborhood. At this point, Capt. Bill Norton of the City Lifeguard Services Department said plans call for the eventual replacement of the shack. "But other projects have a higher priority, so it's impossible to say when it will be replaced," he said.

Permitters OK Windansea belvedere



BY COREY LEVITAN
 At its Dec. 17 meeting, the La Jolla Development Permit Review (DPR) Committee voted unanimously to recommend to the City approval of reconstructing the historic Windansea Belvedere, a shade structure built adjacent to the Kolmar Street stairs around 1912, and if all permitable, to expedite the process.

The belvedere, one of five original shade structures, was torn down in 1982 during an act of vandalism. (A La Jolla Light article on Oct. 7, 1982 reported police saying that "chains attached to a vehicle were used to haul down the public structure.")

Its replacement, first pointed by lifeguards at the time, never materialized due to lack of funding. However, as project applicant Melinda Merryweather explained, Friends of Windansea will pay for the entire project now. (La Jolla Park & Beaches already endorsed the project and the La Jolla Community Planning Association ratified the request, asking a small addition to the California Coastal Commission indicating the intention



Melinda Merryweather convenes DPR to endorse replacing Windansea's long-missing belvedere.

to rebuild the belvedere.)

Restorer cabana
 Land-use attorney M-H Peterson and his co-presenter, Paul Yungman, reviewed DPR's recommendations for a Coastal Development Permit (CDP) to remove an existing 4,155-square-foot one-story and construct a 900-square-foot, one-bedroom cottage with two outside parking spaces and a 510-sq-ft sea lane.

City says \$18,000 too steep for beach shack

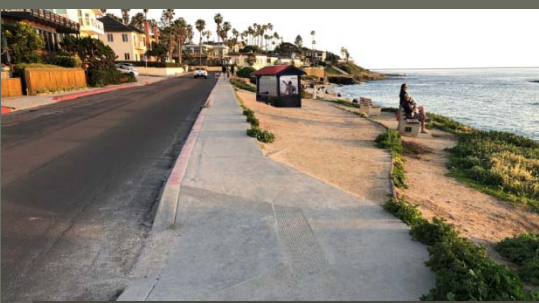
BY MIKE KROY
 The city's planning commission on Monday said it is too expensive to build a new wooden structure on Windansea Beach, off Neptune Place near Rosemont Street. The commission, which meets in a public hearing room at the city's planning department, said it would not approve a \$18,000 bid for a new wooden structure on the beach. The bid was submitted by a contractor who had been hired to build a new wooden structure on the beach. The contractor said the bid was for a new wooden structure on the beach. The contractor said the bid was for a new wooden structure on the beach.



Beach shack that was bid to replace but was rejected by the city.

SHACK
 The city's planning commission on Monday said it is too expensive to build a new wooden structure on Windansea Beach, off Neptune Place near Rosemont Street. The commission, which meets in a public hearing room at the city's planning department, said it would not approve a \$18,000 bid for a new wooden structure on the beach. The bid was submitted by a contractor who had been hired to build a new wooden structure on the beach. The contractor said the bid was for a new wooden structure on the beach.

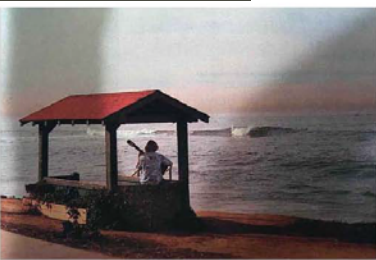
La Jolla Town Council Approves Belvedere Replacement 1983



Original / Proposed Belvedere Location at Existing Accessible Path to Stairs

LJDPR Approves Belvedere Replacement 2018

chase.



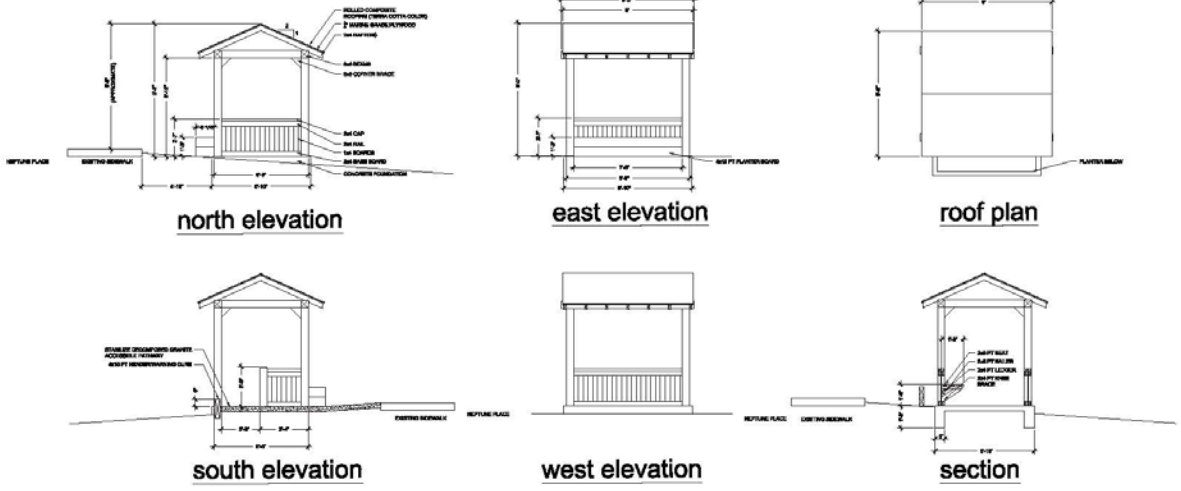
Original Belvedere - constructed 1912 +

- NOTES:**
1. ALL LUMBER TO BE FSC-CERTIFIED DIMENSIONAL CONSTRUCTION GRADE REDWOOD
 2. ALL LUMBER TO BE DOUBLE PRIMED AND PAINTED WITH DURALUX MARINE PAINT FRAZZEE ACCORD VALLIGATOR GREEN

Windansea Belvedere Destroyed by Vandals in 1982



Belvedere at The Children's Pool



KOLMAR STREET BELVEDERE RECONSTRUCTION

WINDANSEA BEACH, LA JOLLA, CA



- Asks for a member to volunteer to be election committee- call up the other board members to see who is interested in the upcoming positions. President, and both Secretary positions.
- Upcoming meetings - agreed next meeting is October 22 as usual meeting be scheduled. The next meeting after that will be a working meeting on Monday Oct 30 to coordinate around the Thanksgiving and Christmas holidays. Passed 13-0 unanimous.

Action Items

6. Approval for payment of invoice for Windansea clean up—Melinda Merryweather requested and approved for \$720 payable out of Windansea account. Passed unanimous 13-0
7. Pay Avenue Blue Park cleanup—follow up approvals as needed (RCE permit, application to Kiwanis, etc.)—Debbie Klamon/Sally Miller. Sally stated that she wrote a request with John to Kiwanis, and they were granted \$1200. A new LPRB tab-account will be setup for the Pay Ave path clean-up dollars. The La Jolla Parks & Beaches are very thankful for the Kiwanis support! The committee will coordinate and get right of entry permits to cleanup of trash, trash for next month's community clean-up, and also more money.
8. Notification of request to California Coastal Commission as approved by emergency action but more—Melinda Merryweather/Rob Evans. Melinda stated the hearing has already been moved to Oct 10, 11 or 12 in San Diego. Motion to approve the previously written letter regarding Process A access, and passed 14-0 unanimous.
9. Notification of the plaque to be installed at the Children's Pool and approval of payment to SouthWest Trophy & Awards for \$538.00—Mary Ellen Morgan reported the plaque has been designed to meet the requirements for approval concept, and the item is ready to be installed on an existing Boulder close to seating wall. Motion to approve install and payment by Mary Ellen, and 2nd by Patrick - approved 14-0 unanimous.
10. Request for review of 2019 summer moratorium at Scripps Park for the construction of the Pavilion new restrooms project during summer 2019—July Halter proposed, and passed 14-0 unanimous.

11. Approval of a project to rebuild a belvedere believed to have been at Windansea—Melinda stated that Belvedere used to be owned by Kolmar & Paivovic, but was legally from about the neighbor in late 80s or early 90s. She was asking approval to rebuild and mostly funded by Friends of Windansea, but discussion among Board about neighbor concerns, sign of entry permits, CDD issues. Daily meeting to approve record as presented by Melinda for further discussion and sign from community. July 27th passed 14-0 unanimous.

12. Approval to hire volunteer for L4D00—Dan Allen/John Leek. John says not much to update yet, except trying to get new URL, www.LaJollaBelvedere.com. Bill suggests table discussion to next meeting. And should have multiple member sign ability. Motion passed 14-0 unanimous.

13. Rescheduling of December 24, 2018 meeting—(already discussed in Vice President's report)

Discussion Items

14. Discussion of Capital Improvements and Maintenance List for 2019—Patrick Ahern and Janet Stever Collins. Janet reports that bike racks will be installed at Whale View Point, and the Reading Beach. Asking the LA Recreation should be added to the City maintenance list - there's much trash and broken glass in the area. Additionally, the Care Stone area needs much maintenance and clean-up too. Bill reported that the stone area has been cooperative to pass, and Janet will contact owner and

- Earth tones, stone and glass, interfaced with trees.
 - Overhangs are fire sprinkler. Wall to protect native from cross contamination
- 12.11.2018 Committee Deliberation
- Grated pad is being expanded
 - His retention provided, natural penetration of 2% of lot area
 - Will any solar or other be included on site (using a flash "waffle shape") One-solar will be seen this summer on Riviera drive.
 - Beem in contact with neighbor (N/S)
 - Roof appearance is important (limited to non gravel for fire/climate aesthetics)
 - How high are retaining walls (stepping back 2'-11", 9'-5", 4'-3", 11'-0" Vertical and vegetated Long vegetated wall screened by trees.)

12.11.2018 Public Comment

- None
- 12.11.2018 Deliver for Next Time
 - Site section facade through adjacent properties and Broadway to public park.
 - Bring example of "waffle" solar
 - Large landscape plan with color and plant materials
 - Outline of existing building on proposed plan "overhangs"
 - Materials board or color rendering "How does it look on level?"
 - Project date to Chair
 - Enlarged sample site wall section showing method of planting on walls
 - Expanded people view region (expanding context).

5. COMMUNITY ITEM 12.11.2018

Project Name: Windansea Belvedere
LA JOLLA - Presentation by Melinda Merryweather to request a vote by CDD in support of reconstruction of the Windansea Belvedere.

12.11.2018 Applicant Presentation - Marywaleha

- Distributed letter and historic photo.
- Friends of Windansea to say that City has requested photo at North.
- Item down in 1982 to vandals
- Customer unable to rebuild (unable to replace nearly EXACTLY to look)

12.11.2018 Committee Deliberation

- Concise topics with project manager at site (Gargala) to see if CDD could be avoided. Answer was no.
- San Diego has a certified local coastal program, may not be able to bend it's own certified rules
- As community group, can't support the idea and voice or endorsement if the city can't determine that a CDD is not required for reconstruction of a traditional structure

12.11.2018 Committee Deliberation

- 12.11.2018 Committee Deliberation

12.11.2018 MOTION

- To reconstruct the city approve the reconstruction of the historic Windansea Belvedere "shale structure" built adjacent to Kolmar Street in approximately 1912 to be replaced to meet the standards and per the attached plans and if not permissible to expose the process incrementally. (Katie Conner)
- In Favor: Melinda, Kate, Conner, Tashada, Collins, Leni
- Opposed: none
- Abstain: Bill (on hold)
- MOTION PASSES 6-0-1

Adjourn

~~~~~



October 4, 2018

Melinda Merryweather  
Jim Neil  
Friends of Windansea

RE: Kolmar Street Belvedere Reconstruction  
Melinda and Jim:

Thank you for the initiative by the Friends of Windansea to reconstruct the Kolmar Street Belvedere. The belvedere has long been a cultural landscape feature of La Jolla's coastline, and a welcome shelter for residents and visitors alike. They appear in photographs of La Jolla's earliest developments and into the present day—and thanks to your efforts, will serve future beachgoers, sightseers, and surfers.

We applaud your work to restore one of these iconic structures, and lend our support to the effort. The Society greatly appreciates and encourages this reconstruction, and congratulates you on the provisioning of resources for the work and the research undertaken on the design.

Sincerely,

*Handwritten signature*  
Heidi Tapp  
Executive Director

# La Jolla Parks & Beaches, Inc.

# La Jolla Development Permit Review

# La Jolla Historical Society

12 December 2018

Mr. Alexander Llerandi  
Coastal Program Analyst  
California Coastal Commission  
7575 Metropolitan Drive #103  
San Diego, CA 92108

Subj: Kolmar belvedere

Dear Mr. Llerandi:

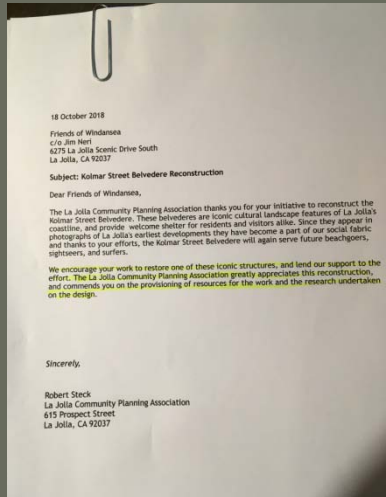
The La Jolla Parks & Beaches understands that Friends of Windansea plans to apply to the Commission for a permit to rebuild a green wooden structure, called a belvedere, at the foot of Kolmar Street in La Jolla. This structure will be substantially identical to similar historic structures along the La Jolla coastline in the vicinity of the Cove. Our board unanimously approved in concept plans for such belvedere which would replicate one located at the same location until destroyed some years ago. Thank you for your consideration of this information.

Very truly yours,

Ann Dynes

Ann Dynes  
Pres., LPRB

cc: Barbara By, City Councilmember, District One  
Herman Parker, Director, Parks and Recreation  
Andy Field, Assistant Director, Parks and Recreation  
Bob Steck, President, La Jolla Community Planning Association  
Ann Kerr-Inch, President, La Jolla Town Council



# La Jolla Parks & Beaches, Inc. to Coastal Commission Enclosures

# WindanSea Surf Club

# La Jolla Community Planning Association

# Friends of Windansea

Alma M. ...  
 1200 ...  
 To Whom It May Concern:

I, Alma M. ...  
 I am writing to you in support of the proposed ...  
 I am writing to you in support of the proposed ...

**Jim McFarlan Resumes**  
 100 ...  
 Dear ...

I am writing to you in support of the proposed ...  
 I am writing to you in support of the proposed ...

**Marty Lynch**  
 100 ...

To Whom It May Concern:

I am writing to you in support of the proposed ...  
 I am writing to you in support of the proposed ...

From: ...  
 To: ...  
 Subject: ...

I am writing to you in support of the proposed ...  
 I am writing to you in support of the proposed ...

Dear ...

I am writing to you in support of the proposed ...  
 I am writing to you in support of the proposed ...

Dear ...

I am writing to you in support of the proposed ...  
 I am writing to you in support of the proposed ...

From: ...  
 To: ...  
 Subject: ...

I am writing to you in support of the proposed ...  
 I am writing to you in support of the proposed ...

Dear ...

I am writing to you in support of the proposed ...  
 I am writing to you in support of the proposed ...

Dear ...

I am writing to you in support of the proposed ...  
 I am writing to you in support of the proposed ...

From: ...  
 To: ...  
 Subject: ...

I am writing to you in support of the proposed ...  
 I am writing to you in support of the proposed ...

Dear ...

I am writing to you in support of the proposed ...  
 I am writing to you in support of the proposed ...

Dear ...

I am writing to you in support of the proposed ...  
 I am writing to you in support of the proposed ...

From: ...  
 To: ...  
 Subject: ...

I am writing to you in support of the proposed ...  
 I am writing to you in support of the proposed ...

Dear ...

I am writing to you in support of the proposed ...  
 I am writing to you in support of the proposed ...

To Whom It May Concern:

I am writing to you in support of the proposed ...  
 I am writing to you in support of the proposed ...

Dear ...

I am writing to you in support of the proposed ...  
 I am writing to you in support of the proposed ...

From: ...  
 To: ...  
 Subject: ...

I am writing to you in support of the proposed ...  
 I am writing to you in support of the proposed ...

Dear ...

I am writing to you in support of the proposed ...  
 I am writing to you in support of the proposed ...

From: ...  
 To: ...  
 Subject: ...

I am writing to you in support of the proposed ...  
 I am writing to you in support of the proposed ...

Dear ...

I am writing to you in support of the proposed ...  
 I am writing to you in support of the proposed ...

# Letters of Support



# WINDANSEA BEACH SLOPE PROTECTION IMPROVEMENTS



## VICINITY MAP

NOT TO SCALE

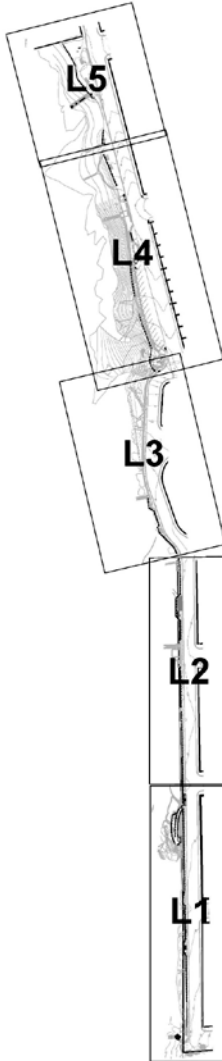
**FIELD SURVEY:**  
SNIPES-DYE ASSOCIATES  
DATE: TBD

**BENCHMARK:**  
DESCRIPTION: BRASS P-UG IN TOP OF CURB  
LOCATION: NORTHEAST CORNER OF NEPTUNE PLACE AND BONAIR STREET.  
ELEVATION: 34.839, USCGS DATUM

**CLIENT:**  
CITY OF SAN DIEGO  
PARK AND RECREATION DEPARTMENT  
202 "C" STREET, MS 36  
SAN DIEGO, CA 92101

**PRIME CONSULTANT  
LANDSCAPE ARCHITECT:**  
NERILA LANDSCAPE  
ARCHITECTURE  
401 VIA DEL NORTE  
LA JOLLA, CA 92037  
P: (858) 459-2000  
F: (858) 459-2681  
M: (858) 354-6701  
CONTACT: JIM NERI  
JIM@NERILA.COM

**CIVIL ENGINEER:**  
SNIPES-DYE ASSOCIATES  
8346 CENTER DRIVE, STE. G  
LA MESA, CA 91942  
P: (619) 697-0234  
F: (619) 460-2033  
CONTACT: BOB BRUCKART  
BOB@SNIPESDYE.COM



## GENERAL NOTES:

1. THIS PLAN IS FOR GENERAL SITE REFERENCE ONLY. REFER TO OTHER DOCUMENTS FOR COMPLETE SCOPE OF WORK.
2. BEFORE COMMENCING ANY SITE EXCAVATION, VERIFY LOCATIONS OF ALL EXISTING SITE UTILITIES, INCLUDING WATER, SEWER, GAS AND ELECTRICAL LINES. FLAG OR OTHERWISE MARK ALL LOCATIONS AND INDICATE UTILITY TYPE.
3. GRADE SITE TO DIRECT WATER AWAY FROM BUILDING AND NEW ADDITIONS. LANDSCAPE DRAINS SHALL BE INSTALLED AT LOW POINTS TO REDUCE RUNOFF CROSSING PATHS AND PAVING.
4. THE PERMITTEE OR SUBSEQUENT OWNER SHALL BE RESPONSIBLE FOR THE LONG-TERM MAINTENANCE OF ALL REQUIRED LANDSCAPE IMPROVEMENTS, INCLUDING IN THE RIGHT-OF-WAY.
5. IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR FINAL INSPECTION.
6. EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
  - 6.1. A BRIGHT YELLOW ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
  - 6.2. STAKE PLACING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBIT WITHIN THE DRIP LINE.
  - 6.3. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
  - 6.4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

## IRRIGATION NOTE:

THERE IS NO IRRIGATION PROPOSED FOR THIS NATURAL SITE

## DRAINAGE NOTES:

ALL DRAINAGE SYSTEMS SHOWN ARE EXISTING. THERE ARE NO NEW DRAINS PROPOSED.

## LANDSCAPE CONCEPT STATEMENT

LOW POST AND CHAIN GUARDS ARE PROPOSED AT THE TOP OF BLUFFS TO PREVENT PEDESTRIANS FROM ACCESSING THE ENTIRE SLOPE. OPENINGS IN THE CHAIN ARE PROVIDED FOR BEACH ACCESS DIRECTING PEDESTRIANS TO LIMITED PARTS OF THE SLOPE REDUCING EROSION OF THE BLUFFS. THE POSTS AND CHAIN IS INTENDED TO MATCH THE EXISTING POST AND CHAIN AT VARIOUS LOCATIONS ALONG THE BLUFF. THE RECONSTRUCTION OF A VANISHED BELVEDERE IS PROPOSED IN PHASE TWO. THIS BELVEDERE IS INTENDED TO MATCH THE ORIGINAL BELVEDERE CONSTRUCTION AS CLOSE AS POSSIBLE.

## APPLICABLE CODES, DRAWINGS, AND SPECIFICATIONS

**STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), 2018**

**CITY OF SAN DIEGO WHITEBOOK, 2018 SUPPLEMENT (TO BE USED IN CONJUNCTION WITH GREENBOOK).**

**CITY OF SAN DIEGO STANDARD DRAWINGS, 2018**

**CALIFORNIA MUTCD, 2014**

**U.S. CUSTOMARY UNIT STANDARD PLANS, CURRENT EDITION, DOCUMENT NO. AEC0925091**

**U.S. CUSTOMARY SPECIFICATIONS, CURRENT EDITION, DOCUMENT NO. AEC0925062**

**CALIFORNIA BUILDING CODE, DISABLED ACCESS REGULATIONS, TITLE 24 (2019)**

**1990 AMERICANS WITH DISABILITIES ACT / AMERICANS WITH DISABILITIES ACT ACCESSIBILITIES GUIDELINES**

## SHEET INDEX

## DRAWING NO.

| TITLE SHEET              | TS |
|--------------------------|----|
| SLOPE PROTECTION         | L1 |
| SLOPE PROTECTION         | L2 |
| SLOPE PROTECTION         | L3 |
| SLOPE PROTECTION         | L4 |
| SLOPE PROTECTION         | L5 |
| BELVEDERE RECONSTRUCTION | L6 |



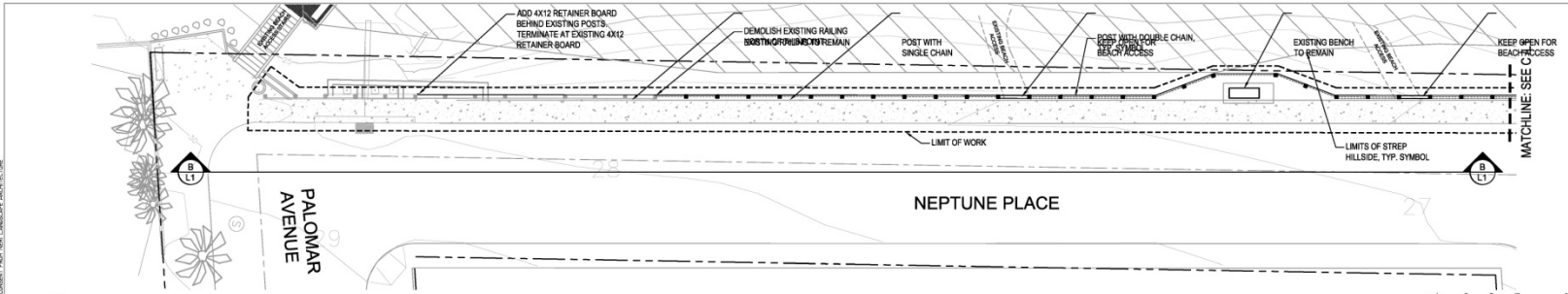
LANDSCAPE IMPROVEMENT PLANS FOR  
**WINDANSEA BEACH  
SLOPE PROTECTION**  
Neri Landscape Architecture, Inc.  
401 Via del Norte  
La Jolla, CA 92037  
Phone: (858) 459-2000

FOR APPROVAL  
JUNE 2020

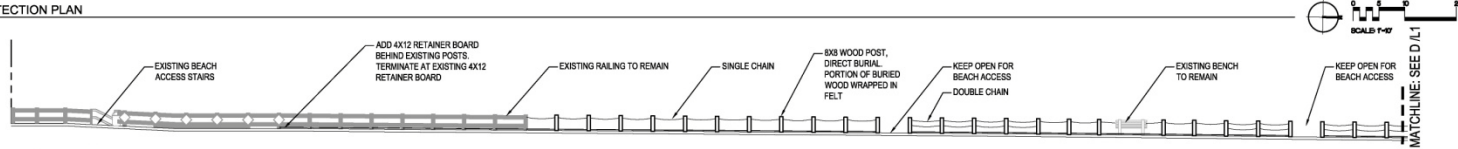
COASTAL  
DEVELOPMENT  
PERMIT

TS

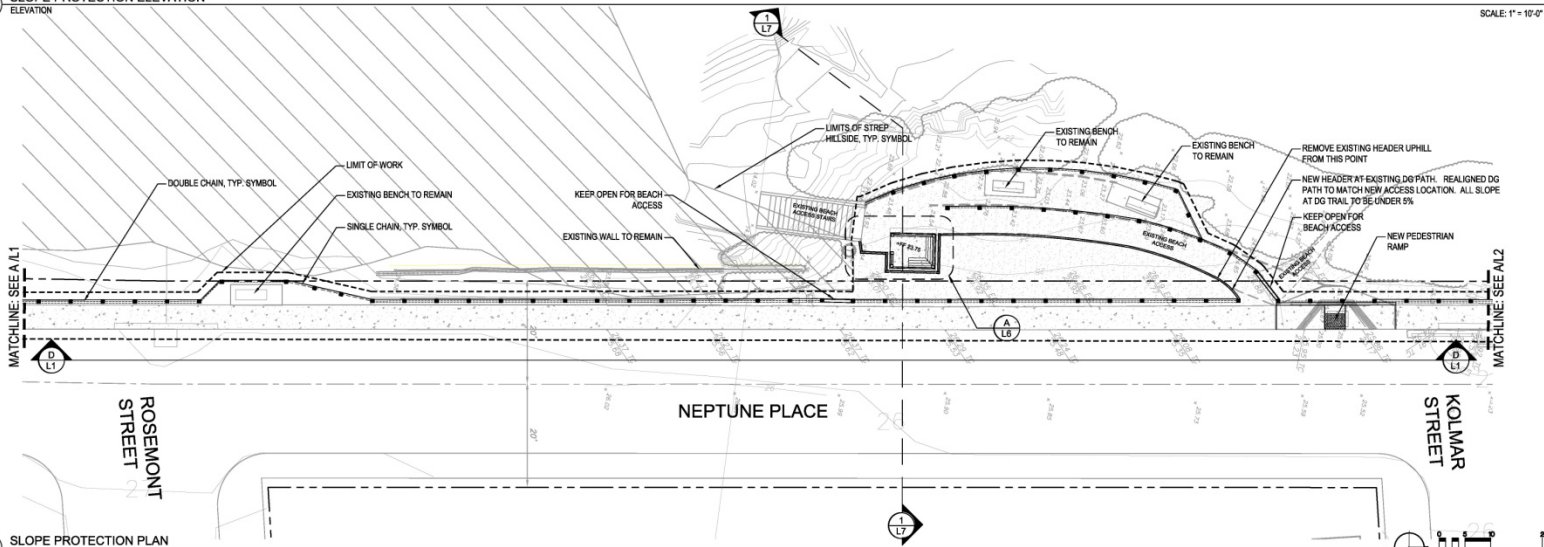
ALL PLANS, SECTIONS AND DETAILS SHOWN ON THIS DRAWING ARE THE PROPERTY OF NERI LANDSCAPE ARCHITECTURE AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN CONSENT OF NERI LANDSCAPE ARCHITECTURE.



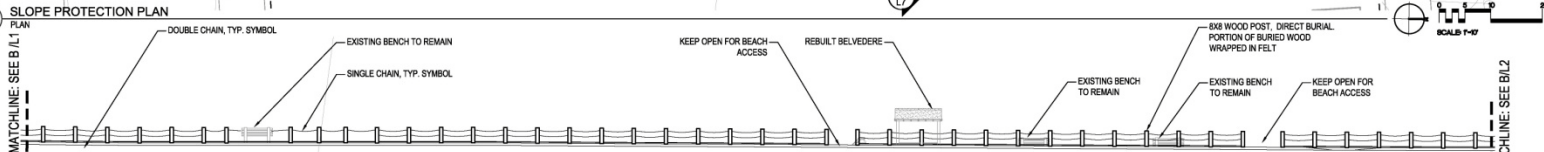
**(A) SLOPE PROTECTION PLAN**



**(B) SLOPE PROTECTION ELEVATION**



**(C) SLOPE PROTECTION PLAN**



**(D) SLOPE PROTECTION ELEVATION**



Project No. 000  
Drawn: 000  
Checked: JPN

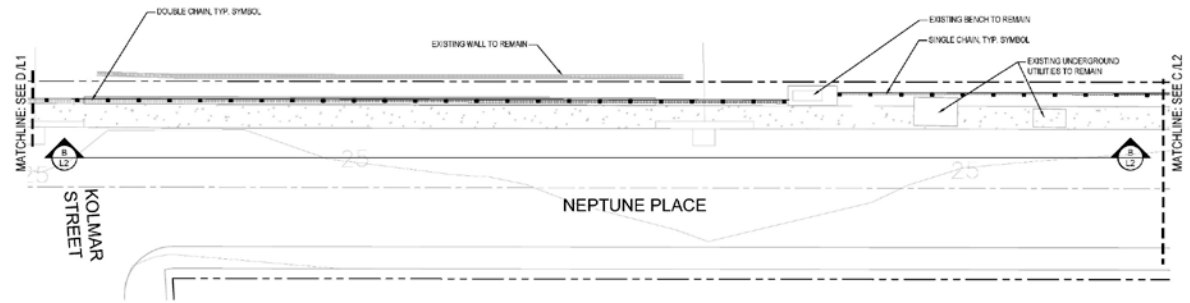


LANDSCAPE IMPROVEMENT PLANS FOR  
**WINDANSEA BEACH**  
**SLOPE PROTECTION**  
Palomar Avenue and Westbourne Street  
La Jolla, CA 92037

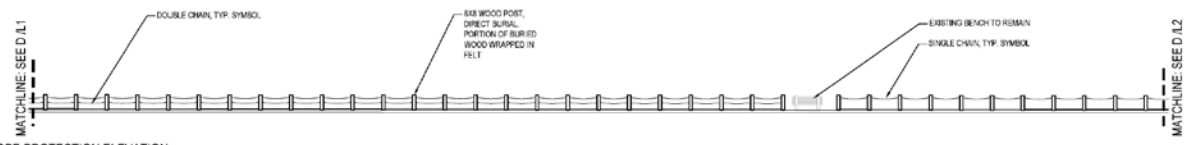
PTS-0666879  
FOR APPROVAL  
OCTOBER 28 2020

SLOPE PROTECTION

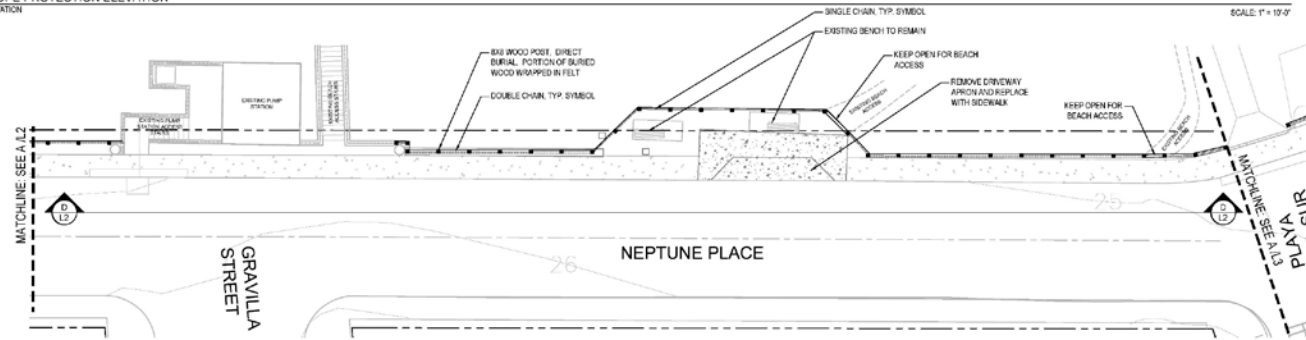
ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF NLA LANDSCAPE ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF NLA LANDSCAPE ARCHITECTURE IS STRICTLY PROHIBITED. © 2020 NLA LANDSCAPE ARCHITECTURE. ALL RIGHTS RESERVED.



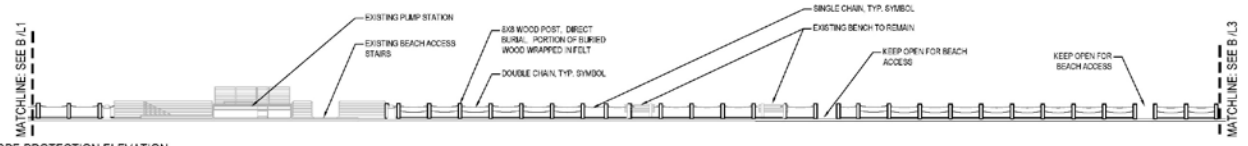
**(A) SLOPE PROTECTION PLAN**  
PLAN



**(B) SLOPE PROTECTION ELEVATION**  
ELEVATION



**(C) SLOPE PROTECTION PLAN**  
PLAN



**(D) SLOPE PROTECTION ELEVATION**  
ELEVATION

SCALE: 1" = 10'-0"



Project: 06  
Drawn: 200  
Checked: JPI



LANDSCAPE IMPROVEMENT PLANS FOR  
**WINDANSEA BEACH**  
**SLOPE PROTECTION**  
Palomar Avenue and Windansea Street  
La Jolla, CA 92037

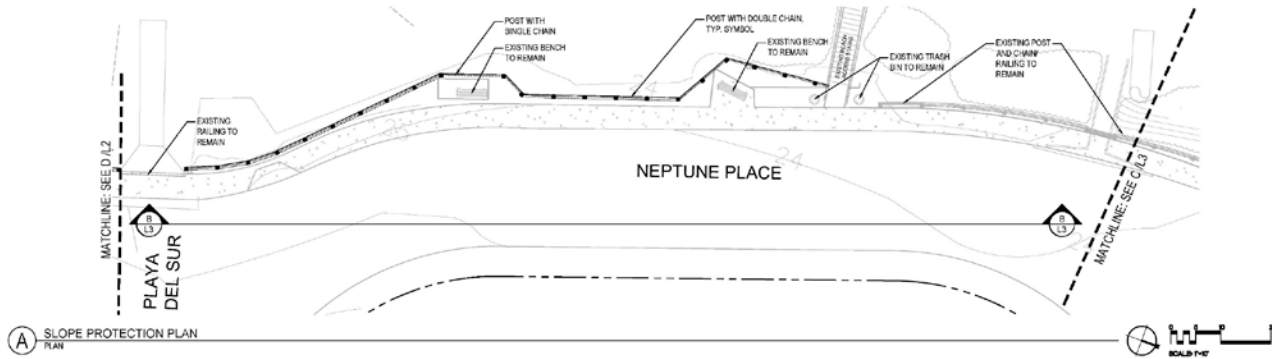
FOR APPROVAL

JUNE, 2020

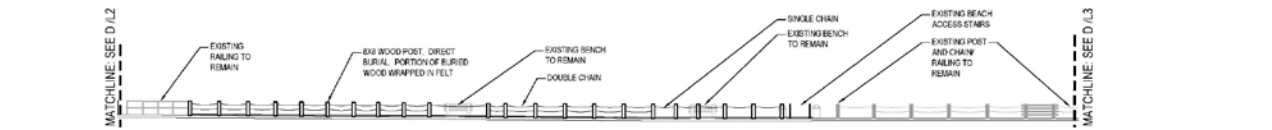
SLOPE PROTECTION

L2

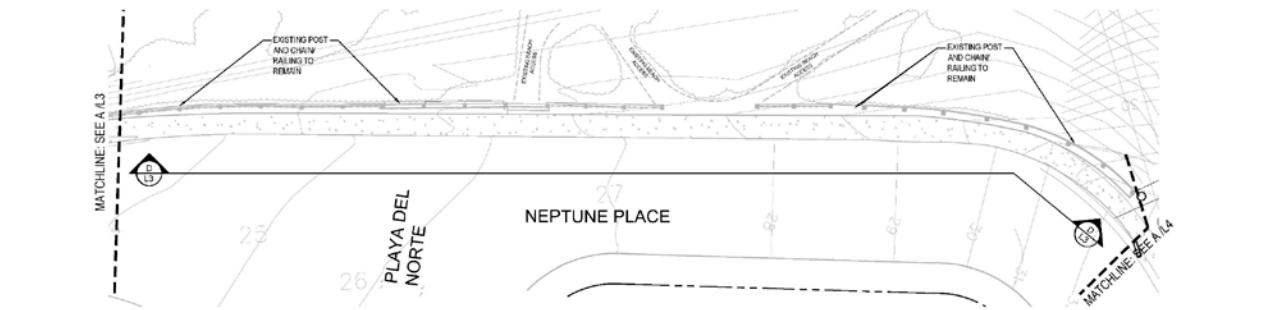
ALL PLANS, SECTIONS AND ELEVATIONS SHALL BE IN ACCORDANCE WITH THE CITY OF WINDANSEA BEACH SLOPE PROTECTION PLAN. THE CITY OF WINDANSEA BEACH SLOPE PROTECTION PLAN IS THE BASIS FOR ALL SLOPE PROTECTION PLANS. THE CITY OF WINDANSEA BEACH SLOPE PROTECTION PLAN IS THE BASIS FOR ALL SLOPE PROTECTION PLANS. THE CITY OF WINDANSEA BEACH SLOPE PROTECTION PLAN IS THE BASIS FOR ALL SLOPE PROTECTION PLANS.



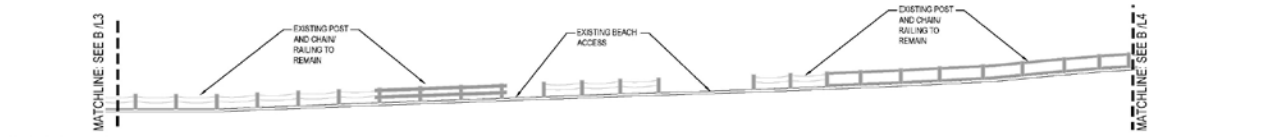
**(A) SLOPE PROTECTION PLAN**



**(B) SLOPE PROTECTION ELEVATION**



**(C) SLOPE PROTECTION PLAN**



**(D) SLOPE PROTECTION ELEVATION**



Project No. 19  
 Date: 2020  
 Designer: JAH  
 Checker: JAH  
**NLA**  
**NERI**  
**ARCHITECTURE**  
 1242 S. AVENUE 101, SUITE 100  
 WINDANSEA BEACH, CA 94062  
 TEL: 415.493.8888



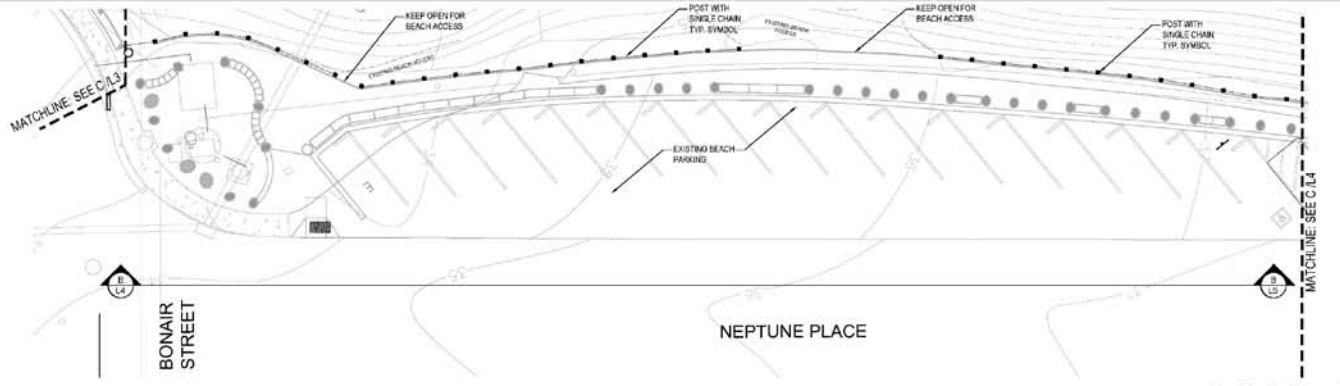
LANDSCAPE IMPROVEMENT PLANS FOR  
**WINDANSEA BEACH**  
**SLOPE PROTECTION**  
 1242 S. AVENUE 101, SUITE 100  
 WINDANSEA BEACH, CA 94062

FOR APPROVAL  
 JUNE 2020

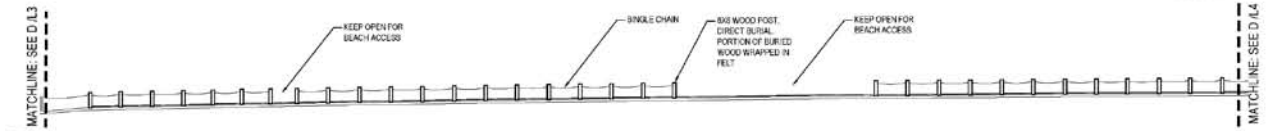
**SLOPE PROTECTION**

**L3**

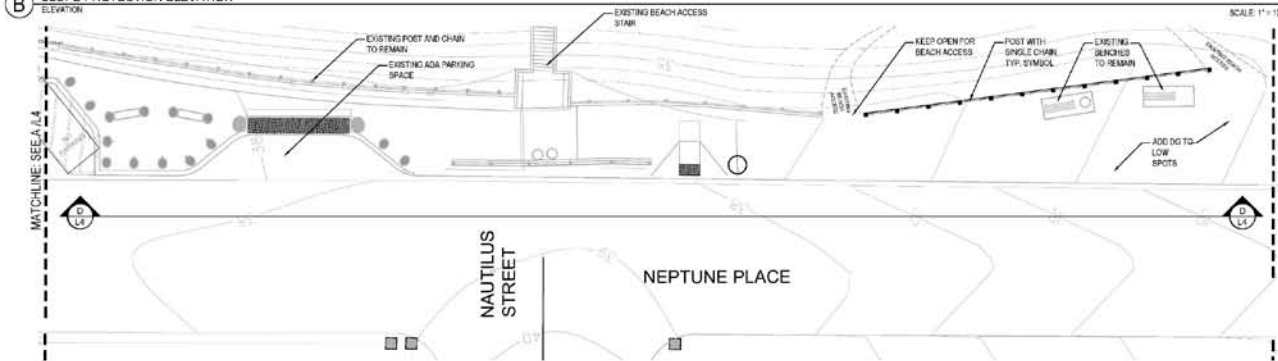
ALL NOTES, DETAILS, DIMENSIONS, AND MATERIALS SHALL BE SUBJECT TO THE ARCHITECT'S REVISIONS AND FIELD ADJUSTMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS. THE ARCHITECT'S OFFICE SHALL NOT BE RESPONSIBLE FOR THE OBTAINING OF PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.



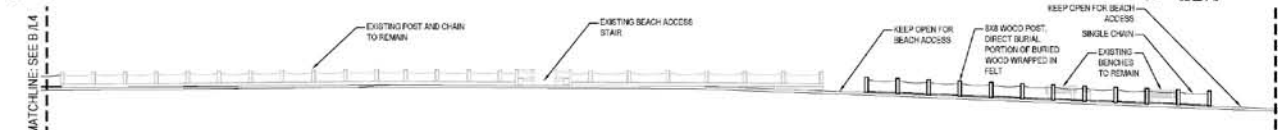
(A) SLOPE PROTECTION PLAN



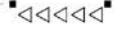
(B) SLOPE PROTECTION ELEVATION



(C) SLOPE PROTECTION PLAN



(D) SLOPE PROTECTION ELEVATION



PROJECT NO. 18  
 CLIENT: WDC  
 CHARTER: 1/18  
 DATE: 6/2020

**N LA**  
 NERI  
 LANDSCAPE  
 ARCHITECTURE

1000 WILSON AVENUE, SUITE 100  
 OAKLAND, CA 94612  
 TEL: 415.763.1111  
 WWW.NERILANDSCAPEARCHITECTURE.COM



LANDSCAPE IMPROVEMENT PLANS FOR  
**WINDANSEA BEACH**  
 SLOPE PROTECTION

PROJECT: WINDANSEA BEACH (3800 WINDANSEA STREET)  
 LOCATION: WINDANSEA BEACH, OAKLAND, CA 94612  
 DATE: 06/20/2020  
 TA: JORIE CAHILL

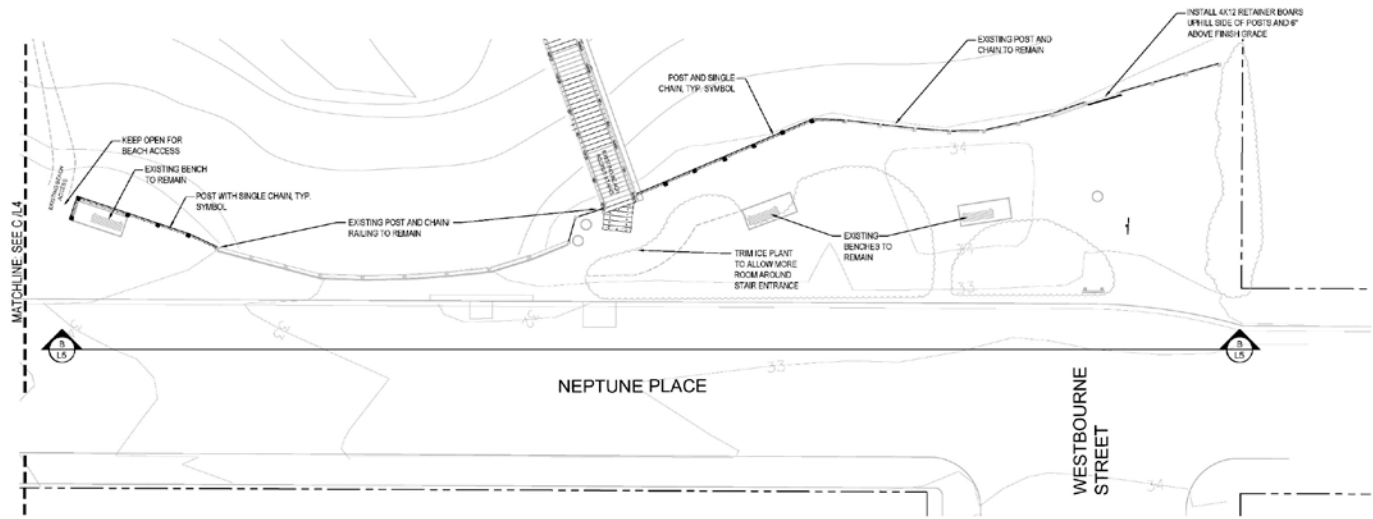
FOR APPROVAL

JUNE 2020

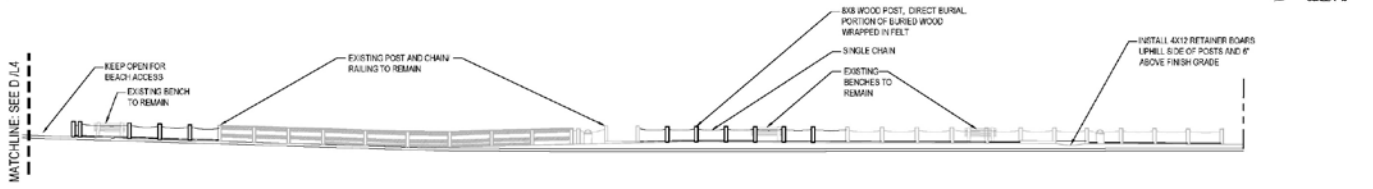
SLOPE PROTECTION

L4

SCALE: 1" = 10'-0"

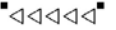


**A** SLOPE PROTECTION PLAN  
PLAN



**B** SLOPE PROTECTION ELEVATION  
ELEVATION

SCALE: 1" = 10'-0"



Project No. 00  
Date: 000  
Checked: JH

**NLA**  
NERI  
LANDSCAPE  
ARCHITECTURE  
INC.  
1000 W. 15TH STREET  
SUITE 100  
DENVER, CO 80202  
TEL: 303.733.1111  
WWW.NERILANDSCAPE.COM



LANDSCAPE IMPROVEMENT PLANS FOR  
**WINDANSEA BEACH**  
SLOPE PROTECTION  
Federal Avenue at Westbourne Street  
L5-001, 04/2020

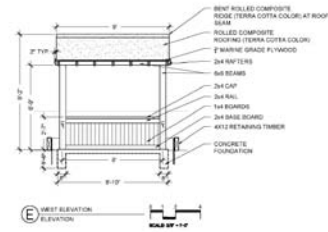
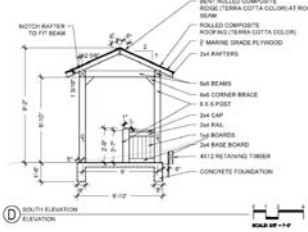
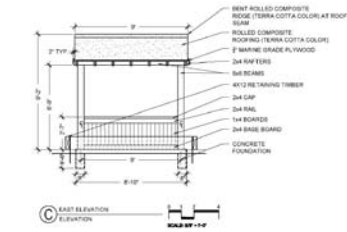
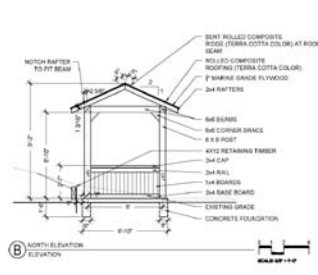
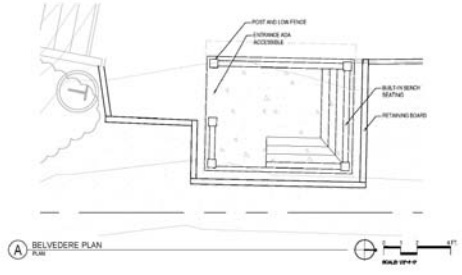
FOR APPROVAL

JUNE 2020

SLOPE PROTECTION

L5

ALL WORK ON THIS SHEET IS  
PROPOSED TO BE  
CONSTRUCTED IN PHASE TWO



Project No. 2024-001  
Date: 06/20/2024  
Scale: 1/4" = 1'-0"

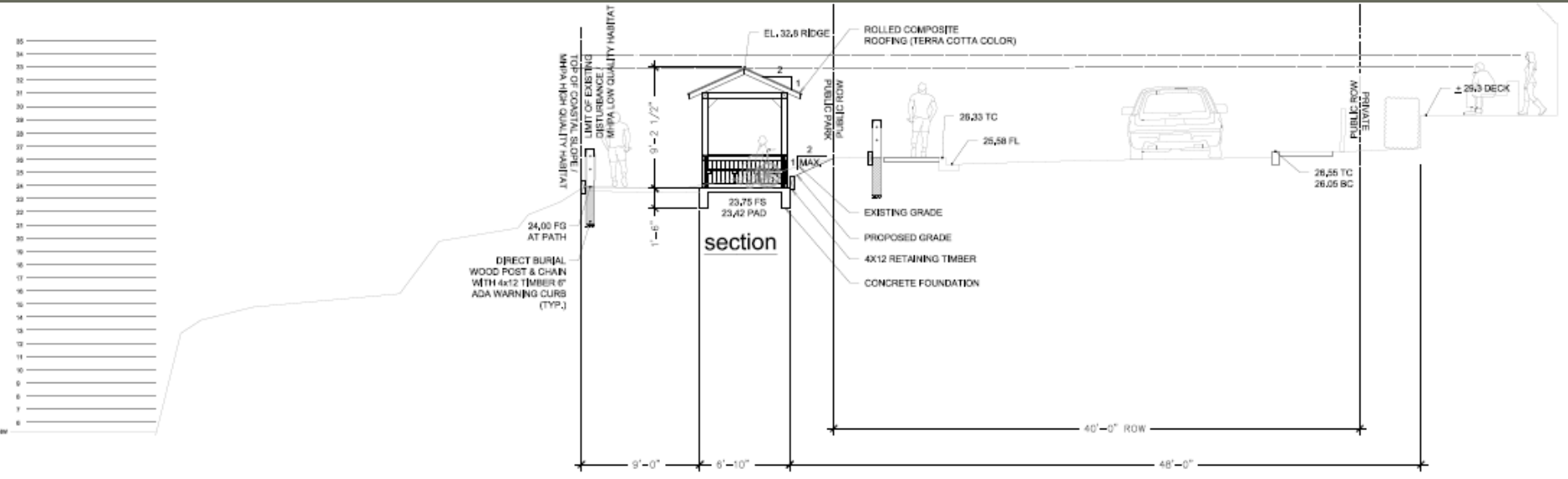
**NLA**  
NORTH LAKES ARCHITECTURE  
10000 WINDANSEA BEACH  
SUITE 100  
SAN ANTONIO, TEXAS 78249  
TEL: 214.343.1111  
WWW.NLA-ARCHITECTURE.COM

LANDSCAPE ARCHITECTURE FOR  
**WINDANSEA BEACH**  
SLOPE PROTECTION  
Project No. 2024-001  
Date: 06/20/2024  
Scale: 1/4" = 1'-0"

FOR APPROVAL  
JUNE 2024

BELVEDERE  
RECONSTRUCTION

**L6**



# Coastal Review Progress

- ✓ Completeness Review Comments Received 6/16/2020
  - Prepare Public Noticing Package
  - Conduct Topographical Survey
  - Expand Photographic Survey
- ✓ Submitted full Coastal Development Permit package 11/9/2020
- ✓ Public Noticing 1/3/2021
- ✓ 1<sup>st</sup> Cycle Issues Received 2/5/2021
- ✓ 1<sup>st</sup> Plan Update Presentation to La Jolla Development Permit Review Committee 2/9/2021
- ✓ 2<sup>nd</sup> Plan Update Presentation to La Jolla Development Permit Review Committee 2/16/2021

## Process 4:

- ✓ Application Plans Submitted 11/9/20
  - Staff Level Review
  - Planning Commission Hearing
  - Appeal Filed to City Council
  - Appeal Hearing by City Council





“ In La Jolla’s early days, people built things to make the beach a little friendlier; these belvederes fall under that category.”

— Carol Olten  
La Jolla Historical Society historian

