



La Jolla Community Planning Association

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

Contact Us:

Mail: PO Box 889, La Jolla, CA 92038

Web: www.lajollacpa.org

Voicemail: 858.456.7900

email: info@lajollacpa.org

President: Bob Steck

Vice President: Helen Boyden

2nd Vice President: Brian Will

Secretary: Cindy Greatrex

Treasurer: David Gordon

DRAFT AGENDA –

Regular Meeting | Thursday, 3 January 2019

6:00pm

1.0 Welcome and Call to Order: Bob Steck, President

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

2.0 Adopt the Agenda

3.0 Meeting Minutes Review and Approval: 6 December 2018

4.0 Officer Reports:

4.1 Treasurer

4.2 Secretary

5.0 Elected Officials – Information Only

5.1 Council District 1: Councilmember Barbara Bry –

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

5.2 78th Assembly District: Assemblymember Todd Gloria

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

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

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

6.0 President's Report – Information only unless otherwise noted

6.1 Election Committee Announcement – Nine Open seats – six 3-year terms expiring in 2022, one 2-year, two 1-year. Patrick Ahern, Chair.

6.2 Auto dealership "SIGN" Or "ART" resolution with PDO.

6.3 Other matters

7.0 Public Comment

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

7.1 City of San Diego – Community Planner: Marlon Pangilinan, mpangilinan@sandiego.gov

7.2 UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://commplan.ucsd.edu/>

7.3 General Public

8.0 Non-Agenda Trustee Comment

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

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

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

If a Sign Language Interpreter, aids for the visually impaired, or Assisted Listening Devices (ALDs) are required, please contact the City's Disability Services Coordinator at 619-321-3208 at least (5) five work days prior to the meeting date to insure availability.

Shannon, Rep.

- 9.2 Coastal Access & Parking Board <http://www.lajollacpa.org/cap.html>
- 9.3 UC San Diego Long Range Development Plan CAG, one of LJCPA delegates, will report on discussion <http://lrddp.ucsd.edu> (Steck, Greatrex)
- 9.4 Hillside Drive Ad Hoc Committee – Diane Kane, Chair
- 9.5 Airport Noise Advisory Committee – Cindy Greatrex, Delegate.
- 9.6 Playa Del Norte Stanchion Committee – Possible Action Item.

10.0 Consent Agenda- Action Items

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

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

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

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

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

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

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

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

10.1: Rastetter Cabana CDP – 303 Sea Lane No.: 581185 LA JOLLA (Process 3) Coastal Development Permit to remove existing single family house and construct 866 s.f. one bedroom dwelling unit with two onsite parking space and spa at 303 Sea Lane. The 0.36 acre site is in the RS-1-7 base zone, Coastal (Appealable) overlay zone within the LA JOLLA Community Plan area. Council District (1)

DPR Motion: Findings **CAN** be made for a CDP to remove existing single family house and construct 925 sq ft one bedroom dwelling unit with two onsite parking space and spa at 303 Sea Lane. (Ragsdale/Collins)• MOTION PASSES 6-0-1

10.2 Brodiaea Way Residence CDP/SDP - 7362 Brodiaea No.: 389648 LA JOLLA - (Process 3) Coastal Development Permit / Site Development Permit to demolish an existing residence and construct a 15,670 square-foot, 2-story residence with a basement garage, and a 738 square-foot detached pool house at 7362 Brodiaea Way. The 0.639 acre site is in the RS-1-4 zone and Coastal Overlay Zone (Non-appealable) within the La Jolla Community Plan Area. Council District 1. APPLICANT: SCOPE CHANGE TO 9,025 SF (NO BASEMENT)

DPR Motion: Findings **CAN** be made for a CDP and SDP to construct a new residence as presented. (Kane/Collins) MOTION PASSES 6-0-1

10.3: Resident Request for Lighting of School Pedestrian Crosswalk-on Soledad Mt. Road at Caminito Blythefield (Angela Whiteside)

T&T Motion: To **Approve** Recommendation to the City for Lighting of School Pedestrian Crosswalk on Soledad Mt. Road at Caminito Blythefield with added restriping of the Crosswalk: Gantzel, Second: Warwick 9-0-0.

10.4: Resident Request for Right Turn Signal - on south-bound North Torrey Pines Rd at La Jolla Shores Drive (Simon Andrews)

T&T Motion: To **Approve** a Recommendation to the City to add a Right Turn Arrow to the traffic signal for south bound traffic on North Torrey Pines Road at La Jolla Shores Drive. The arrow should coincide with the Left Turn Arrow for La Jolla Shores Dr. to northbound North Torrey Pines Rd: Rudolph, Second: Ryan 9-0-0

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

11.0.Resident Petition for Speed Humps on Bonair Street between La Jolla Boulevard and Draper Ave (Roland Stroebel)

T&T Motion: To **accept** the Petition as is including any further signatures and forward to the City with the recommendation to consider the Speed Humps for Bonair Street between Draper Ave and La Jolla Boulevard: Ryan, Second: Gantzel 9-0-0 Pulled from December consent calendar

12.0 Bonair Residences (formerly Bonair Townhomes) 744 and 746 Bonair Street No. 579587 The applicant was asked applicant to return to DPR with revisions. Applicant has revised but has declined to return to DPR/LJCPA/. Applicant has been notified of this hearing. Changes have been made to the project.

Previous description: (Process 2) Coastal Development Permit to demolish an existing duplex and construct two (2) new detached two (2) story single dwelling units with Unit A construction of 2913 square feet and Unit B construction of 2903 square feet for a total of 5816 square feet located at 744 Bonair Street. The 0.14 acre site is in the Coastal (Non-Appealable) overlay zone in the RM 1-1 base zone of the La Jolla Community Plan Area. However at the May 15, 2018 meeting, it was announced that the Project now included a small lot subdivision and was now a Process Three. **DPR Motion:** Due to the change in permit requirements and process change, the project should be postponed pending official notice from the city and the requisite 15day noticing period **Passed 3-2-1**

13.0 Recommendations to CPPT Bry on ideas for CIP budget priorities proposed in December

1. Safety of the walk south end of the Marine Room restaurant – Fund Handrail to supplement repair of pavement.
2. Black’s Beach Overlook fence replacement (new design)
3. Belvedere viewing dip at Prospect and Girard –LJCPA approved concept and design
4. Repair ocean access areas at Camino de la Costa (handrails, steps)
5. Repair ocean access areas at Marine Street (steps)
6. Repair dip in road at Forward Street & LJB (road sinking on east side)
7. Update Speed Limit signs on La Jolla Parkway off the 52. (signs not synced)
8. Install streetlights at Coast Walk and TPR - existing base –light now blocked by protective barrier

12.1 Add NEW: Fund environmental Review for Coast Walk turnaround passed by LJCPA on May 16th 2016 [T&T Motion to remove two parking spaces on the Coast Walk bluff and replace them with a turnaround conditional on the ability to relocate those two spaces on the inland side of the street; ratified by the LJCPA; reported as geotechnically feasible by Gary Pence December 14, 2017] **12.1 only is Action item**

14.0 Letter to City to requesting meeting to resolve design of Black’s overlook Fence. Merryweather

15.0 Adjourn to next LJCPA Meeting: Thursday, February 7, 2019 at 6:00 PM



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Secretary: Cindy Greatrex

Treasurer: David Gordon

DRAFT MINUTES—

Regular Meeting | Thursday 6 December, 2018

Courtney arrives late, Weissman exits early, reflected in vote counts.

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

Trustees Absent: Shannon

Meeting Commences: 6:05.

6:00pm

1.0 Welcome and Call to Order: Bob Steck, President

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

2.0 Adopt the Agenda:

Motion: Adopt the Agenda (Kane/Gordon)

In Favor: Ahern, Boyden, Brady, Costello, Gordon, Greatrex, Kane, Little, Mangano, Merten, Rasmussen, Weiss, Weissman, Will.

Opposed: --

Abstain: Steck (Chair)

Motion Carries: 14-0-1

3.0 Meeting Minutes Review and Approval: 1 November 2018

Motion: Approve 1 November Minutes as amended (Gordon/Boyden)

In Favor: Ahern, Boyden, Brady, Costello, Gordon, Greatrex, Kane, Little, Mangano, Merten, Rasmussen, Weiss, Weissman, Will.

Opposed: --

Abstain: Steck (Chair)

Motion Carries: 14-0-1

4.0 Officer Reports:

4.1 Treasurer Dave Gordon reports:

La Jolla Community Planning Association

Treasurer's Report for December 6, 2018 Regular Meeting

Beginning Balance as of 11/1/18

\$ 270.99

Income

• Collections	\$ 377.00
• CD Sales	\$ <u>0.00</u>
Total Income	\$ <u>647.99</u>
Expenses	
• Agenda printing	\$ 39.05
• LJ Rec Center Fees (Jan-Jun 2019)	\$ 260.00
• AT&T telephone	\$ <u>89.99</u>
Total Expenses	\$ <u>389.04</u>
Net Income/(Loss)	\$ (-12.04)
Ending Balance of 11/30/18	\$ 258.95

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

5.0 Elected Officials – Information Only

5.1 Council District 1: Councilmember Barbara Bry – Not present, arrives later.

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

5.2 78th Assembly District: Assemblymember Todd Gloria

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

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

Rep: **Chevelle Newell Tate**, 619-645-3133, Chevelle.Tate@sen.ca.gov Not present.

6.0 President's Report – Information only unless otherwise noted

6.1 Update on Playa Del Norte Stanchion Committee – Medina, Rasmussen, Ahern, Possible Action Item.

Presenter: Glen Rasmussen

Rasmussen: Meeting held at LJ Public Library on 11/27. Presentation was made by LJCPA to continue the parking spaces at foot of Playa del Norte Cary Lowe from Conflict Resolution Services listened to presentations from One Neptune condo and others. Moderator made four recommendations. LJCPA presented plan we had come up with. Consensus was to remove parking spaces.

Rasmussen: I make a motion that LJCPA has a committee to continue this work.

Medina: Put forth action items in a memo.

Little: Who was Mayor's representative at meeting. Medina: I didn't see one. Little: Isn't it kind of strange that no one from Mayor's office, yet they act two days later? Greatrex: Yes, strange.

Merryweather: We were still negotiating and then the Mayor's office shut this down. Melinda asked why. She was told that Mauricio submitted questions and answers, and also did not inform Mayor's office that there was a second meeting planned.

Boyden (to Mauricio Medina): I was expecting a report on this from you today. Medina: I sent it. Boyden: I did not receive it. Merryweather: I did not either.

Merryweather: Absolutely shocking that we were negotiating and then this was all shut down.

Ahern: Strong Mayor policy allows Mayor's office to do this. But we need to keep finding a solution

Greatrex: There have been zero police reports. Yet condo HOA reports 4,907 traffic violations in 18 ½ weeks. 41

traffic violations every day, seven days per week. This number is outsized for a side street in a resort village. What is the provenance?

Rasmussen: A person in the community, Cynthia Chasan, watched this camera footage.

Greatrex: If Cynthia was given the footage, LJCPA should get it too.

Greatrex: (To Chair) I am making formal request that we get verification of this footage.

Boyden: Cynthia Chasen represented herself as the representative of "All La Jolla Neighborhood Watch Groups" and is the Traffic Safety Officer (?) of the LJTC. Would like to see what Mauricio sent to the City. Notes the next meeting, as she understood it, would be smaller and less public.

Greatrex: Next meeting should be larger.

Rasmussen: Chasan opined that 70-80% of violations are from the new parking spaces. The new parking spaces are "an attractive nuisance"

Greatrex: These people aren't driving the wrong way into One Neptune as they have for forty years?

Mangano: We never looked at this before the parking spaces went in. So we have no way of knowing if this is about the parking spaces. In Science, you look at variables.

Motion: To form an ad-hoc LJCPA committee to look at further parking options at Neptune and Playa del Norte.

Members are Ahern, Merten, Rasmussen. Known as the *Playa del Norte Committee*.

(Rasmussen/Merten)

To the Motion:

Merten: Angled parking on Neptune Place was not presented at meeting.

Boyden: Who is on committee?

Greatrex: New day, new committee. Anyone can be on.

Boyden: Ad-hoc committee, following Brown Act.

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

Opposed: --

Abstain: Steck (Chair)

Motion Carries: 15-0-1

6.2 Election Committee Announcement – Nine Open seats – six 3-year terms expiring in 2022, one 2-year, two 1-year. Patrick Ahern, Chair.

6.3 Status of letters to City Attorney re: 50% rule. Report from Mauricio Medina.

Medina; Group meeting December 10.

Little: (To Medina) They pay you a big-bucks salary to come here. You are on record saying we don't deserve an answer from the City Attorney on this, because we are the public. I would like to know how things work in Bry's office? Did she ever see our letter? Is it her opinion that this committee doesn't get a response from the City Attorney? There is a disconnect between what we send to your office and what the City Attorney's office sees. Did Bry see the letter?

Medina; I don't want to comment. But your purpose is to see if 50% rule cannot be abused?

Little: No, Not really.

Medina; We don't want to impede progress of constituents.

Little: That is a different issue than finding out if the 50% Rule a legal document or not.

Kane: (To Medina): Is the 50% Rule a legal document? I gave it to you. Is serial permitting legal? This is what we asked of you. It has nothing to do with changing the code. If we have no access to the City Attorney, is Bry willing to act on our behalf?

Medina: We will wait to see what happens on the 10th.

Kane: Will you be there? Will anyone from your office be there?

Medina: No.

Kane: These are two easy questions to answer. This is disappointing.

Costello: One can call Mara Elliot and ask for a meeting.

Kane: I am perplexed by the sounds of silence from the City, as we are an authorized City group.

6.4 Report from Membership Committee- Steck

6.5 Ratify members of Election Committee: Emerson, Ahern, Gordon, Kane, Weissman

Motion: To ratify Members: (Boyden/Gordon)

In Favor: Ahern, Boyden, Brady, Costello, Gordon, Greatrex, Kane, Little, Mangano, Merten, Rasmussen, Weiss, Weissman, Will.

Opposed: --

Abstain: Steck (Chair)

Motion Carries: 14-0-1

Add-on Item to Agenda: Discussion on Coastal Commission response on Black's Beach fence. They will consider a five-foot fence.

People who own land the easement is on with have to be involved with application.

Rasmussen: It's a dedicated view corridor. Victor Fargo had been involved with original application, he is probably deceased.

Melinda Merryweather: Please put on January Agenda. Steck: Will do.

7.0 Public Comment

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

7.1 City of San Diego – Community Planner: Marlon Pangilinan, mpangilinan@sandiego.gov. Not present.

7.2 UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://commplan.ucsd.edu/>

SANDAG, in partnership with UC San Diego and the California Department of Transportation (Caltrans) is nearing the completion of the new overcrossing – the Gilman Bridge, over Interstate 5 (I-5) at Gilman Drive, just north of the La Jolla Village Drive Interchange. The overcrossing and related roadway improvements connect Gilman Drive to the west and Medical Center Drive to the east. The Gilman Bridge provides a vital link between the west and east campuses of UC San Diego and adds a second on-campus crossing over the I-5. The overcrossing comprises a three-span, pre-stressed concrete arch structure that unites existing campus roads on both sides of the I-5 freeway: Gilman Drive on the west and Medical Center Drive on the east. Campus stakeholders will be able to go from one side of campus to the other without driving on busy city streets such as La Jolla Village Drive and Genesee Avenue, thus reducing traffic on these roadways and getting across campus in a quicker and more efficient manner. To facilitate smooth traffic flow, the bridge and intersections on both sides include a three-lane configuration: one lane of traffic each way with a protected left-hand turn lane, sidewalks and bicycle lanes. Completion is anticipated early 2019.

7.3 General Public

Merryweather: Billboard next to Carino's pizza parlor. Billboard is in front of car dealership and advertises a car.

Greatrex: It's a picture of a car atop a car dealership. Not really art.

Weiss: There is a big difference between art and advertising.

Little: This should be heard by PDO.

Gordon: We can skip PDO and come here. There is an Arts Council that approves art.

Kane: This seems to be a Code compliance issue. Merryweather: Submitted to them already.

Steck: We will encourage PDO to hear this. If not, we will hear it.

8.0 Non-Agenda Trustee Comment

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

Kane: We now have four Planning interns. All from UCSD. Diane will meet with them in January. Has met with current intern three times. Mission is to track what the City does with our projects. Follow-up on 50% Rule: Diane states that she spoke to Medina and that the City Attorney did not take feedback from public to community groups. Diane asked him to find out what Bry is doing for us. Also a group of residents is meeting with DSD on Monday, Dec 10.

Courtney: Night work on TPR. Working with Cindy Hazuka, met with Bry last week. States City bypassed rules with CEQA stating that this is an in-kind construction, which it is not. The City gave itself an exemption. Dan says we need to look at such impacts deeply in future do to the impact on the community. We need to take a look at what

the need is. Dan is doing research on this night work.

Kane: Multiple impacts from this night work. We voted twice to support it but didn't have all information. If the appropriate information was given to us from the City we could have explored mitigation.

Boyden: When she Chaired PRC she did not get needed City information regarding a requested retaining wall.

Little: Is building on Coast Walk conforming to code? Rasmussen: Marengo Morton one? Little: Yes. If it's not up to code, let's do something.

Steck: It complies, based on LJI article.

Kane: Small article in U-T on general topic. There is a systemic problem at DSD with their recordkeeping.

Rasmussen: It's a discretionary permit issue. If you look at it, it doesn't conform to the Community Plan.

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

- 9.1 **Community Planners Committee** <http://www.sandiego.gov/planning/community/cpc/index.shtml> - John Shannon, Rep. Not present. CPC Adjourned in December.
- 9.2 **Coastal Access & Parking Board** <http://www.lajollacpa.org/cap.html> Adjourned in November
- 9.3 **UC San Diego Long Range Development Plan CAG, one of LJCPA delegates, will report on discussion** <http://lrpd.ucsd.edu> (Steck, Greatrex)
- 9.4 **Hillside Drive Ad Hoc Committee – Diane Kane, Chair.** Adjourned in November. Looking to meet in January.
- 9.5 **Airport Noise Advisory Committee – Cindy Greatrex, Delegate.** Adjourned in November.

10.0 Consent Agenda- Action Items

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

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

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

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

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

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

10.5 is pulled.

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.

10.1 MCASD Sewer EV 700 Prospect #617366 LA JOLLA (Process 2) Easement Vacation Permit for the vacation of sewer easements within a portion of Block 35 of "La Jolla Park" Map 352 at 700 Prospect St. The 2.04-acre site is in the LJSPD-6A, Coastal (Appealable) overlay zone within the La Jolla Community Plan area. Council District 1.

DPR Motion: to Approve - please review DPR minutes for motion

10.2 Cowrie Ave Easement Exchange CDP 7709 Prospect PL #613548 LA JOLLA *SCOPE CHANGE* (Process 2) Easement Vacation to vacate a 15-foot-wide portion of an existing 40-foot-wide sewer easement and a (Process 2) Coastal Development Permit for a 3,464-square-foot, basement, garage, and second-story addition to an existing 2,764-square-foot single dwelling unit located at 7709 Prospect Place. The 0.14 acre site is in the RS-1-7 zone within the La Jolla Community Plan area. Council District 1.

DPR Motion: To Approve- please review DPR minutes for motion

10.3 GRADY RESIDENCE – CDP/ SDP 2nd Presentation, previously reviewed Oct2018) Project #: 482904 existing dwelling and construction of new 2 story 4640 sq ft residence over a 2,170 sq ft basement with garage and studio. The 0.149 acre site is located in the LJSPD-SF zone within the Coastal Overlay zone (Non-Appealable) located at 7910 Saint Louis Terrace of the La Jolla Shores Planned District, within the La Jolla Community Plan area and Council District 1.
PRC Motion: Findings **CAN** be made for a Site Development Permit (SDP) and Coastal Development Permit (CDP) for Project #482904 VOTE 4-0-2

10.4 SUNSET RESIDENCE – SDP/ CDP #: 556536 (Process 3)- Site Development Permit (SDP), Neighborhood Development Permit (NDP), and Coastal Development Permit to remodel with partial demolition of an existing single-family dwelling with new 1,134-square-foot second story and net increase of 240 sq ft on first floor, for a total of 3,449 sq-ft two story single dwelling located at 8276 Paseo De Ocaso. The 0.12-acre site is in the Coastal Overlay Zone (Non-Appealable) in the SF zone(s) of the La Jolla Shores Planned District of the La Jolla Community Plan area within Council District 1.

This project was previously reviewed as the GREENBERG RESIDENCE (most recently at the Oct2017 LJSPRC meeting and was pulled from the Nov2017 LJCPA consent agenda. The project was not presented to LJCPA. While the project retains the original project number and SDP/ CDP status, the design is completely changed and the owner and architect are also new.

PRC Motion: Findings **CAN** be made for a Site Development Permit (SDP) and Coastal Development Permit (CDP) for Project #556536 VOTE 5-0-1 Chair abstained.

10.5 Resident Petition for Speed Humps (Cont'd Item) on Bonair Street between La Jolla Boulevard and Draper Ave (Roland Stroebel)

T&T Motion: To accept the Petition as is including any further signatures and forward to the City with the recommendation to consider the Speed Humps for Bonair Street between Draper Ave and La Jolla Boulevard: Ryan, Second: Gantzel 9-0-0

10.6 Resident Request for “Right Turn Only” Sign (Cont'd Item) at Exchange Place intersection with Torrey Pines Rd (Byrne Eger)

T&T Motion: To Approve two 'Right Turn Only' traffic signs for the Intersection of Exchange Place on both sides of Torrey Pines Road: Brady, Second: Warwick 9-0-0

10.7 Petition Request to Eliminate No Parking spaces on west side of La Jolla Boulevard north of Marine Street (Gloria Green)

T&T Motion: To reinstate the three parking spaces that were removed from Marine Street at La Jolla Boulevard Intersection; two from Marine Street and one from La Jolla Boulevard all as 2hr time limited parking: Ryan, Second: Goulding 9-0-0

Motion: Approve Consent Agenda minus 10.5 (Will/Gordon)

In Favor: Ahern, Brady, Costello, Courtney, Gordon, Greatrex, Kane, Little, Mangano, Merten, Rasmussen, Weiss, Weissman, Will.

Oppose: Boyden

Abstain: Steck (Chair). Mangano: (Structural engineering contact with museum project, non-economic in nature).

Motion Carries: 14-1-2

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 Ryan CDP 5673 Linda Rosa Ave #619310 LA JOLLA- Process 2 Coastal Development Permit for the consolidation of lots 4 & 25 into one lot to allow an increase in Floor Area Ratio for the existing dwelling located at 5673 Linda Rosa Ave. The 0.131-acre located in the RS-1-7 base zone, City Coastal (Non-Appealable) overlay zone of La Jolla Community Plan area. Council District 1.

DPR Motion: To Deny - please review DPR minutes for motion

Presenter: Mark Morris, Oasis Architecture and Design, introduces Eric Buchanan from Oasis, and Rick Turner from Kappa Engineering.

Two separate APM connected by paper alley. Paper alley disappears into hillside and one end. Wants to do a lot tie. Proposing house in RS-1-7 zone with minimum lot of 5,000 SF. Wishes to tie two lots together. Proposing to do addition and remodel from

one-story to two-story with roof deck. 50% Coastal Exemption. The CDP is strictly for the lot plan. The unimproved alley will continue to be maintained by the City. The City doesn't like to vacate individual lots. There is already a lot tie on one lot. Shows Exhibits of mass of two-story house, elevations, step backs, roof line, roof transition, roof deck, covered patio, property front and rear, one-story element at rear of property, and paper alley)

Public Comment:

Dave Ish: House are smaller in area. Larger houses referenced are blocked by fire gate, not really in neighborhood. If this project is built it will block sun. It's not in character with the neighborhood and the size is only found in one other house, which was built on speculation.

Trustee Comment:

Courtney: What part are you retaining to keep within 50%? Morris: Garage

Gordon: You are leaving the alley as City property but tying together? Is there public access? Owner will have exclusive use?

Morris (in response): Four properties are like that. It's considered an easement.

Gordon: The alleyway belongs to City or homeowner? Morris (in response): City. But the City won't piecemeal vacation.

Kane: The lot tie, what is going to tie to what? How? Morris: (shows on Exhibit). 664-24 version of Subdivision Map Act allows this. It covers all subdivisions.

Kane: (reads from 664-24).

Morris: These lots were never sistered or married in to other lots. That's how these little fractional lots were created.

Kane: Does it have development rights? Morris: Yes, it can be built on. Kane: Does it conform with Community Plan? Morris: Its pre-complying. Kane: IF it had development rights, can they be transferred? You need an enabling program to move rights from one place to the other. Its not clear that there are development rights, or if they can be transferred. Are you using the section of the building code that deals with long-term lot mergers? If so, the City can merge them as a ministerial act. But you would have to vacate the alley. Since you are not vacating the alley and the City has sent this to us to look at, it seems to be a non-standard approach.

Merten: (Asks to see various angles and an indentation, and grades). Our Community Plan says that in order to transition new development into neighborhoods with old, development, particularly one-story homes, step backs should be in front and back, wedding-cake style. It's a severe 20-foot wall facing a one-story neighbor. I have real problems with this elevation and how it does not transition down to one-story neighbor.

Costello: (Asks to see street view) It should step back a little better. It's a massive thing to look at. The analogy of putting the alley in there and calling it a lot tie is somewhat analogous to my own property. You but property to the middle of the street- You can't really use it even though it's on your deed. There are two lots separated by an alley. You need to have the alley vacated. Its illogical to have two non-contiguous lot areas here.

Little: Relative to 50% rule, what percentage is the wall you are keeping in terms of the new structure?

Ahern: This is just a lot tie. Can we even comment on the design? Maybe architect can make some refinements and come back.

11.0 Ryan CDP 5673 Linda Rosa Ave #619310 LA JOLLA- Process 2 Coastal Development Permit for the consolidation of lots 4 & 25 into one lot to allow an increase in Floor Area Ratio for the existing dwelling located at 5673 Linda Rosa Ave. The 0.131-acre located in the RS-1-7 base zone, City Coastal (Non-Appealable) overlay zone of the La Jolla Community Plan area. Council District 1.

DPR Motion: To Deny - please review DPR minutes for motion

Motion: The La Jolla CPA supports the decision of the DPR that the findings cannot be made because the Northern exterior wall does not meet the community character provisions of the Plan recommendation for the residential element of the La Jolla Community Plan. Specifically, the North exterior wall does not step back and offer a transition to the adjacent one-story home to the North.

And additionally because the lot tie is inappropriate per Section 125.0761 of the San Diego Municipal Code which states that all public streets and easements shall be abandoned in order to merge substandard lots.

(Courtney/Little)

In Favor: Boyden, Brady, Costello, Courtney, Gordon, Greatrex, Kane, Little, Mangano, Merten, Rasmussen, Weiss, Weissman

Oppose: Ahern, Will

Abstain: Steck (Chair)

12.0 Babak CDP 1271 Cave Str. #602107 LA JOLLA (Process 2) Coastal Development Permit to demolish one-story 909 square-foot dwelling and to perform grading at 1271 Cave Street. The 0.18-acre site is located in the RM-1-1 Zone, Coastal (Non-appealable) Overlay Zone, the La Jolla Community Plan area, and within Council District 1.

DPR Motion: To Deny- please review DPR minutes for motion

Presenter: Bejan Arfaa. Notes that he was asked to landscape but cannot do so as water meter has been removed. Offered to hydroseed.

Costello: What happens after its demolished? Arfaa: It will be sold. We want to just clear property and remove mold.

Courtney: Can't seller sell as is with disclosure? Arfaa: This could come back to haunt.

Gordon: They will have to come back for CDP/SDP anyway.

Will: DPR denial had more to do with construction fence.

Arfaa: We can't do landscaping, so we offered a fence. But we don't have to have it.

Will: DPR did not request a fence.

Motion: Findings can be made to Approve as amended by the applicant.

(Outside of Motion text: The referenced amendment in the Motion is that the applicant agrees that no permanent construction fence will remain after restoration is complete).

(Boyden/Gordon)

In Favor: Ahern, Boyden, Brady, Courtney, Gordon, Greatrex, Kane, Little, Mangano, Merten, Rasmussen, Will

Oppose: Weiss, Costello

Abstain: Steck (Chair)

Motion Carries: 12-2-1

13.0 Proposed recommendations to CPPT Bry on ideas for CIP budget priorities due this month.

13.1 Fund any approved changes to intersection of Neptune Place and Playa del Norte

13.xxx other suggestions

Motion: To Approve ideas to CPPT Bry for CIP, as follows:

- 1) Safety of the south end of the Marine Room restaurant
- 2) Black's Beach Overlook fence replacement (new design)
- 3) Belvedere viewing dip at Prospect and Girard
- 4) Repair Access areas at Camino de la Costa (handrails, steps)
- 5) Access areas at Marine Street (steps)
- 6) Forward Street & LJB dip road repair (road sinking on east side)
- 7) Speed Limit signs updated on La Jolla Parkway off the 52. (signs not synced)
- 8) Streetlights at Coast Walk and Torrey Pines Road

No Action required; Administrative task.

14.0 Request LJCPA approval of Proposed Revision of LJSPRC Charter/Creation of Bylaws

Summary of proposed changes:

1. Added description of Vice Chair and Recording Secretary to existing Chair description.
2. Changed the day of the LJSPRC meeting to the 3rd Monday of the month (vice the 4th Tuesday) and allowed for changes to be made by the committee.
3. Added language defining what constitutes a quorum in accordance with Robert's Rules of Order. Existing Charter does not include any reference to a quorum.
4. Added language about posting agendas. Clarified electronic posting requirements.
5. Clarified language on conflict of interest and members recusing themselves. Aligned recusal requirements to what is required by the Administrative Guidelines to City Council Policy 600-24.
6. Added language to clarify collective concurrence.
7. Made minor changes to the language regarding changes to a project after the LJSPRC vote.

8. Current Charter does not contain any provisions for modifying or revising the Charter. The proposed Bylaws added language to define how the Bylaws can be revised.

PRC Motion: Approve the revised Bylaws VOTE 4-1-0

Presenter: Dave Gordon

Notes that PRC has a Charter. Updates to Charter were needed. Hence the list of proposed changes. The purpose is to clean up the document, make it look as it should.

Trustee Comment:

Costello: E-mail submitted by Janie Emerson asking for a delay in Vote, so it goes back to a committee. Is there something controversial here?

Boyden: Yes

Gordon: Received negative feedback when it came time to go to LJCPA.

Gordon: Issue is with presenters having to leave room when they are a board member. There are 42 planning groups and La Jolla is the only one that makes presenters leave the room when they are board members.

Gordon: Only Myrna voted against it.

Gordon: Feels attacked by this dialogue.

Boyden: (reads email from Janie Emerson asking for delay for LJSA input). Says only 4 out of 8 PRC board members voted for this. 2 of the 4 are architects who would be affected by the premise of staying in the room during presentations.

Boyden: Not insulting Dave. Commends Dave for making new draft in conformance with reasonable practice and new things like new Officers. But in comparison with Charter, needs work. Highlighted changes. Charter document is not a PDF, appears to be an image, so could not be altered.

Kathleen Neil (audience member): Sees reference errors that Helen mentions.

Gordon: There was a quorum at LJSPRC meeting. Matt Edwards was absent, Dave will ask for his input.

Boyden: It's not appropriate to vote at this time. I would like to postpone consideration. I have concerns in some sections that need to be addressed. Also some typos and the Roman numerals are not correct.

Gordon: This document was a PDF, like any. LJSA was not ignored, as their vote is needed. Has asked for feedback from LJSPRC and not received any.

Boyden: Only 4 out of 8 people on LJSPRC voted.

Gordon: We still had a quorum.

Boyden: I have changes to make. Concerns on Conflict of Interest and Collective Concurrence.

Motion: To postpone voting by one month. (Boyden/Courtney)

In Favor: Ahern, Boyden, Brady, Costello, Courtney, Kane, Little, Mangano, Rasmussen, Weiss, Will.

Oppose: Gordon, Greatrex, Merten

Abstain: Steck (Chair)

Motion Carries: 11-3-1

15.0 Proposed letter to Coastal Commission in support of reconstruction of Belvedere. Trustee Rasmussen, Melinda Merryweather. Deferred from November LJCPA meeting. Ms. Merryweather will provide letter.

Presenter: Melinda Merryweather. Notes that various local groups have approved the support of the Belvedere gazebo re-build. WindanSea group has supplied letter template.

Motion: To approve sending support letter. (Boyden/Will)

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

Oppose:

Abstain: Steck (Chair)

16.0 “Request the City of San Diego to improve the safety of the Walk at the south end of Marine Room Restaurant.”

To approve sending a letter. Trustee Ahern.

In the La Jolla Community Plan this access is shown in the “Physical Access Boundaries” on pages 23 & 24. The access is item 5 and is noted as “Walk at the south end of Marine Room Restaurant”. It is also shown as a Public Vantage Point on page 35, item 22 as “Spindrift Drive, South of the Marine Room restaurant.”

Presenter: Patrick Ahern. Personal project, he grew up there. Shows PPT of walkway. Notes many neighbors use this access. Residents from other neighborhoods too. It gets slippery from high tide and is steep in one section. Proposing a handrail. Uneven footing is best helped by handrail. Shows proposed placement of handrail. This starts at LJCPA, then on to seek funding.

Trustee Comment:

Costello: Most ferrous metals don’t fare well near saltwater. Going with an anodized, galvanized metal is best.

Ahern: Anodized, galvanized metal will be used.

Boyden: Is this a potential CIP priority? Ahern: Could be but this is more of an emergency.

Kane: Can walkway be less slippery? Ahern: As larger project, yes.

Motion: To approve sending letter. (Gordon/Boyden)

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

Oppose: ---

Abstain: Steck (Chair)

Motion Carries: 14-0-1

17.0 Adjourn to next LJCPA Meeting: Thursday, January 3, 2019 at 6:00 PM

Meeting Adjourns: 9:03

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE

LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Minutes – Tuesday December 11, 2018 – 4:00 pm
La Jolla Recreation Center – 615 Prospect Street, Room 1
La Jolla, California

1. NON-AGENDA PUBLIC COMMENT

Kane – 1590 Coast Walk: Can we investigate what happened on that project?

Answer, Marengo: Came through DPR twice, complies with all code, neighbor requested certification, complied, meet all view corridor requirements. Stone and spandrel windows will be added to both street facades.

Costello – Wanted to clarify comment about Paige Koopman (Cowrie Ave) project in appreciation that they chose the CDP path rather than serial ministerial permitting.

Will – Need LJCPA Trustee candidates

2. APPROVAL OF MEETING MINUTES

Meeting Nov 20, 2018

3. PRELIMINARY REVIEW 12/11/2018

Project Name: Rastetter Cabana CDP – 303 Sea Lane
Permits: CDP
Project No.: 581185 DPM: Martha Blake
Zone: RS-1-7 Applicant: Paul Vaughn
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/581185>

LA JOLLA (Process 3) Coastal Development Permit to remove existing single family house and construct ~~866~~ ~~s.f.~~ one bedroom dwelling unit with two onsite parking space and spa at 303 Sea Lane. The 0.36 acre site is in the RS-1-7 base zone, Coastal (Appealable) overlay zone within the LA JOLLA Community Plan area. Council District (1)

(APPLICANT: SCOPE CHANGE TO 925 SF)

12/11/2018 Applicant Presentation - Peterson, Vaughan

- Here asking for a smaller house. Existing 3,355sf house. His clients bought the adjacent lot and want to use this lot for additional space and guest quarters and spa. Reducing size/scale of project.
- **Update project description to 925 sf**, 1 bed/1 bath, Brick walls to remain (modify at driveway for visibility triangle)
- Single story cabana, 14' height. Grade differential necessitates walls to remain. Mostly landscaped, secret garden, Curb-cut remains at 21', Fence will continue to separate lots, with stairs and access path, lots will be "tied". Some retaining condition between properties.

12/11/2018 Public Comment

- None

12/11/2018 Committee Deliberation

- Will hardscape be permeable? (Yes, sand set blue stone and red brick)
- Is there a bluff setback (No just beach)

- What is grade delta between two owner's parcels.
- Wall on Eastern PL will remain.
- Where is main house's driveway (on Dunemere)
- Finish Materials: (Wood shingle siding to match adjacent, wood trim, Cape Cod, Rafter Tails, Corbels, clearest glazing allowed by T24)
- Request cycle issues.
- West half of building entirely opens up for outdoor living space... a Cabana.
- Leira, would like to see more greenery, organic, flowing.
- Owner met with all neighbors
- Existing house will be recycled, determined non-historic.
- "Lot tie" will be done. Conditional, not a lot consolidation.
- Property goes to mean high tide line.

12/11/2018 Deliver for next Time

- Cycle Issues
- 2 more Cross Sections N/S from street to owner's primary lot.
- E/W cross section extend into East neighbor's house + include landscaping/vegetation proposed.
- Bring Landscape plans

4. PRELIMINARY REVIEW 12/11/2018

Project Name: Brodiaea Way Residence CDP/SDP - 7362 Brodiaea
 Permits: CDP/SDP
 Project No.: 389648 DPM: Martha Blake
 Zone: RS-1-4 Applicant: Claude Anthony Marengo
 Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/389648>

LA JOLLA - (Process 3) Coastal Development Permit / Site Development Permit to demolish an existing residence and construct a ~~15,670 square-foot~~, 2-story residence with a basement garage, and a 738 square-foot detached pool house at 7362 Brodiaea Way. The 0.639 acre site is in the RS-1-4 zone and Coastal Overlay Zone (Non-appealable) within the La Jolla Community Plan Area. Council District 1.

12/11/2018 Applicant Presentation - Marengo

- Corner of Encilia/Brodiaea
- .34 FAR, 9,025 Proposed Residence (GFA) **Project Description is Incorrect**, Pool House in SW Corner. Project no longer 15k + sf.
- Front 20' maintained an open view from Encilia (not required view corridor), Street Side 11', 20', 8' setbacks. 4 car garage, 4 bedrooms, billiard + gym upstairs, 27' height, wedding cake, stepped back, Sitting on flat top of knoll, 10' higher than existing house, No additional projection towards park (North)
- Earth tones, stone and glass, interlaced with trees.
- Overhangs are fire sprinklered, Wall to protect native from cross contamination

12/11/2018 Committee Deliberation

- Graded pad is being expanded
- Bio retention provided, natural percolation of 3% of lot area
- Will any solar or other be included on roof (no, using a flush "waffle shape" One-up solar will be seen this summer on Riviera drive.
- Been in contact with neighbors? (Yes)
- Roof appearance is important (Intend to run gravel for friendlier aesthetics)
- How high are retaining walls (Stepping back 5-11, 8-5, 4-3, 11-10 Verdura and vegetated Long vegetated wall screened by trees.)

12/11/2018 Public Comment

- None

12/11/2018 Deliver for Next Time

- Site sections Encilia through adjacent properties and Brodiaea to public park
 - Bring example of “waffled” solar
 - Larger landscape plan with color and plant materials
 - Outline of existing building on proposed plan “overlapped”
 - Materials board or color rendering “How does it look on knoll”.
 - Project data to Chair
 - Enlarged sample site wall section showing method of planting on walls
 - Expanded google view region (expanded context).
-

5. COMMUNITY ITEM 12/11/2018

Project Name: Windansea Cabana

LA JOLLA - Presentation by Melinda Merryweather to request a vote by DPR in support of reconstruction of the Windansea Cabana “Belvedere”.

12/11/2018 Applicant Presentation - Merryweather

- Distributed letter and historic photo
- Friends of Windansea to pay for it. City has requested shade at beach.
- Torn down in 1982 by vandals
- Concrete remains so should be able to replace nearly EXACTLY in kind.

12/11/2018 Committee Deliberation

- Costello spoke with project manager at city (Gargas) to see if CDP could be avoided. Answer was unlikely.
- San Diego has a certified local coastal program, may not be able to bend it’s own certified rules
- As a community group, can we just support the idea and voice or endorsement IF the city can determine that a CDP is not required for reconstruction of a vandalized structure.

- **12/11/2018 Committee Deliberation**

12/11/2018 MOTION

- To recommend the city approve the reconstruction of the historic Windansea Belvedere “shade structure” built adjacent to Kolmar Stairs in approximately 1912 (to be replaced in kind per SOI standards and per the attached plans) and if at all permissible to expedite the process ministerially. (Kane/Costello)
- **In Favor:** Welsh, Kane, Costello, Ragsdale, Collins, Leira
- **Opposed:** none
- **Abstain:** Will (as chair)
- **MOTION PASSES 6-0-1**

Adjourn

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE

LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Minutes – Tuesday December 18, 2018 – 4:00 pm
La Jolla Recreation Center – 615 Prospect Street, Room 1
La Jolla, California

2. NON-AGENDA PUBLIC COMMENT

- none

6. APPROVAL OF MEETING MINUTES

Meeting Dec 11, 2018

7. FINAL REVIEW 12/18/2018

Project Name: Rastetter Cabana CDP – 303 Sea Lane
Permits: CDP
Project No.: 581185 DPM: Martha Blake
Zone: RS-1-7 Applicant: Paul Vaughn
Project Info: <https://opendsd.sandiego.gov/Web/Projects/Details/581185>

LA JOLLA (Process 3) Coastal Development Permit to remove existing single family house and construct ~~866~~ ~~s.f.~~ one bedroom dwelling unit with two onsite parking space and spa at 303 Sea Lane. The 0.36 acre site is in the RS-1-7 base zone, Coastal (Appealable) overlay zone within the LA JOLLA Community Plan area. Council District (1)

APPLICANT: SCOPE CHANGE TO 925 SF

12/11/2018 Applicant Presentation - Peterson, Vaughan

- Here asking for a smaller house. Existing 3,355sf house. His clients bought the adjacent lot and want to use this lot for additional space and guest quarters and spa. Reducing size/scale of project.
- **Update project description to 925 sf**, 1 bed/1 bath, Brick walls to remain (modify at driveway for visibility triangle)
- Single story cabana, 14' height. Grade differential necessitates walls to remain. Mostly landscaped, secret garden, Curb-cut remains at 21', Fence will continue to separate lots, with stairs and access path, lots will be "tied". Some retaining condition between properties.

12/11/2018 Public Comment

- None

12/11/2018 Committee Deliberation

- Will hardscape be permeable? (Yes, sand set blue stone and red brick)
- Is there a bluff setback (No just beach)
- What is grade delta between two owner's parcels.
- Wall on Eastern PL will remain.

- Where is main house's driveway (on Dunemere)
- Finish Materials: (Wood shingle siding to match adjacent, wood trim, Cape Cod, Rafter Tails, Corbels, clearest glazing allowed by T24)
- Request cycle issues.
- West half of building entirely opens up for outdoor living space... a Cabana.
- Leira, would like to see more greenery, organic, flowing.
- Owner met with all neighbors
- Existing house will be recycled, determined non-historic.
- "Lot tie" will be done. Conditional, not a lot consolidation.
- Property goes to mean high tide line.

12/11/2018 Deliver for next Time

- Cycle Issues
- 2 more Cross Sections N/S from street to owner's primary lot.
- E/W cross section extend into East neighbor's house + include landscaping/vegetation proposed.
- Bring Landscape plans

12/18/2018 Applicant Presentation Vaughan, Mercer, Peterson

- Remove 3355 sf home, rebuild only 925sf single bedroom cabana.
- Provided site sections and next door house
- Proposed cabana is shorter at it's highest point than existing site fence at East of property
- Hedge will screen view of existing fences

12/18/2018 Public Comment

- None

12/18/2018 Committee Deliberation

- Any sea wall at waterfront (no)
- Dedicated Lateral beach access easement to use public beach? (yes)

12/18/2018 Motion

- Findings CAN be made for a CDP to remove existing single family house and construct 925 sq ft one bedroom dwelling unit with two onsite parking space and spa at 303 Sea Lane. (Ragsdale/Collins)
- In Favor: Welsh, Costello, Kane, Ragsdale, Collins, Leira
- Opposed: none
- Abstain: Will (as chair)
- **MOTION PASSES 6-0-1**

8. FINAL REVIEW 12/18/2018

Project Name: Brodiaea Way Residence CDP/SDP - 7362 Brodiaea
 Permits: CDP/SDP
 Project No.: 389648 DPM: Martha Blake
 Zone: RS-1-4 Applicant: Claude Anthony Marengo
 Project Info: <https://opendsd.sandiego.gov/Web/Projects/Details/389648>

LA JOLLA - (Process 3) Coastal Development Permit / Site Development Permit to demolish an existing residence and construct a ~~45,670 square-foot~~, 2-story residence with a basement garage, and a 738 square-foot detached pool house at 7362 Brodiaea Way. The 0.639 acre site is in the RS-1-4 zone and Coastal Overlay Zone (Non-appealable) within the La Jolla Community Plan Area. Council District 1.

APPLICANT: SCOPE CHANGE TO 9,025 SF (NO BASEMENT)

12/11/2018 Applicant Presentation - Marengo

- Corner of Encilia/Brodiaea

- .34 FAR, 9,025 Proposed Residence (GFA) **Project Description is Incorrect**, Pool House in SW Corner. Project no longer 15k + sf.
- Front 20' maintained an open view from Encilia (not required view corridor), Street Side 11', 20', 8' setbacks. 4 car garage, 4 bedrooms, billiard + gym upstairs, 27' height, wedding cake, stepped back, Sitting on flat top of knoll, 10' higher than existing house, No additional projection towards park (North)
- Earth tones, stone and glass, interlaced with trees.
- Overhangs are fire sprinklered, Wall to protect native from cross contamination

12/11/2018 Committee Deliberation

- Graded pad is being expanded
- Bio retention provided, natural percolation of 3% of lot area
- Will any solar or other be included on roof (no, using a flush "waffle shape" One-up solar will be seen this summer on Riviera drive.
- Been in contact with neighbors? (Yes)
- Roof appearance is important (Intend to run gravel for friendlier aesthetics)
- How high are retaining walls (Stepping back 5-11, 8-5, 4-3, 11-10 Verdura and vegetated Long vegetated wall screened by trees.)

12/11/2018 Public Comment

- None

12/11/2018 Deliver for Next Time

- Site sections Encilia through adjacent properties and Brodiaea to public park
- Bring example of "waffled" solar
- Larger landscape plan with color and plant materials
- Outline of existing building on proposed plan "overlapped"
- Materials board or color rendering "How does it look on knoll".
- Project data to Chair
- Enlarged sample site wall section showing method of planting on walls
- Expanded google view region (expanded context).

12/18/2018 Applicant Presentation Marengo

- Aerial Photo
- Plan compared existing vs proposed
- Demonstrated the flat area gained by filling pad towards West, soil balanced on site
- Colored landscape plan presented along with elevations of screening planting proposed at walls
- Water runoff captured off site for rain event, only in MAJOR rain event could any water flow off site.
- Presented materials: Engineered (dark) brown siding and small elements of stucco, break metal at roof lines, some stone detail. Dark earth tone pallet. Demonstrated solar panel.

12/18/2018 Public Comment

- None

12/18/2018 Committee Deliberation

- Is there any impact on the park? (none, terraced pad delineates transition from public to private)
- Cobble gutter on street edge will remain? (yes)
- Trees along Brodiaea? (yes, bamboo and along with other Latin names ... Aleppo Pine trees to the East allow view to North along access road)
- North elevation is visible from LJ Shores, proposed has more articulation than plane of existing pitched roof.
- Any street widening? (no, city already owns more than twice the width of the paved portion)
- Glass? (will have a subtle brown smoke to it)
- Discussion of the impact of this house on the silhouette of the ridge as viewed from LJ Shores. Taller than existing but mitigated by building articulation, shape broken by trees, dark colors and glass.

12/18/2018 Motion

- Findings CAN be made for a CDP and SDP to construct a new residence as presented. (Kane/Collins)

- In Favor: Welsh, Costello, Kane, Ragsdale, Collins, Leira
- Opposed: none
- Abstain: Will (as chair)
- **MOTION PASSES 6-0-1**

Adjourn

LA JOLLA TRAFFIC AND TRANSPORTATION BOARD Regular Meeting: Wednesday December 19, 2018

Members Present: Dave Abrams (Chairperson) LJCPA, Brian Earley (Vice Chairperson) LJSA, Tom Brady LJCPA, Donna Aprea LJTC, Nancy Warwick LJTC, Patrick Ryan BRCC, Erik Gantzel BRCC, Aaron Goulding LJVMA, Ross Rudolph LJSA

Members Absent: none Dave announced that Natalie Aguirre had been appointed as a new representative of the LJVMA and would be joining the Board at the January meeting.

Approve Minutes of: November 19, 2018 **Motion to Approve: Earley, Second: Gantzel 7-0-0**
Rudolph, Goulding not available to vote

Public Comments on Non-Agenda LJT&T Matters:

Melinda Merryweather: is requesting to be placed on the January Agenda for two items. First item is to remove the red curb on one side of Marine Street at its western end by the beach; both sides of the street are currently red curbed at the end. Only one side needs to be red curbed and it would allow for easy beach access. Second item is to apply to the City to increase the time limited parking on La Jolla Farms Rd from 2 hours to 3-4 hours for availability of surfers to have enough time to get down to Blacks Beach, surf, and then return. This is not something the Coastal Commission can do and she was told she has to go directly to the City and ask for the time increase. The Surfriders would prefer 4-hour time limited parking.

Dave provided some background information to audience members regarding the continued agenda item converting some of the red curbs on one side of La Jolla Farms Rd to time limited parking. City Traffic Engineers have been conferring with Coastal Commission staff and seem to have made some progress indicating that they will likely reach some kind of conclusion and recommendation hopefully in time for next Month's Meeting.

Dan Allen: Spoke about the MTS project which is to establish shuttle service between various neighborhoods and the new expensive trolley line extension. The trolley system is over 2 billion dollars and there is not one cent in it for service to La Jolla. There are no changes to the Bus service and that will not be in La Jolla's best interests. He attended a Workshop on the Shuttle Service and the connections to it but he was told currently there is no planning for any shuttles to La Jolla although they were trying to work something out. Dan asked the Project Managers if we (La Jolla) would have a chance to comment on it and he was told we probably would. A Shuttle to the Trolley is in La Jolla's Community Plan and the Number 30 Bus could be replaced with a Shuttle bus. He suggests the subcommittee meet up to discuss some proposals for the MTS project committee. Dave, Tom, Erik and Dan make up the LJT&T MTS shuttle subcommittee. Dan will email the group with a date and time for them to meet and make the determination if it this should be placed on the Agenda.

Allan Churukian and Susan Walsh: Residents of the new Aveline development on Silver Street are requesting that the 2-hour parking time limit on the south end of Silver Street and along the corner of Draper Ave in front of Bishops School be increased to 3-hour time limited. Residents are getting nailed with parking tickets in front of their homes. Residents cannot do much at home nor have guests over to visit because of having to move their cars every two hours. They submitted a Petition to the City around 6 weeks ago for the parking time limit increase but there has been no response from the City so they are hoping our Board can do something to help them.

Aaron asked if Residents have parking spaces and Dr. Churukian responded that there are two parking spaces per resident but residents have children who drive and guests. Erik asked if the parking spaces were utilized for parking or for storage. Each unit has their own garage which they use for parking not for storage. Ms. Walsh clarified that the time limit increase is more for their Guests. She plays bridge with friends who are in their 80's and they cannot run out to move their cars every two hours. There is

no parking for guests so they rely on street parking and her guests cannot run. Dave will place the matter on next month's meeting Agenda and asked Dr. Churukian to contact him so needed information can be provided.

Dave recognized and introduced Jodi Rudick the new Executive Director for the La Jolla Village Merchants Association to the LJT&T Board.

Agenda Item 1: Resident Request for Lighting of School Pedestrian Crosswalk-on Soledad Mt. Road at Caminito Blythefield (Angela Whiteside) Action Item

Angela lives in the Windemere Community off Caminito Blythefield and she has two children who attend the French-American School. She described the crosswalk on Soledad Mountain Rd at Caminito Blythefield as a standard crosswalk; two parallel lines running across the street and unlighted school crossing signs. It is very old and cars do not stop for pedestrians who are using it to cross. Last month while she was crossing with her children a car slowed down to stop for her and two other cars stopped behind it but a fourth car did not stop, hit the third car, and caused a multiple rear end chain reaction collision that pushed the first car that had stopped for her into the crosswalk. She had just passed by with her children when the car was pushed into the crosswalk. She sees this behavior frequently where a car is stopped in front of the crosswalk and other drivers continue driving around it in order to pass the car that is stopped unaware pedestrians are in the crosswalk. She is requesting the blinking lights to promote awareness that pedestrians may be in the crosswalk and this is why cars are stopped.

She compared the Windemere Community on Caminito Blythefield with the Ridgeway Community a little further south on Soledad Mountain Rd. Windemere has more residents with more children than the Ridgeway Community yet Ridgeway has a full traffic light at their intersection and Windemere has just the standard pedestrian crossing with no lighting. Angela told the Board that during the winter months when it gets dark early, she uses the flashlight on her phone when crossing the street so drivers will see her. The school crosswalk is not being respected and she does not feel safe using it. Further down by the Ridgeway Community there is a full set of traffic lights and the crossing is safer but her children are 4 and 5 years old and it would be a distance for them to walk down to that crosswalk, cross, and then turn around to walk back to their school.

Brian asked her what is on the street for the crosswalk and she responded that there are two parallel lines running across the street. There are two school crossing signs on each side but they are old, dark, dirty and do not stand out. Brian asked about the number of lanes on the street and she responded there are two technically three lanes if you count the turn lane. Dave commented that there is very heavy traffic in the area at the times children would be crossing it.

Brian asked about the costs associated with putting lights on the crosswalk and Dave responded the City would evaluate it for appropriate measures. It is a State Law that drivers must stop for Pedestrians in the crosswalk but that law is not routinely obeyed. Tom believes more police enforcement is needed at crosswalks because it is a safety issue but putting lights in the crosswalks will have to suffice since the police cannot adequately enforce it.

Motion to Approve Recommendation to the City for Lighting of School Pedestrian Crosswalk on Soledad Mt. Road at Caminito Blythefield with added restriping of the Crosswalk: Gantzel, Second: Warwick 9-0-0

Agenda Item 2: Resident Request for Right Turn Signal - on south-bound North Torrey Pines Rd at La Jolla Shores Drive (Simon Andrews) Action Item

Mr. Andrews is requesting a right turn signal for south-bound North Torrey Pines Rd at La Jolla Shores Drive. There is a right turn lane but also a 'No Turn on Red' traffic sign so traffic backs up in that lane until the green light activates for south-bound traffic to proceed through the Intersection and then drivers in that right turn lane can proceed onto La Jolla Shores Dr.

Mr. Andrews provided some past history for that No Turn on Red having to do with residents of La Jolla Farms Rd wanting some time to exit their street without interference from on-coming traffic turning onto La Jolla Shores Dr from North Torrey Pines Rd. Mr. Andrews believes that if there was a protected right turn green arrow light to make the turn onto La Jolla Shores Dr at the same time that La Jolla Shores Dr has the protected left turn green arrow light to enter North Torrey Pines Rd traffic would flow more freely in both directions without the back-ups.

Ross can corroborate with what Mr. Andrews is saying to the Board. He has worked at Scripps Clinic for over 30 years and lives in the Shores area, has joined in that back up in the right turn lane and made that turn many thousands of times. Ross has seen drivers ignore that No Turn on Red Traffic sign and just go.

Erik believed that No Turn on Red for North Torrey Pines Rd had something to do with the pedestrian crosswalk by La Jolla Farms Rd. There is usually a No Turn on Red traffic sign when there are visibility issues near crosswalks. Mr. Andrews responded that whether there is a No Turn on Red or a Right Turn Green Arrow Light the crosswalk at La Jolla Farms Rd would still be protected.

Board members expressed some uncertainty over the timing of the green arrow lights for both North Torrey Pines Rd and La Jolla Shores Dr and compromising traffic patterns. Mr. Andrews clarified that if there was a protected right turn green arrow light onto La Jolla Shores Dr at the same time there was a protected left turn green arrow light onto North Torrey Pines Rd it should not interfere with traffic flow.

Patrick offered the idea to simply remove the No Turn on Red sign if it was going to be an issue with the City over the cost to add some new left and right turn green arrow signals on the traffic lights.

Motion to Approve a Recommendation to the City to add a Right Turn Arrow to the traffic signal for south bound traffic on North Torrey Pines Road at La Jolla Shores Drive. The arrow should coincide with the Left Turn Arrow for La Jolla Shores Dr to northbound North Torrey Pines Rd: Rudolph, Second: Ryan 9-0-0

Agenda Item 3: Resident Request to Remove Parking Spaces - on north and south bound Fay Avenue at Pearl Street Intersection (Frances Zimmerman) Action Item

Fran is not present at the Meeting so Dave read her concerns from her email:

If you want to improve traffic flow around town, you should eliminate street parking on northbound Fay Avenue from the parking lot of Ortho Mattress to Pearl so that cars can easily turn right onto Pearl (as well as go straight or turn left when they are backed up at the light on Fay. There is now heavy traffic on Fay in the afternoons. Ditto there should be no parking on Fay southbound from the liquor store (Bevmo) to the corner of Pearl. It is impossible to turn right on Pearl when cars are lined up at the Fay/Pearl traffic light. Cars there should be able to go straight, turn left on an arrow or turn right easily.

Dave can attest to the problems at the Intersection from personal experience driving on Fay to Pearl to Girard to get on Torrey Pines Rd and verifies that perhaps removing some parking spaces would ease traffic flow. Aaron noted that it appears to be about 4 parking spaces in front of Ortho Mattress that would be affected and Ortho Mattress has a private parking lot in back of their establishment. Tom reminded the Board what happened when parking spaces were removed from Marine Street at La Jolla Boulevard and two Business Owners appeared before the Board at last months meeting to get them back.

Bill Robbins spoke about looking out the window of the Barber Shop he patronizes and seeing drivers use those parking spaces for the Vet Clinic as well as other area businesses. Brian asked what was more important to the City; traffic flow or parking spaces. Tom suggested Fran petition the businesses where the parking spaces would be removed to get a feel for their concerns over losing them. Nancy proposed restricting the parking spaces to weekend use; it does not have to be all day every day and Patrick took it further utilizing the parking spaces only at certain times of the day. No Parking during the times of heavy traffic. The Board recognizes that Fran's suggestions would ease traffic flow on Fay Ave however past experience with removing parking spaces in front of businesses without consulting them results in Business Owners appearing before LJT&T to get them back. Tom is opposed to someone making a suggestion to give up parking spaces and then not show up at the Meeting to discuss it or even going to the businesses affected by the loss and asking them how they feel about it. He offered a Motion to deny the request to remove the parking spaces with Donna seconding it.

Aaron asked Tom if the motion to deny was because Fran is not here and Tom responded yes and also because there is no petitioning of the businesses. Aaron agrees that she needs to ask the affected businesses.

Nancy asked if instead of a Motion to deny the Board make a request that we would like her to return with a Petition for further discussion. Tom and Donna agreed to amend the Motion to a Continuance.

Motion to Continue to allow for Petitioning of the Businesses to ascertain any concerns they may have about losing parking spaces: Brady, Second: Aprea 9-0-0

Agenda Item 4: Resident Request for Lighting of Pedestrian Crosswalk- on Fay Ave at Genter Street (Diane Wall) Action Item

Applicant requested a continuance to the January Meeting to allow for more time to complete a petition process.

Motion to Continue to the January 16, 2019 Meeting: Brady, Second: Gantzel 9-0-0

Adjournment: 4:45 pm

Next Meeting: January 16, 2019

Respectfully Submitted: Donna Aprea, Secretary

