

La Jolla Community Planning Association

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

Contact Us:

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Web: www.lajollacpa.org

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President: Bob Steck

Vice President: Helen Boyden

2nd Vice President: Brian Will

Secretary: Cindy Greatrex

Treasurer: David Gordon

DRAFT AGENDA –

Regular Meeting | Thursday, 7 February 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: 3 January 2019

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

6.0 President's Report – Information only unless otherwise noted

6.1 Ratify member Matthew Price to Airport Noise Advisory Committee. Action item

6.2 Ratify President's appeal of the Categorical Exemption for the Bonair Project. Action Item

6.3 PDO Information: The PDO determined that Neighborhood Code Compliance has approved the McLaren/Coach mural as being in compliance. The PDO heard from the builders of the Nautilus/ La Jolla Blvd. mixed use structure undergoing remodeling. It will have residential units and Valley Farm Market on the ground level. There have been questions from neighbors. Please see PDO minutes attached for more details on these projects.

6.4 Election Committee Announcement – 10 Open seats – six 3-year terms expiring in 2022, one 2-year, three 1-year. Patrick Ahern, Chair. The chair will announce the names of those members who have declared their candidacy. Others who have attended three LJCPA meetings from March 2018 through this evening may declare their candidacy until gavel down tonight. The election will be held from three to seven PM on March 7, 2019 in the Gill Room of this building. Photo Identification will be required. All those current members listed as having an expiration date of 2/28/2019 will be dropped from the membership if they have not attended in the months beginning March 2018 to tonight. They will not be able to vote next month. New members joining tonight will have an expiration date of February 29, 2020.

Interested candidates may speak for 2-minutes each.

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.

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

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.**

DPR and PDO met but had no items for the consent calendar.

10.1 MAROUF – 2465 Hidden Valley Road **SDP/ CDP No. 614315:** (Process 3)-Site Development Permit (SDP). The proposed project is located at 2465 Hidden Valley Road on 12,650 sq ft a lot. The current proposed project is to amend the existing coastal permit/ site Development permit. The 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. Project number 409685 that permitted a guest quarters and a roofed patio area over garage and now is being amended to change this space to a companion unit as a use change and the sq ft being limited to 1200 sq ft of existing space. This project was previously reviewed and approved as project #409685 in August 2015

PRC Motion: Findings **CAN** be made for Process 3 Site Development Permit (SDP)/ Coastal Development Permit (CDP) for Project #614315. Passed 5-0-1.

10.2 GLENISTER - SDP 7777 Lookout Drive; No. 621184: (Process 3) Site Development Permit to add 1,445 SF 2nd floor Master suite and studio on the top of existing 3,303 SF single-family residence at 7777 Lookout Drive. The 0.23-acre site is located in the Single-Family Zone of the La Jolla Shore Planed District, Coastal overlay (Non-Appealable) of the La Jolla Community Plan Area. Council district 1.

PRC Motion: Findings **CAN** be made for Project #621184 for a Process 3 Site Development Permit (SDP) to add 1,445 SF 2nd floor master suite and studio to existing 3,303 SF single family, single story residence at 7777 Lookout Drive. Passed: 4-0-1

10.3 Resident Request for Clear Zones- on Nautilus Street at Avenida Manana, Avenida de la Reina, and Aranda intersections (Sally Miller)

T&T Motion: To approve and recommend that the City explore/institute Keep Clear Zones for the Intersections of Avenida Manana, Avenida de la Reina, and Aranda: Passed: 8-0-0

10.4 Resident Request to Remove Parking Spaces (Cont'd Item) - on north and south bound Fay Ave at Pearl Street Intersection (Frances Zimmerman)

T&T Motion: To **Recommend** restricting two parking spaces each on northbound Fay Avenue adjacent to Ortho Mattress and southbound Fay adjacent to Bevmo at the Pearl St, intersection to weekend use only: Passed 7-1-0

10.5 Resident Request for Lighting of Pedestrian Crosswalk (Cont'd)- on Fay Ave at Genter Street (Diane Wall)

T&T Motion: To **Approve** request for Lighting of the Pedestrian Crosswalks on Fay at Genter intersection with added consistent restriping of all four crosswalks; added School Zone signage; and reinstallation of left turn lanes on Fay Ave at Genter north and south bound: Passed: 7-0-1

10.6 Resident Petition for Speed Humps- On Paseo del Ocaso between Calle Clara and Vallecitos (Richard McCormack)

T&T Motion: To **Support** two speed humps on Paseo del Ocaso between Vallecitos and Calle Clara: Passed: 8-0-0

10.7 HOA Petition to Alter Parking Hours- Aveline HOA Request to increase parking time limit on portions of Silver Street and Draper Ave from two to three hours (Dr. Allan Churukian)

T&T Motion: To **Approve** converting 2-hour parking time limit to 3-hour parking time limit adjacent to the Aveline Development on portions of Silver Street and Draper Ave. Passed 8-0-0.

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 An action item to support the basic resolution and to write to the CEO of San Diego Metropolitan Transit System (MTS), the chairman of the MTS Board of Directors, to Mayor Kevin Faulconer and to District 1 Councilmember Barbara Bry.

Basic resolution: La Jolla C P A asks that plans be prepared and resources found to provide shuttle or feeder transit service to link central La Jolla with the coming Mid-Coast Trolley, as identified as an action in the 2014 La Jolla Community Plan and Local Coastal Program Land Use Plan. Dan Allen

Additional T&T request to send a letter to MTS. See T&T Minutes.

12.0 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 [Pulled from January 2019 consent agenda]

13.0 Bonair Residences (formerly Bonair Townhomes) 744 and 746 Bonair Street No. 579587 The applicant was asked 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 and Motion: (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**

DPR Motion (15 Jan 2019): Findings **CANNOT** be made for: A Coastal Development Permit because the proposed project is not in conformity with the certified Local Coastal Program Land Use Plan, nor with the certified Implementation Plan, nor does it comply with the applicable regulations of the Land Development Code to demolish an existing duplex and construct two new detached, two-story single dwelling units, located at 744 Bonair Street. Based on these facts, the proposal should not be approved and cannot be given an Environmental Exemption. Following are the major issues identified:

1. Inconsistency with the Local Coastal Program Land Use Plan which among other things calls for “new development consistency with the scale and character of the neighborhood”.
 - A. The proposed building layout and 25-foot lot layout are inconsistent with the neighborhood’s scale and character of 50-foot and larger lot frontages and larger separation between buildings, with building separations of 8 feet or more, instead of the 5 feet shown by the proposed project. This substantially changes the development scale, lot rhythm and streetscape character of the neighborhood and sets an undesirable precedent for future development in the Coastal Zone.
 - B. The almost 30-foot height of the buildings, separated by a mere 5 feet wide area, make the site’s profile even more inconsistent with the neighborhood pattern of development.
 - C. The upper level roofs of both buildings do not step back from the ground floor level exterior walls as recommended by the Community Character provisions of the Residential Land Use Element of the La Jolla Community Plan, and results in building masses that neither maintain nor enhance demonstrated neighborhood character, but will disrupt the existing neighborhood character.
2. The proposed project is in violation of city code requirements and thus inconsistent with the Local Coastal Program Implementation Ordinances.
 - A. The western portions of Building A are in violation of the required side yard setback provisions of SDMC Sec.131.0443(d)(2)(A) Setback Requirements in (RM-1-1) Residential Zones, because more than 50 percent of the structure is less than 8 feet from the side property line.
 - B. The Gross Floor Area and resultant Floor Area Ratio of the project exceeds the maximum GFA and FAR allowed, because contrary to SDMC Sec. 113.0234(a)(6) Gross Floor Area, the floor area of both carports is omitted from the stated Total Gross Floor Area of the project.
 - C. The west exterior wall of Building A and the east exterior wall of Building B exceed the maximum structure height allowed by the side 45 degree angled building envelope per SDMC Sec.131.0444 (e) Angled Building Envelope Plan/Maximum Structure Height in Residential Zones.
 - D. The proposed driveways and their relationship to the single street curb cut are not in accordance with SDMC Sec. 143.0365(h) which requires off-street parking site design to be in accordance with SDMC Division 142.05 Parking Regulations for single dwelling units. As the proposed driveways are unlike those depicted in Diagram 142-05A, the project fails to provide two additional on-street parking spaces abutting the subject property in accordance with SDMC Sec 142.0525(c)(4)

Finally, based on the above facts, the City’s Environmental Determination that the project is Categorically Exempt from CEQA should be appealed because the design of the project is not in accordance with the La Jolla Community Plan Local

Coastal Project and Land Use Plan, nor does the project comply with the applicable regulations of the Land Development Code.

The cumulative effect of this and similar future projects would neither maintain nor enhance the existing neighborhood character, but would significantly disrupt and change the existing neighborhood character.

Passed: 6-0-1

14.0 Time Certain 6:30 PM “Pipeline Rehabilitation AL-1” will rehabilitate 7.1 mile of 8-inch sewer main Construction begins in spring of 2019 in La Jolla Community Information only. Bobak Madgedi, city engineer

~~15.0 Consideration of proposed PRC Charter changes, revised and called Bylaws. Existing and proposed documents will be provided as a supplement. Passed by LJSRPC. Dave Gordon~~

16.0 Consideration of recommending to the membership a proposed Bylaw amendment with regard to recusal policy amending Article VI, Section 2. D.(1) of the La Jolla Community Planning Association Bylaws. Rationale provided by Dave Gordon in supplement.

Existing paragraph:

D. Abstentions and Recusals

(1) RECUSALS - Any Trustee of the LJCPA with a direct economic interest in any project that comes before the LJCPA or any committee must disclose the economic interest, and must recuse from voting and not participate in any manner as a Trustee for that item on the agenda. In the event of a recusal, the individual must remove him or herself from the room prior to discussion if that individual is not part of the presentation. Article VI, Section 2(c) of the Administrative Guidelines is the LJCPA’s reference for determining direct economic interest.

Proposed paragraph:

D. Abstentions and Recusals

(1) RECUSALS - Any Trustee of the LJCPA with a direct economic interest in any project that comes before the LJCPA or any committee must disclose the economic interest, and must recuse from voting and not participate in any manner as a Trustee **or Committee Member** for that item on the agenda. In the event of a recusal, **the individual must disclose the economic interest, recuse before the item is discussed and physically leave the community planning group or committee seating area. It must be made clear to the audience that the member is not acting in any capacity as a trustee or committee member. The presence of the recusing member in the room in which the meeting occurs does not count toward a quorum for the item the member recuses on.** Article VI, Section 2(c) of the Administrative Guidelines is the LJCPA’s reference for determining direct economic interest.

17.0 Adjourn to next LJCPA Meeting: Thursday, February 7, 2019 immediately following annual Membership meeting scheduled for 6:00 PM



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President: Bob Steck

Vice President: Helen Boyden

2nd Vice President: Brian Will

Secretary: Cindy Greatrex

Treasurer: David Gordon

DRAFT MINUTES –

Regular Meeting | Thursday, 3 January 2019

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

Arrived Late: Courtney, Mangano.

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: Hear LJSRPC Bylaws Revision - postponed one month from December meeting/ inadvertently left off agenda. (Gordon/ Rasmussen)

In Favor: Ahern, Gordon, Rasmussen, Weissman.

Opposed: Boyden, Brady, Costello, Courtney, Kane, Little, Merten, Shannon, Weiss.

Abstain: Steck (Chair)

Motion Fails: 4-9-1

Motion: Remove Item 12.0 Bonair Residences from agenda (Weiss/ Boyden)

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

Opposed: None.

Abstain: Steck (Chair), Merten.

Motion Carries: 13-0-2

Motion: Adopt the Agenda (Boyden/ Brady)

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

Opposed: None.

Abstain: Steck (Chair)

Motion Carries: 14-0-1

3.0 Meeting Minutes Review and Approval: 6 December 2018

Motion: Approve 6 December Minutes as corrected (Merten/ Kane).

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

Opposed: None.

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 January 3, 2019 Regular Meeting	
Beginning Balance as of 12/1/18	\$ 258.95
Income	
• Collections	\$ 108.00
• CD Sales	\$ <u>5.00</u>
Total Income	<u>\$ 113.00</u>
Expenses	
• Agenda printing	\$ 61.98
• AT&T telephone	\$ <u>86.00</u>
Total Expenses	<u>\$ 147.98</u>
Net Income/(Loss)	\$ (34.98)
Ending Balance of 12/31/18	\$ 223.97

4.2 Secretary – No report

5.0 Elected Officials – Information Only

5.1 Council District 1: Councilmember Barbara Bry –

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

Mauricio Medina spoke for Councilmember Barbara Bry

5.2 78th Assembly District: Assemblymember Todd Gloria

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

Javier Gomez absent.

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

Chevelle Tate – spoke for Senator Toni Atkins, scooters dominated discussion.

6.0 President's Report – Information only unless otherwise noted

6.1 Election Committee Announcement – Ten 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 Trustee (Secretary) Greatrex has resigned.

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

Marlon Pangilinan not present

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

Anu Delouri not present

7.3 General Public

Patricia Granger – Hillel has applied for permit to construct the Hillel. Granger notes that 2'x300' of public land was sold to the Hillel.

8.0 Non-Agenda Trustee Comment

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

- 8.1 David Gordon** - Discussed PRC bylaws and reasons why the 10-year old charter should be updated. Also discussed inconsistency between bylaws for CPA and the bylaws of sub-committees. Dave's edits to be added to the agenda for next month's meeting.
- 8.2 Diane Kane** –
- 8.2.1** - Reported on status of interns - interns: 1 intern has been tasked with the database, 1 intern has been tasked with the website, 1 intern is on the ad-hoc committee for hillside drive, 1 intern is tasked with the 50% rule.
- 8.2.2** – Diane reported she has attended multiple meetings and is actively working on the 50% rule.
- 8.2.3** – Diane reported that she and Sharon Wampler coordinated a meeting with the City.
- 8.3 Ray Weiss** - Posted Notice of Future Decision in relation to LJCPA and responsibility. Brian Will advised that Process II items and projects are supposed to present to the hearing agency prior to approval, but can be approved by DSD on a second round or later. Michael Morton added some color. Brian Will is going to follow up. PTS #619-886. Phil Merten has elaborated on the LJCPA's responsibility to receive the project presentation in order to preserve the right to appeal.
- 8.4 David Little** - Requested clarification on the Process II project concept.
- 8.5 Helen Boyden** -
- 8.5.1** – Expressed appreciation to Diane Kane for her work, especially for managing the new interns.
- 8.5.2** - Needs – A stand-in secretary is required until the new board is elected in April, the responsibility of e-blasts to the mailing list will need to be taken by a volunteer.

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** provided an update as the LJCPA designated representative.
- 9.1.1** SB-50 updates on construction sentiment and planning.
- 9.1.2** Planning groups must submit rosters and minutes. Helen Boyden discussed planning group audits.
- 9.1.3** Updates for planning groups and strategy moving forward has been compiled into a document to be provided to the LJCPA.
- 9.2 Coastal Access & Parking Board** <http://www.lajollacpa.org/cap.html> - did not meet.
- 9.3 UC San Diego Long Range Development Plan CAG, one of LJCPA delegates, will report on discussion** <http://lrddp.ucsd.edu> (Steck, Greatrex) – did not meet.
- 9.4 Hillside Drive Ad Hoc Committee – Diane Kane, Chair** – will be meeting on Jan 10.
- 9.5 Airport Noise Advisory Committee** – no report
- 9.6 Playa Del Norte Stanchion Committee – Glen Rasmussen** reported on options discussed and possible solutions.

Motion: Approve a presentation to the City of the proposed Playa Del Norte parking and crosswalk solution (Rasmussen/ Courtney).

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

Opposed: None.

Abstain: Steck (Chair)

Motion Carries: 15-0-1

10.0 Consent Agenda- Action Items

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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.

Item 10.2 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: 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

Motion: Approve Consent Agenda minus 10.2 (Will/Courtney)

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

Opposed: None.

Abstain: Steck (Chair)

Motion Carries: 15-0-1

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

Discussion: Multiple residents made cases for the speed humps to be installed on Bonair Street between La Jolla Boulevard and Draper Ave. The City traffic engineers will be on-site on January 7.

Motion: Accept T&T suggestion with alterations from Patrick Ahern (Ahern/ Brady)

In Favor: Ahern, Brady, Gordon, Little, Mangano, Merten, Rasmussen, Shannon, Weiss, Weissman, Will.

Opposed: Boyden, Costello, Courtney, Kane.

Abstain: Steck (Chair)

Motion Carries: 11-4-1

12.0 Bonair Residences (formerly Bonair Townhomes) 744 and 746 Bonair Street

Removed from agenda.

13.0 Recommendations to CPPT Bry on ideas for CIP budget priorities proposed in December. Item 9 added.

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
9. Coast Walk Safety Issue (added during meeting).

13.1 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**

Motion: Add item 9 (Coast Walk) to list (Kane/Brady)

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

Opposed: None.

Abstain: Steck (Chair)

Motion Carries: 15-0-1

13.2 Prioritization: Board voted for prioritization as follows (highest priority first, lowest priority last):

1, 9, 5, 6, 2, 4, 3, 7, 8.

14.0 Letter to City to requesting meeting to resolve design of Black’s overlook Fence. Melinda Merryweather discussed history of issue and letter.

Motion: Approve sending letter after review by **Bob Steck.** (Will/Courtney)

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

Opposed: None.

Abstain: Steck (Chair)

Motion Carries: 15-0-1

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

LA JOLLA SHORES PERMIT REVIEW COMMITTEE MINUTES (Draft)

LA JOLLA COMMUNITY PLANNING ASSOCIATION

Revision 0

Tuesday, January 22nd, 2019 @ 4:00 p.m.

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

Meeting Room 1

1. **4:36pm Welcome and Call to Order:** David Gordon, Chair (dgord@aol.com)
 - a. Introduction of committee members.
 - b. Committee members in attendance: Tony Crisafi, Michael Czajkowski, Matt Edwards, Andy Fotsch, David Gordon, Angie Preisendorfer
 - c. Committee members absent: Janie Emerson, Myrna Naegle
2. **Adopt the Agenda**

Motion: Adopt the Agenda with changes to the order of topics (Edwards/ Fotsch)
Vote: 5-0-0
3. **Approve November Minutes**

Motion: Approve November minutes (Fotsch/ Edwards)
Vote: 5-0-0
4. **Non-Agenda Public Comment:** None
5. **Non-Agenda Committee Member Comments:** None
6. **4:05pm Chair Comments:** None
7. **Project Review:**
 - a. **4:15-4:45pm HERSCHFIELD RESIDENCE – CDP/ SDP (First Presentation for vote)**
 - **Project #:** 603740
 - **Type of Structure:** Single-Family Residence
 - **Location:** 8230 Prestwick Drive
 - **Applicant's Rep:** Chandra Slaven (619) 316-7645 <mailto:CSlaven@blueheron.com>
 - **Project Manager:** Pancho Mendoza (619) 446-5433 FMendoza@sandiego.gov
 - **Project Description:** (Process 3) Coastal Development Permit (CDP) and Site Development Permit (SDP) to demolish an existing single-family residence constructed in 1985 and construct a one-story single-family residence with basement, decks, garage, mechanical room, and back-yard swimming pool totaling 12,092 square-feet. The 0.45 acre project site is located 8230 Prestwick Drive. The one-story residence over basement will include features such as tile cladding, wood paneling, with a smooth plaster finish and a flat sloping roofline. The landscaping plan consists of City approved street trees, native and drought-tolerant landscaping to minimize irrigation requirements. The site is located in the La Jolla Shores Planned District-SF Zone and the Non-appealable area of the Coastal Overlay Zone within the La Jolla Community Plan area and Council District 1.
 - **Lot Size:** 0.45 acre

- **Existing Home:** 4,067 sq ft Total (including non-livable)
Height: 17'6"
- **New Home:** Main Level: 5,164 sq ft livable, 611 sq ft non-livable
Lower Level: 5,458 sq ft livable, 859 sq ft non-livable
Total: 10,622 sq ft livable, 12,092 sq ft (including non-livable)
Proposed Home Height: 21'7"

- **Presentation by Applicant:**
 - Owners and architect met with neighbors and design review CC&R Dec 15
 - Passed all City cycle issues
 - Good input from LJSDRB last week
 - 20.5 ft driveway to garage
 - Existing landscaping on slope required
 - Exterior Stucco, concrete, wood, steel
 - Roofing is concrete tile
 - 21'7" max height, 17' 7 1/2" from the street
 - Main floor street level 5160 sq ft
 - Lower level 6300 sq ft
 - total 12,000 sq ft
 - **Discussion:**
 - **Pubic Comments:**
 - Fay Strum across the street neighbor view impact, 4' above the existing chimneys. Mud Slide issues, Geological issues in the area. Concerned size sets a precedent for the neighborhood.
 - Pat Miller neighbor across the street, issues with heights of the parapets, flat roofs in the neighborhood, Size and mass of the project 2 times as large as largest home, 3 times of the majority of the neighborhood.
 - Legal issues regarding pitch roof vs flat is a CC&Rs requirement
 - **Committee Comments/ Discussion:**
 - Chair commented that CC&R's are not to be considered. CC&R's are private agreements between owners. Also Geological issues are out side our purview.
 - Matt Edwards requested to see elevations, finish grade plans
 - FAR .27-.28
 - Andy Fotsch requested information on 300 ft survey
 - Tony Crisafi, parapet calculation 7.5', garage door out of scale with the neighborhood, No floor plan, Style is too grim
 - David Gordon requested FAR comparison, neighborhood character study (at least 3 houses).
 - **MOTION: Applicant return with following additional information: (Crisafi/ Czajkowski)**
 - Floor plans
 - Survey of homes within 300 ft of the property. Typically this includes comparison of GFA, FAR (with and without garage), lot size, setbacks, etc.
 - Elevations, finish grade plans
 - Photo survey of homes in the neighborhood versus rendering to the same scale of the proposed home - street view (neighborhood character study)
 - Parapet calculations
 - Site sections
 - During discussion of motion, committee made recommendation that applicant consider reducing massing and garage height.
- VOTE: 4-0-2** Edwards and Gordon (chair) abstained

b. 4:45-5:15pm Charter/ Bylaws - Revision - Review/Approval

- **Discussion of existing LJSPRC Charter and Proposed Revision of Charter/ Creation of Bylaws**
 - Proposed new bylaws to replace existing charter were distributed at October's LJSPRC meeting. They were distributed again prior to the November meeting, prior to the December La Jolla Community Planning Association meeting as well as other occasions. In spite of that, some members of this committee and other community members have claimed they
- Agendas and Committee Reports are available online at www.lajollacpa.org

have not had time to review them. A few minor comments have been received since the November LJSRPC meeting and two minor changes were incorporated in revision 1 of the Bylaws, which were distributed again.

- **MOTION: to accept the Bylaws (revision 1) as presented.** (Fotsch/ Edwards).
- **VOTE: 6-0-0**

c. **5:15-5:45pm MAROUF – SDP/ CDP (First Presentation)****

- **Project #:** 614315
- **Type of Structure:** Single-Family Residence
- **Location:** 2465 Hidden Valley Road
- **Applicant's Rep:** C.A. Marengo (858) 459-3769 cmarengo@marengomortonarchitects.com
- **Project Manager:** Xavier Del Valle (619) 557-7941 xdelvalle@sandiego.gov
- **Project Description:** (Process 3)- Site Development Permit (SDP), The proposed project is located at 2465 Hidden Valley Road on 12,650 sq ft a lot. The current proposed project is to amend the existing coastal permit/ site Development permit. The 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.
- Project number 40965 that permitted a guest quarters and a roofed patio area over garage and now is being amended to change this space to a companion unit as a use change and the sq ft being limited to 1200 sq ft of existing space.
- **** This project was previously reviewed and approved as project #409685 in August 2015**
- **Presentation by Applicant:**
 - New State law changes for campion units. Enclosing an existing roofed open space to add to the existing 2nd floor guesthouse.
 - FAR .39
 - Lot size 12,650 sq ft
- **Public Comment:** None
- **Committee Comments and Discussion:** None
- **MOTION: Findings can be made for Process 3 Site Development Permit (SDP)/ Coastal Development Permit (CDP) for Project #614315** (Edwards/ Crisafi)
- **VOTE: 5-0-1** Gordon (Chair) abstained.

d. **5:45-6:15 GLENISTER - SDP Project (First Presentation)**

- **Project #:** 621184
- **Type of Structure:** Single-Family Residence
- **Location:** 7777 Lookout Drive
- **Applicant's Rep:** Fred Bennett (858) 454-4555 tripb@balajolla.com
- **Project Manager:** Glenn Gargas (619) 446-5142 GGargas@SanDiego.gov
- **Project Description:** (Process 3) Site Development Permit to add 1,445 SF 2nd floor Master suite and studio on the top of existing 3,303 SF single-family residence at 7777 Lookout Drive. The 0.23-acre site is located in the Single-Family Zone of the La Jolla Shore Planed District, Coastal overlay (Non-Appealable) of the La Jolla Community Plan Area. Council district 1.
- **Presentation by Applicant:**
 - Adobe house, not historic
 - Adding 1,445 sq ft second story and small area and single car garage to first floor.
 - 6 ft side setback at garage
 - FAR is .50
 - Driveway is 25 ft
- **Public Comment:**
 - Desiree Kellogg requested continuance, she has requested information via email but has not received it yet.
 - Bradford Noble direct next door neighbor expressed concerns about seismic geologic fault line issues. Loss of parking. Impact on light on neighboring and effect on property value.
 - Chair commented that seismic/ geologic issues are not part of LJSPRC purview except to verify that City DSD staff has reviewed and addressed.
 - Applicant stated that their geotechnical engineering/ study and survey has reported that there are no active faults in the vicinity of the project.
 - Sue Pruett commented on concern that size (square footage) is too large.
 - Rebecca Levi commented on concerns that there is zero existing parking, public nuisance and scale and density issues.
 - Jorge Maschew commented on parking not proportionate and adding 1/3 more square footage. Concerned about problems caused by parking of construction vehicles.
 - Diane Kane concerned about lack of parking.
- **Committee Comment and Discussion:**
 - Chair commented that private views cannot be considered by the City and LJSPRC cannot consider these in our review. Also commented that public and construction parking are not part of LJSPRC purview if applicant has met the code requirements for required parking on the property. Stated that we sympathize with neighborhood and problem exists throughout the Shores and responsible City departments are not very responsive. Recommended contacting, City parking enforcement, Code Compliance, Fire department, etc. In event construction parking becomes a problem to communicate with construction supervisor.
 - Tony Crisafi commented that the architect did a great job of melding the design with the neighborhood and it is good to see that the existing neglected house is getting some attention.
- **Motion: Findings can be made for Project #621184 for a Process 3 Site Development Permit (SDP) to add 1,445 SF 2nd floor master suite and studio to existing 3,303 SF single family, single story residence at 7777 Lookout Drive.** (Edwards, Czajkowski)
- **VOTE: 4-0-1** Gordon (Chair) abstained.

Meeting adjourned to **next PRC meeting Tuesday, February 19th, 2019 @ 4:00 p.m.**

LA JOLLA TRAFFIC AND TRANSPORTATION BOARD
Regular Meeting: Wednesday January 16, 2019

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

Members Absent: Patrick Ryan BRCC, Aaron Goulding, LJVMA

Approve Minutes of: December 19, 2018 **Motion to Approve: Earley, Second: Gantzel 7-0-1** (Aguirre)

Public Comments on Non-Agenda LJT&T Matters:

Stephanie Jernigan- requesting to be on next month's Agenda. She has been working on a Petition for speed humps on Westbourne. Her Petition has been accepted by the City and the Fire Department and now she just needs our vote. Dave asked her to send him her Petition Forms.

Mike McCormack- lives in La Jolla Shores and is questioning why there are no pedestrian crosswalks on Avenida de la Playa at Paseo del Ocaso. Traffic comes off La Jolla Shores Blvd, there are two restaurants and a lot of traffic in the area so there should be a pedestrian crosswalk. Second comment about a gap in the k-rail on Torrey Pines Rd between Prospect and Coast walk. He observed a gentleman walking by that gap and he tripped and hit the k-rail. The lighting is such that you cannot see that gap there and that is a concern. Company did a lot of work to protect the houses from cars flying off the road but it is also a tripping hazard to pedestrians. Dave will make a call to Downtown and alert the Traffic Engineering Department.

Melinda Merryweather- is requesting to be put on next month's Agenda to remove a crosswalk at the end of Playa del Norte. The crosswalk leads to a hedge across the street with nowhere else to go forcing pedestrians to illegally cross at Neptune, at the curve, where drivers cannot see them. Melinda will bring plans on where a new crosswalk will be located. Dave advised it's not really a crosswalk more like a stop line but

Melinda responded that pedestrians believe it is a crosswalk and cross there. Dave asked Melinda if the Board is being asked to eliminate a crosswalk that does not exist and Melinda responded yes. He will contact her for more information.

Ann Dynes- Chair of La Jolla Parks and Beaches comments about the improvements on Coast South from Jenner to the Museum of Contemporary

Art down to the tip of the island at Coast and Coast South. It's a stunning improvement to the area but it will become a speedway and eventually there will need to be traffic calming so it's something LJT&T will have to consider.

Secondly, LJP&B Inc has been working with the City on La Jolla branded bicycle racks like the ones that were installed at the Children's Pool. They received funding from La Jolla Community Foundation to purchase some La Jolla branded bicycle racks and some plain ones and because of the City's Climate Action Program Plan, City staff will install these bicycle racks. Ann believes that our Board should be tasked with identifying where these bicycle racks should be installed throughout the Village. Dave will follow up with Ann to determine if a subcommittee needs to be formed.

Ira Parker- comments that the blinking yellow lights at the crosswalks on La Jolla Boulevard are an improvement but they are giving pedestrians a false sense of security when crossing. He informs the Board that drivers are not stopping for pedestrians in the crosswalks even when the lights are blinking. He is requesting that LJT&T ask the City if the yellow blinking lights could be switched to blinking red lights like the ones on Torrey Pines Rd. Dave responded that blinking red lights act like a stop sign because it stops the flow of traffic and to meet the requirements of a stop sign the intersection would have to warrant a certain number of points. Dave will follow up with Ira to explain in further detail.

Due to a timing issue Sally Miller requested to be heard first.

Agenda Item 5: Resident Request for Clear Zones- on Nautilus Street at Avenida Manana, Avenida de la Reina, and Aranda intersections (Sally Miller) **Action Item**

There is a light at Avenida Mirola and it is very effective in getting the children safely across the street to Muirlands Middle School, but the cars jam the Intersections all along Nautilus going up and coming down the hill. It is common sense to keep intersections clear but nobody does it especially in rush hour traffic and school opening and closing. The Keep Clear signage in the intersection will serve as a reminder for drivers to keep the intersections open for side traffic to enter.

Brian asked for clarification on Clear Zones and Dave responded that 'Keep Clear' signage will be painted in the middle of the intersections.

Mike McCormack in the audience for Agenda Item 4 questioned the legality of Keep Clear zones versus painted stop lines. Painted stop lines at the intersection would be more effective keeping cars out. Dave responded LJT&T is only an Advisory Board. Whatever

recommendations we make is sent to the City for analysis and they make the determination if and where it is appropriate.

Sally is also requesting a Keep Clear Zone for Avenida de las Pescas but it is not on the Agenda and Dave advised to just try for the three streets now.

Motion to Approve and recommend that the City explore/institute Keep Clear Zones for the Intersections of Avenida Manana, Avenida de la Reina, and Aranda: Brady, Second: Warwick 8-0-0

Agenda Item 1: Resident Request to Remove Parking Spaces (Cont'd Item) - on north and south bound Fay Ave at Pearl Street Intersection (Frances Zimmerman) Action Item

Fran was not present at the December 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.

The Board recognized 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. 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.

Fran returned to the Board with a copy of a Letter she hand delivered to the Managers of Ortho Mattress and Bevmo advising them of her request to remove two curbside parking spaces each on Fay Ave northbound at Ortho Mattress and Fay Ave southbound at Bevmo to improve the flow of permitted right turns on Pearl Street heading east and west. Each location has a lane marked with a right turn arrow but it is often impossible to access it when the Pearl/Fay traffic light is red because parked cars prevent the free flow of right turning traffic.

Fran invited the Business Managers to meet with the Board to discuss the loss of the parking spaces but both seemed disaffected by the matter and are not here at the Meeting.

Mauricio Medina, Council Rep to Barbara Bry, spoke about this Intersection being included in the Mayor's Vision Zero Plan (Zero Traffic Related Fatalities and Severe Injury by 2025) due to number of traffic accidents.

Beatriz Pardo questioned Mauricio about the kinds of traffic accidents at the intersection. Mauricio responded that he was not sure of specific accidents. She is very concerned about removing those parking spaces for fear that it will increase the speed of the cars making the right turn and put pedestrians in danger. That is the only drawback she finds to removing those parking spaces.

Tom is very opposed to removing parking spaces from Businesses without a Petition. He wants to see, in writing, they do approve of it or they don't approve of it. Dave clarified that Ortho Mattress and Bevmo have their own dedicated off-street parking lots as required by City regulation. They do not own those parking spaces on the street and have no inherent right to them, that is the City right of way. Ortho Mattress and Bevmo should not have veto power on our action in this matter.

Tom is opposed to removing them without getting some input from the La Jolla Village Merchants Assn. and from the owners of the businesses that will be directly affected by it. Nancy proposed allowing cars to park in those spaces some of the time; certain times of the day or on weekends. Restricting them to part time parking is one possibility to keeping the parking spaces available during quiet times.

Erik noted that there is a parking lane on First Avenue Downtown that is dedicated to the flow of traffic between 4p and 6p and really helps to move traffic along. Fran believes by restricting parking in those parking spaces it will confuse people and result in parking tickets. Erik is not concerned by the loss of the parking spaces since the parking lots of Bevmo and Ortho Mattress are never completely full of cars.

Erik offered a Motion to recommend supporting the removal of two parking spaces each on northbound Fay at Ortho Mattress and southbound Fay at Bevmo and Natalie seconded his Motion, however, after some board discussion on how those parking spaces are used on weekends, especially on Sundays when the Farmers Market is open, the Board leaned towards restricting the parking spaces to weekend use only. Dave reminded that whatever the Board decides to do the City is going to make the final determination on the request. Erik and Natalie amended their Motion.

Motion to recommend restricting two parking spaces each on northbound Fay Avenue adjacent to Ortho Mattress and southbound Fay adjacent to Bevmo at the Pearl Street intersection to weekend use only: Gantzel, Second: Aguirre 7-1-0 (Brady)

Agenda Item 2: Resident Request for Lighting of Pedestrian Crosswalk (Cont'd)- on Fay Ave at Genter Street (Diane Wall) Action Item

Diane Wall presented to the Board a Petition with roughly 250 signatures requesting safety measures in the form of a lighted pedestrian crosswalk on Fay Ave at Genter Street. She followed up on her Petition with several videos documenting that drivers are not stopping at

the stop signs in front of the crosswalks. In one video a driver turning right on Fay from Genter proceeded through the stop sign and narrowly missed a pedestrian in the crosswalk.

In addition to submitting the Petitions and the videos several parents with their children are here to support Ms. Walls attempts for the lighted crosswalk.

Dave explained that at a previous Meeting the Board approved lighting for a crosswalk on Girard at Silverado and the City denied the request due to the 4-way stop signs at that intersection. The City stated their position that the all-way stop signs afford sufficient protection for pedestrians and adding lighting would be superfluous. Fay at Genter also has 4-way stop signs at the Intersection.

Natalie asked Dave if all four of the crosswalks at the Intersection of Fay Ave at Genter Street could be painted the same for a more uniform appearance. Two crosswalks are striped but two are just parallel lines and visually to a driver they do not look the same and may not be treated as crosswalks.

Ross noted that in the videos drivers are not complying with State Law that they must stop for pedestrians in the crosswalk. It appears to be an enforcement issue and if drivers started to be cited for it they would be less likely to ignore the stop signs.

A neighbor of Diane, Beatriz Pardo, speaks to the lack of enforcement in the City. Many pedestrians use that crosswalk included many children and that crosswalk is a concern. Natalie suggested that they contact the School Police and the School Police will contact the San Diego School Police and they will come down and write tickets. Natalie pointed out that it might help if the crosswalks were repainted to look like crosswalks .

Another woman in the audience has children attending Muirlands Schools and she sees drivers go through those stop signs all the time. She does not believe simply repainting the crosswalks will help the situation at that intersection. If they cannot get lighting for the crosswalk then she is suggesting signage like School Zone or Slow Down.

Dave pointed out that if drivers are ignoring Stop Signs, they will probably ignore blinking lights. Dave will convey to the City the Board's concern about this particular location especially due to the proximity to the Schools and the clear problems that exist and perhaps the City can suggest other measures.

Several other parents also spoke to the hazard of crossing the street at that intersection, calling it an accident waiting to happen, and asked the Board to try really hard to make it safer for pedestrians.

Nancy asked if the Intersection could be considered in a School Zone. The City might consider flashing School Zone lights. Natalie asked Ms. Wall which crosswalk was the worst and she responded the crosswalk at Genter.

Rachel, another parent attending the Meeting, added that she believes the anxiety increased at that intersection when the City turned it into one lane coming from Nautilus to Fay and when that happened the anticipation and anxiety of the drivers brought on more aggression and dangerous driving. Drivers do not yield to pedestrians or mothers pushing strollers in the

crosswalk and she avoids that area. Andrea noted that Gillespie School will be expanding in that area.

Tom offers a motion to approve the lighted pedestrian crosswalk but add to it bringing back the left turn lanes. There used to be a left turn lane on Fay that the City eliminated when they restriped the area and that may be the cause of all the problems at that intersection. Parents used to be able to drive down Fay and turn left at Genter to drop their children off at La Jolla Elementary. The left turn lanes need to be reinstalled.

Ross asked how close to a School does a crosswalk have to be to have yellow striping instead of the white striping. Yellow striping in a crosswalk is more eye catching. Dave does not know but will ask the City to review that potential.

Ross asked what the Motion is that we are voting on and Dave responded the lighting of the pedestrian crossings at all four crosswalks. Ross asked him if there is anything like that in San Diego where four crosswalks in an intersection have blinking lights. Natalie advised to ask for two of them on the sides where the Schools are.

Dave asked Ms. Wall how many lights she wanted on the crosswalks and Ms. Wall responded two but the most important one was for the southern end of Genter at Fay.

Ross has a problem with the request for lighting at all four crosswalks when we know they will be turned down by the City but Nancy clarified some of the crosswalks may be considered to be in a School Zone.

Motion to Approve request for Lighting of the Pedestrian Crosswalks on Fay at Genter intersection with added consistent restriping of all four crosswalks; added School Zone signage; and reinstallation of left turn lanes on Fay Ave at Genter north and south bound: Brady, Second: Warwick 7-0-1 (Rudolph)

Agenda Item 3: Report from Transit Subcommittee - Proposed Resolution regarding Shuttle Service from La Jolla to new Trolley Line Extension Stations (Dan Allen) **Action Item** At the December LJT&T Meeting Dan spoke about the MTS project which is to establish shuttle service between various neighborhoods and the new expensive trolley system. The trolley system is over 2 billion dollars and there is not one cent in it for connector service to La Jolla Village. There are no changes currently planned 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 suggested 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. The committee met and developed two Resolutions to submit to the MTS planning staff for the Mid-Coast Trolley Feeder Bus Study:

Proposed LJT&T Resolutions:

#1 – LJT&T requests that its parent organizations; La Jolla Community Planning Assn, La Jolla Town Council, La Jolla Village Merchants Assn, La Jolla Shores Assn and Bird Rock Community Council adopt the following and forward text of the resolution to the San Diego Metropolitan Transit System (MTS), to Mayor Kevin Faulconer and to District 1 Councilmember Barbara Bry:

Access to the Mid-Coast Trolley will have the potential to enhance circulation to serve residents, visitors and employees to La Jolla's commercial center, recreational areas and community facilities. Its utilization will have the potential to reduce auto traffic congestion in La Jolla, to improve the availability of public parking and to reduce the community's carbon footprint. Members of our La Jolla Traffic and Transportation Board have participated with the MTS Mid-Coast Trolley Feeder Bus Study.

Consequently, we ask that plans be prepared and resources found to provide shuttle or feeder transit service to link central La Jolla with the Trolley, as identified as an action in the 2014 La Jolla Community Plan and Local Coastal Program Land Use Plan.

#2 - LJT&T submits the following to the MTS planning staff for the Mid-Coast Trolley Feeder Bus Study:

We ask that plans be prepared and resources found to provide shuttle or feeder transit service to link central La Jolla with the Trolley, as identified as an action in the 2014 La Jolla Community Plan and Local Coastal Program Land Use Plan.

Shuttle service should recognize the geography of La Jolla and connect the northern part of the La Jolla community plan area with the optimal Trolley stop to the north and connect the southern part of the La Jolla community plan area with the optimal Trolley stop to the south.

A plan to consider is one where the present Number 30 bus is repurposed as the La Jolla shuttle. It would run from the Balboa Trolley station to the Nobel Trolley station through Pacific Beach and La Jolla along the present route of the Number 30 bus but avoid circulating on the UCSD campus before reaching the Nobel station.

In order to expand transit use in La Jolla, consider a secondary shuttle, reestablishing the bus route many remember from the 1980s that served Mt Soledad running to/from Nautilus St and La Jolla Blvd via Nautilus St and Soledad Mountain Road from/to the Balboa Trolley station.

**Motion to Approve both Resolutions as put forth by the LJT&T MTS subcommittee:
Brady, Second: Gantzel 8-0-0**

Agenda Item 4: Resident Petition for Speed Humps- On Paseo del Ocaso between Calle Clara and Vallecitos (Richard McCormack) **Action Item**

Michael McCormack, Richard McCormack's son spoke about his father's request for Speed Humps on Paseo del Ocaso and submitted a Petition for them. Twelve of the fourteen property owners on the street signed his Petition. He explains that traffic heading south on La Jolla Shores Drive towards the intersection with Torrey Pines Road is using Paso del Ocaso to cut through on their way to the Village while others use it to sneak back into the traffic line from Paseo Dorado. Paseo del Ocaso and surrounding streets are classified as Low Volume Residential Streets but in actuality they are experiencing high daily traffic volume. The

weekday afternoon/evening commute and beach day exodus cause traffic back-ups from the traffic light at the intersection of Torrey Pines Rd and La Jolla Shores Drive to well beyond Vallecitos. Speed of the diverted traffic well exceeds 30 mph.

The street is not designed for this kind of traffic and it is getting worse with residential, commercial, tourist, University, and office growth. It is 30' wide with parking on both sides of the street and is just not wide enough for the safe passage of two cars at high rates of speed. He is proposing two speed cushions on Paseo del Ocaso between Vallecitos and Avenida de la Playa to target the speed of traffic to 15 mph.

Grace McCormack describes Paseo del Ocaso, the street that she lives on, as extremely dangerous and hazardous with drivers exceeding the speed limit while all kinds of pedestrians are in the middle of it. She really wants the speed humps to slow the traffic down. She will be requesting a change to the speed limit at a future Meeting.

Tom advises the McCormack's his understanding that the City's position on speed humps is that they are not an effective traffic calming measure, however, the speed humps recently installed on Draper Ave have proven to be quite effective at slowing traffic down and he believes the City's opinion may change as more speed humps are installed and traffic begins to slow down as a result.

Erik is in support of them and hopes that success in slowing traffic down spreads to other parts of the Shores. He has driven on Paseo del Ocaso and agrees it can act as a racetrack. Erik believes speed humps are needed throughout the Shores but for now he will support the need for them on Paseo del Ocaso.

Motion to support two speed humps on Paseo del Ocaso between Vallecitos and Calle Clara: Gantzel, Second: Aguirre 8-0-0

Agenda Item 6: HOA Petition to Alter Parking Hours- Aveline HOA Request to increase parking time limit on portions of Silver Street and Draper Ave from two to three hours (Dr. Allan Churukian) **Action Item**

Allan Churukian, President of the Aveline HOA is requesting that the 2-hour parking time limit on the north side of Silver Street and east side of Draper Ave adjacent to the Aveline development be increased to 3-hour time limited. Residents are provided with Garage parking but not Guest Parking. There are unrestricted parking spaces in front of the Bishops School across from Aveline but those parking spaces fill up very quickly.

Residents of Aveline have come to live in the Village from other places and they are retired or semi-retired individuals who choose to have people come and visit them at certain hours of the day. Their guests are coming over and getting ticketed and very regularly. Their guests are elderly and having to move their car every two hours is creating hardship. Residents feel that one extra hour will meet their needs in terms of having Guests or Services that needs to be done on their units.

Dr. Churukian acknowledges that there are 2-hour time limited parking spaces surrounding the Aveline Development on Silver and Draper Streets but he believes that they should have special consideration because they are requesting an increase in the parking time limits to improve the quality of their life as residents.

Dave asked for clarification on how far down Draper Ave the extended time limit would be in effect and Dr. Churukian responded the increase would affect the east side of Draper only adjacent to Aveline. He did not approach the staff of the Tennis Club to ask them if they wanted to be included in the extension, he is just targeting Aveline.

On Silver Street there are four parking spaces that would remain 2-hour time limited with a short driveway separating them from Aveline begins and is targeting for the extension. Half of one side of Silver Street would be 2-hour time limited and the other half would be 3-hour time limited. Dr. Churukian is targeting just the parking spaces adjacent to the Aveline property line.

Natalie offered the Motion to Approve converting the 2-hour parking time limits to 3-hour time limited for the Aveline development but during board discussion began to doubt the practicality of honoring the request. Once we change the parking time limit for this request the flood gate will open and everyone will be asking for a change in parking time limits. As a Merchant with direct customer interaction she understands how confusing the various parking time limits are throughout the Village. In one block radius of where she is located there is a 1-hour, 2-hour, 30 minutes, 90 minutes, and a 15-minute parking time limit and the variations in the times causes confusion. She now believes it is not a good idea to change the parking time limit for one half of a street.

The Aveline Development is in a Commercial area; it was formerly an annex of the Post Office and a veterinarian office but is now residences. The Library is down the street, a school is across the street and businesses are right around the corner. Natalie pointed out to Dr. Churukian that the Aveline 3-hour time limited parking spaces may end up being used by employees. Dr. Churukian is aware that can happen; down the street construction on the Museum started and that was his concern that construction employees will use them.

Dave asked Dr. Churukian about the City response to his request to convert the time. Dr. Churukian responded that Noor Kasto told him it was doable but it starts with the petition process which he has completed and is now submitting the Petition to LJT&T for Action. Dave asked Natalie if she wanted to amend her Motion and she declined, preferring to see how it plays out with the City.

Motion to Approve converting 2-hour parking time limit to 3-hour parking time limit adjacent to the Aveline Development on portions of Silver Street and Draper Ave: Aguirre, Second: Brady 8-0-0

Adjournment: 5:30 pm

Next Meeting: Wednesday February 20, 2019

Respectfully Submitted: Donna Aprea, Secretary

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

Meeting Minutes – Tuesday January 15, 2019 –
4:00 pm La Jolla Recreation Center –
615 Prospect Street, Room 1 La Jolla, California

Attendees: Costello, Collins, Gaenzle, Kane, Leira, Ragsdale, Welsh.

1. 1/15/2018 – SUBCOMMITTEE MOTION

- Motion to elect Mike Costello Chairman Pro Tem as DPR Chairman Will is unable to attend this meeting.
 - In Favor: Costello, Gaenzle, Leira, Ragsdale, Welsh
 - Opposed: none
 - Abstain: none
- **Motion Passes (5-0-0)***
*Bob Collins, Diane Kane arrived a few minutes late and did not participate in selecting the Chair Pro Tem.

2. NON-AGENDA PUBLIC COMMENT

Diane Kane introduced CPA intern Elizabeth Gonzles, a Planning Major at UCSD, who is assisting the CPA in updating and developing its website. Mrs. Kane also noted that the project at 1590 Coast Walk had been issued a new Coastal Development Permit.

3. APPROVAL OF MEETING MINUTES

Meeting Dec 18, 2018. Minutes approved with no corrections.

- In Favor: Collins, Costello, Gaenzle, Kane, Leira, Ragsdale, Welsh
- Opposed: None
- Abstain: Costello

4. PRELIMINARY REVIEW 1/15/2018

Project Name: Gillispie School CUP/CDP/SDP
Permits: CUP/CDP/SDP
Project No.: 610620 DPM: Glenn Gargas
Zone: RM-3-9 Applicant: Joe LaCava
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/610620>

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LA JOLLA (PROCESS 3) SDP/CDP/CUP for La Jolla Planned District 1 for change in use & amendment to CDP & CUP 40-0474, to merge existing commercial lots with existing school lots, demo and remodel existing school building to add new school programs, new signage and parking lot re-striping, located at 7380 Girard Ave. The 0.39-acre site is located in the RM-3-9 zone & LJDP-Zone 1, in the Coastal Non-Appealable overlay zone within La Jolla Community Plan Area. Council District 1.

1/15/2019 – APPLICANT PRESENTATION: Joe LaCava

Mr. La Cava stated that the proposed project is operating under an existing CUP and that all improvements and enrollment increases are in compliance with the CUP. The school is annexing two parcels to its northern boundary on Upper Girard Avenue; one has an existing one-story commercial building and the other is vacant and serves as a parking lot. Although inconsistent with the PDO, the two parcels will be converted from retail to educational uses. The commercial building is zoned RM3-9; the adjacent parking lot is zoned R-1. The building interior will be reconfigured to accommodate meeting space and classroom use for half-day pre-school sessions. Exterior doors along Girard will be closed and the entrance focused on the adjacent parking lot. The façade will be surfaced in brick and buff stucco to match the school and frosted plate glass windows will be installed along Girard. The parking lot will be re-stripped and landscaped to provide additional faculty parking for the school. There will be handicap spaces, colorful trees and a T turn-around in the lot. The proposed landscaping on Girard is inconsistent with the Downtown PDO because there is insufficient room to plant large trees along the sidewalk, as required. New wooden pergolas at both building ends will support vines to compensate for the lack of trees. Student enrollment will remain below the CUP cap of 320.

DPR Questions

Gaenzle: There seems to be more faculty than parking. This is a parking impacted area.

La Cava: some parking on street; some faculty part-time; no parent pick-up zone. Assumes parking demand will balance in general area.

Greg Irwin: Sunday market parking will continue; school trying to keep pedestrian access option.

Leria: Is this a temporary improvement? If not, how does expansion integrate into existing campus?

Kane: Would like to see site plan w/ analysis of pedestrian & auto traffic/congestion in neighborhood.

Gaenzle: What is internal pedestrian circulation? Where are walkways? (**Irwin:** use internal campus circulation.)

Leira: Is there a future opportunity for joint-use facilities with Elementary School across the street?

Welsh: Has the garage been demolished? (**Irwin:** No.)

Costello: What is driveway width? (**La Cava:** it is being widened to meet existing standards.)

Kane: What are parking lot trees? Handicap spaces? Turn around? (**La Cava:** Western redbud to match street tree palette. 3-point turn around at end of lot.) How will alley be used for circulation? (**La Cava:** a few alley parking spaces accessed off Pearl; alley closed at end of parking lot parcel; no through traffic to Girard from alley.)

Leira: Does the school have a campus master plan? (**Irwin:** No. Expansion has been opportunistic as nearby parcels become available.)

Community Questions

Gonzales: How is storm water run-off being handled in the parking lot? (**La Cava:** It is meeting community H2O quality standards.)

Merten: Is it possible to tie the new building into the campus with a screen wall across the parking lot? (**La Cava:** Added expense.)

Pdekervor: please keep parking lot open on Sundays. (**Fleming:** Lot will remain open on Sundays; pylons between end of lot & alley for security.)

Deliverables for next meeting:

1. Provide campus master development plan and concept for integrated architectural design.
2. Provide aerial of site & neighborhood with pedestrian circulation, parking and drop-off areas, alley use.
3. Present analysis of project effects to general traffic & pedestrian circulation in area: (Pearl/Girard intersection, alley, school parking lots & drop-off areas, Upper Girard businesses, intersection of Girard & Genter; intersections of Genter & Fay and Fay & Pearl.)
4. Provide streetscape plan for Girard: trees, sidewalk, pergolas & vines, walls, other improvements
5. Develop opportunities for additional landscaping along Girard.

**5. COMMUNITY GENERATED ACTION ITEM 1/15/2018
PRESENTATION OF POTENTIAL PROJECT ISSUES FOR THE FOLLOWING PROJECT
AND REQUEST FOR LJCPA APPEAL OF ENVIRONMENTAL EXEMPTION.**

Project Name:	Bonair Townhomes CDP 744 Bonair Street	Permits:	CDP
Project No.:	579587	DPM:	Martha Blake
Zone:	RM-1-1	Applicant:	Joshua Kordesiewicz

(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 with 2903 square feet, for a total of 5816 square feet located at 744 Bonair Street. The acre site is in the Coastal (Non-Appealable) overlay zone in the RM 1-1 base zone of the La Jolla Community Plan Area.

2/13/2018 - APPLICANT PRESENTATION Joshua Kordesiewicz

- Currently there is a two-story single family home.
- Proposed 2 freestanding 2-story over basement townhomes
- 60'x102' lot in RM-1-1 zone, .75 FAR, .749 proposed
- Four parking spaces in 2 garages and 2 carports, Auto lift in one garage provides 5th parking space. (allowed per tandem overlay zone)
- Roof decks with PV panels over no deck area
- 29'-10" max height from low side of lot. 10' ceilings first floor with sunken living room at 13'9" ceiling. 9' and 10' ceilings upstairs
- Approximate 5' grade front to back

2/13/2018 - PUBLIC COMMENT

- Davidson: next door neighbor, concerned about size of project, roof decks impose on privacy.
- Merten (representing Davidson): Drafted 3 letters to city regarding issues (circulated to committee members.
 - Building is too big, portion of carport with habitable above should be counted in FAR. Phantom floor area in living room should be counted. Basement areas over 3.5' above grade should be in FAR. The living room floor to floor above exceeds 15' which triggers the phantom floor rule and FAR should be counted twice for that area.
 - There is a vertical wall that encroaches into the 45 degree angled front setback

- There are drawing inconsistencies. A window on the front elevation is shown as a parapet wall in section.
- Bathtub pop-outs encroach into side setback
- Suggestion to remove parapets and end vertical wall at gravel stop flush to roof surface
- Not enough parking provided, 4 proposed, 5 required
- Architectural design elements (horizontal bands) reduce the internal spacing between buildings to less than 6'
- Vertical wall on deck of easterly unit blocks neighbors view
- Applicant response to above items: (the applicant presented an updated set of drawings from those distributed to LJCPA and reviewed by Merten)
 - The habitable/enclosed space over the carport was pulled back and overhangs less than 4' and is exempt from FAR. The carport is 75% open on 2 sides
 - The lot has a slope exceeding 5% allowing 5' of basement projection before counting as FAR, basement does not exceed 5' above grade
 - The bathtub pop-outs meet the city definition of a bay window and are exempt from FAR
 - A 5th parking space is provided by car lift in a tandem parking zone allowable
 - The floor to floor height which exceeded 15' was reduced to less than 15', no need to double count FAR
 - The code allows roof overhangs to encroach into setbacks and solid elements including walls to encroach into the angled front and side setbacks up to 1/3 of the envelope width.
- Merten: The neighbors request that the master bedroom ceiling be lowered by 1' and that the parapets be removed per the detail provided
- Sim: applicant has maximized every allowable "trick" in the municipal code. There is a dark canyon between the buildings, the car lift is an unrealistic solution to parking concerns. The driveway width should be limited to 12'. Privacy concerns over proximity of rear patios to neighbors. There are many duplexes in the neighborhood that use a common-wall design.
- Metz: Applicant may wish to apply for future lot split and thus needs separate buildings

2/13/2018 - SUBCOMMITTEE DELIBERATION

- Gaenzle: How do the roof decks relate to adjacent properties?
- Ragsdale: What is the area of the "carports"? A: approx. 190 sf
- Kane: Asked about permeable vs impermeable lot coverage
- Leira: Prefer to see a common wall design without the 6' space in between and apply that space to side setbacks
- Will: How did you arrive at a 14' curb-cut? Is 12' required in parking impact zone?
- Leira: The dominant pattern in the neighborhood is 50' wide lots with single structures. Two separate townhomes disrupts the character.
- Kane: The 6' space between buildings is a lost opportunity, dark, ugly. The applicant has an opportunity to lower the height at least 1-2'
- Leira: The 30' height limit is appropriate for pitched roofs. Flat roofs should be lower.
- Will: Before next meeting please confirm if there is or is not a condo conversion or small lot subdivision planned.
- Costello: Missed opportunity to transition between old and new and consider needs of neighbors. Wish to see garage/carport called a garage and see the FAR reduced elsewhere. Combine the buildings into one and increase side setbacks

- Gaenzle: Design is out of character, remove walls on front balconies, carports are ugly full of garage “stuff” no one wants to see.
- Will: What is the width of each of your units compared to neighbor to the east? A: Lot width of proposed is 60’ with two units. Lot next door is 30’ wide with one unit.
-

2/13/2018 - RECOMMENDATION TO DELIVER FOR NEXT PRESENTATION

1. Please consider the following design changes:
 - enclose the carport and lose the FAR on the 2nd floor
 - combining both structures into one to increase side setbacks and replicate single structure massing/rhythm on street
 - lower the structure height including reducing parapets
 - remove vertical element on South East corner of front balcony
 - stepping the second floor back from the street and the wall below
2. Please provide a streetscape image/collage showing the proposed structure relative to the neighbors
3. Provide a section through the proposed structures and the immediate next door neighbors
4. Provide justification for the 5% lot slope
5. Provide a birdseye or satellite view with the proposed structure, identify location of roof decks relative to uses of neighboring homes
6. Provide a materials board
7. Identify and provide exhibit to identify window alignment between proposed structures and with next door neighbors

5/15/2018 – SUBCOMMITTEE DISCUSSION – Should we hear this project today?

- Will: As of last week, the city project manager had decided the project did not require re-noticing. As such, there was insufficient grounds to warrant a delay despite Mr Merten’s request and the project was added to the agenda.
- Will: As of Monday, the PM reversed course and decided the Process change and additional permit warranted re-noticing. Issue was discussed with LJCPA executive committee and determined that the DPR committee could vote to hear or delay this project.
- Costello: Project needs to get all ducks in a row. DPR is important. CPA needs to have a clear message from us. This is valuable time.
- Josh (applicant) – Project now includes SDP, small lot subdivision. (Was Process 2, Now Process 3).
- Peter Wineburg (applicant/developer) – Based on city review, that we do not have to re-notice. Up until yesterday that was the case. Many changes have been made. Only reason re-notice was requested of Phil Merten who could not attend this evening.
- Costello – Mr. Merten works tirelessly pro-bono for many clients. Respected member of community. Committees need professionals. Suggest we take a deep breath and take a complete look at this project. DPR is a friendly environment and the best place to review.
- Wineburg - exorbitant expense to delay/come back.
- Sim (public) – This is now a small lot subdivision and a new permit.
- Costello – Read letter from Mr. Merten requesting postponement

5/15/2018 – SUBCOMMITTEE 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 15 day noticing period (Costello/Welsh)
 - In Favor: Costello, Ragsdale, Welsh
 - Opposed: Collins, Zynda
 - Abstain: Will (chair)
- **Motion Passes (3-2-1)**

1/15/2019—This item was again reviewed, pursuant to a project change in scope, at the request of Architect Phil Merten, who represented neighbors Patty and Larry Davidson.

Chair Costello prefaced the item with a brief history of the project. He explained that the applicant declined to attend the meeting and declined to request a continuance. Instead, the applicant's position was summarized in an email from Architect Joshua Kordasiewicz, dated January 14, 2019, that was read into the proceedings by Mr. Costello and is included for reference as Attachment A. Mr. Phil Merten proceeded to analyze the project's shortcomings, which are detailed in Attachment B.

After clarifying questions by DPR members Kane, Ganzle, Ragsdale and Leira, a public comment from Sally Miller, Michael Sim, and a letter from Ellen Webster (read by Chair Costello), DPR voted to accept Mr. Merten's expert opinion and project analysis.

1/15/2019 -- SUBCOMMITTEE MOTION: Findings **CAN NOT** be made for:

A Coastal Development Permit because the proposed project is not in conformity with the certified *Local Coastal Program Land Use Plan*, nor with the certified Implementation Plan, nor does it comply with the applicable regulations of the Land Development Code to demolish an existing duplex and construct two new detached, two-story single dwelling units, located at 744 Bonair Street. Based on these facts, the proposal should not be approved and cannot be given an Environmental Exemption. Following are the major issues identified:

1. Inconsistency with the Local Coastal Program Land Use Plan which among other things calls for “new development consistency with the scale and character of the neighborhood”.

A. The proposed building layout and 25-foot lot layout are inconsistent with the neighborhood's scale and character of 50-foot and larger lot frontages and larger separation between buildings, with building separations of 8 feet or more, instead of the 5 feet shown by the proposed project. This substantially changes the development scale, lot rhythm and streetscape character of the neighborhood and sets an undesirable precedent for future development in the Coastal Zone.

B. The almost 30-foot height of the buildings, separated by a mere 5 feet wide area, make the site's profile even more inconsistent with the neighborhood pattern of development.

C. The upper level roofs of both buildings do not step back from the ground floor level exterior walls as recommended by the Community Character provisions of the Residential Land Use Element of the La Jolla Community Plan, and results in building masses that neither maintain or enhance demonstrated neighborhood character, but will disrupt the existing neighborhood character.

2. **Absent – Gail Forbes**
3. **Public Comment – None**
4. **Chair Report / Board Discussion**
 - a. Review and Approve Minutes – moved to the end of the agenda

5. Recommendations to CPA Committee

A. Project Name:	Gillispie School
Address:	Existing School: 7380 Girard Avenue Proposed Annex: 7420-7426 Girard Avenue
Project Number:	610620
PDO Zone:	Zone 1 (Building Parcel) RM-3-9 (Parking Lot Parcel)
Applicant:	Gillispie School
Agent:	Joe LaCava
City Project Manager:	Glenn Gargas
Date of App Notice:	September 21, 2018

Scope of Work:

The Gillispie School proposes a small expansion by annexing the adjoining parcels at 7420-7426 Girard Avenue. The boundaries of the School's existing Conditional Use Permit (CUP)/Coastal Development Permit (CDP) will be amended to include the expansion; otherwise, there are no other changes to the CUP/CDP. As noted above, only the building is in the PDO.

- A Site Development Permit will allow the Education use.
- The building will remain in its current square footage and height.
- The façade will be renovated in PDO compatible colors (earth tones) and will retain a “storefront appearance” with major glass components.
- Signage will comply with the PDO.
- The existing parking lot will be restriped per city guidelines and will be folded into the parking requirements of the School's CUP (25 required, 27 existing, 37 with the proposed Annex)

NEXT MEETING – MONDAY, FEBRUARY 11, 2019

Please check <http://www.lajollacpa.org> 72 hours prior to meeting, meeting may be cancelled if no projects are on the agenda.

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OR dmarengo@marengomortonarchitects.com

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AGENDA – MONDAY, January 14, 2019 (continued)

- There is no landscaping on the PDO parcel (previously conforming) and minimal landscaping on the adjoining parking lot (simple hedge.) The existing building has zero front and side yards; therefore, the parcel cannot meet PDO landscape requirements (Option A or B,) retaining its previously

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conforming status. However, the applicant proposes to maximize the limited opportunities for landscaping. The front corners of the building will be converted to planters and landscaped. 2 street trees will be added in the parkway. In addition, the parking lot, while not in the PDO, will receive new and expanded landscaping.

CHANGE OF USE – from retail to school

Committee reviewed the façade changes to the building which included a combination of brick and stucco. The storefront doors are to be removed and replaced with glass stationary windows. Planters to be added to the front of the building and some additional landscaping at the front of the parking lot. Parking lot to be restriped to meet city standards.

Applicant asked to return for signage approve. Applicant also asked to keep windows clear and open to the street.

Committee discussion – change of use and landscaping do not meet the PDO. However the committee values the contribution that Gillispie School has to our community and children, therefore they would like to recommend to DPR and LJCPA to support this change of use.

Vote: Unanimous

B. Information Items

a. Valley Farm Market – La Jolla

b. Nautilus Building 6902 La Jolla Blvd.

This is information only since the project is under construction.

The Chair has received some inquiries regarding the project and uses. The owners will be coming in to update the committee.

A and B were heard together. The Owners of Nautilus Building was asked to appear before the committee since they did not present to the committee during the permit process and was issued a permit by the City without community input. The Chair of the PDO had received calls from neighbors asking questions about certain items such as parking, loading zone, etc.

The Owners of the building and Owner's of Valley Farm Market both presented. The building was presented and they explained how they met the PDO. The building is being remodeled

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AGENDA – MONDAY, January 14, 2019 (continued)

and converted from office space to 15 residential units consisting of one and 2 bedroom units. The ground floor is leased to Valley Farm Market. Valley Farm is a specialty food market. The community is excited for this addition to the neighborhood.

c. Murals/La Jolla in the PDO – The Chair has received some complaints. There will be a discussion on the program.

History - approximately 10 years ago PDO, DPR, LJCPA and LJTC all approved the concept of Murals being installed on blank walls of building throughout the PDO zones 1,2,3, and 4. This was done with no guidelines in place since art is subjective and the PDO at the time was unsure of how to regulate.

Over the years The Mural have become a tourist attraction with guided and non-guided walking tours hosted by the Athenaeum of La Jolla.

A complaint was received by the PDO Chair regarding a billboard being installed by McLaren on La Jolla Blvd. This prompted the committee to look at the entire mural program in La Jolla.

Mural are defined as art being painted on a building wall and does not contain writing which constitutes advertising.

Chair issued full disclosure that she has McLaren/Ogara Coach as a client. Her firm was not representing them in the Mural issues. They were already reported to NCC, and an inspector from NCC came to their location and inspected the Mural. They were cleared by NCC and the mural is permitted to stand.

The issue at hand is how do you select which murals are acceptable to the community. Several existing murals were reviewed, the Conrad, tear stain remover, greater cheese, and more.

The committee asked that we meet with the Athenaeum to better understand the jury process in art selection. The meeting will be set up within the next couple of months.

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Brian Will <brianljcpa@gmail.com>

Bonair Residences - Revisions from DPR and Owner Meetings

1 message

Joshua Kordasiewicz <josh@axonarch.com>

Mon, Jan 14, 2019 at 10:30 PM

To: Brian Will <brianljcpa@gmail.com>

Cc: Alana Barber <alana@axonarch.com>, SDMB <peter@sdmasterbuilders.com>

Brian,

As we discussed, we made a number of revisions to the Bonair Residences project after our preliminary DPR meeting and a meeting with the neighbors. A brief outline of them is below:

1. Reduced structure height by 2'-0" at Building B (East Building) by incorporating the gravel stop detail in place of parapet and lowering the master bedroom roof/ceiling 1'-0". This places the top of roof roughly at the guardrail level of the neighbor to the east (Davidson). This is reflected on all drawings, and a site section was created to show the neighbors deck vs. our roof height and it's on sheet P-0.4 of our drawings.
2. The vertical element of the front roof at the second floor deck (southeast corner) of Building B (East Building) was reduced to 1'-0". This is shown on sheet A-2.2. We also created a view comparison to show how this in conjunction with the increased front setback and second floor step back of the proposed building increased the view from the front deck of the Davidson's home. That is on sheet P-0.2. An elevation comparison to see the heights is provided on P-0.3. As we discussed the existing building is 12'-0" off the PL so the minimum setback of 15'-0" is an automatic improvement.
3. The garage door on the front of the carport was eliminated. In addition, the walls at the exterior of the carport were eliminated and posts were provided for structure so that the openings in the walls were maximized and it met what the committee believed to be a truer definition of "carport".
4. A section and elevation comparing the two properties were done. They are shown on P-0.3 and P-0.4.
5. A comparison of windows was done and provided on sheet P-0.5. You can see there is minimal overlap of windows. Our understanding is that the Davidson's main area of concern was the view from the master bedroom and the deck above. The height was addressed in Item #1 but you can see that their master bedroom at the back of the house is built in what would now be the rear setback. We do not and cannot block it. In addition, Building B is slid forward to the minimum front setback so that we are exceeding the rear setback and in fact have 20'-0" at that building which keeps their view open.
6. We also exceed the 5'-0" minimum setback along roughly 50% the east side (at the entry and living room) due to the buildings being a mirror image of each other.
7. Through the course of the reviews at the city we did reduce the width of the front bedroom so that it extends 2'-0" over the carport and did count that area below in the carport as GFA. The revision is shown on A-2.2 and our GFA diagram on A-1.3.
8. There were a few mics items that were adjusted before the DPR meeting like some plan/elevation coordination and reducing the floor to floor at the living room to insure it was below 15'-0" to avoid a phantom floor.

In addition we had prepared and were hoping to present the below items at the second DPR meeting we attended:

- a. A birdseye view was created and provided on sheet P-0.2
- b. A streetscape collage
- c. Materials boards

Another thing I feel is worth pointing out is that the street side (front) of our buildings is 3'-0" – 5'-0" below the height limit which in addition to the second floor step back serves to reduce the impact it has on the street scape.

Thanks for taking the time to go through this. Let me know if you have any questions.

Joshua Kordasiewicz, AIA, NCARB

Axon Architecture

josh@axonarch.com

Cell: 619-208-3222

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