

**LA JOLLA TRAFFIC AND TRANSPORTATION BOARD**  
**Regular Meeting: February 20 2024**  
**The Riford Library – Seminar Room - 7555 Draper Avenue**

**Members Present:** Brian Earley Chairperson LJSA, Tom Brady LJCPA, John Bauer LJTC, Nancy Warwick LJTC, Bill Podway LJVMA, Erik Gantzel BRCC, Patrick Ryan BRCC, Ross Rudolph LJSA, Jason Peasley LJVMA

**Members Absent :** Dave Abrams

**Approve Minutes from December 2023: Podway, Second: Brady 9-0**

**Chairperson Report:**

Introduction of John Bauer to the Traffic and Transportation Board, a member and trustee of the La Jolla Town Council. Works for an energy consulting business responsible for all digital transformation. Lives in La Jolla and enjoys the walkable community.

Reflections on the new room for the Board meeting at the Riford Library in particular, its large television screen.

**Public Comments:**

No Public comments from Board or attendees

**Agenda Item 1: Coast Walk Trail Update** - An update on trail improvement efforts outlining the on-going need to continue the maintenance and repairs of this unique and irreplaceable public asset. (Brenda Fake, Friends of Coast Walk)

**- Discussion Item**

Summary of the work done on the trail by Brenda Fake via PowerPoint Presentation

- **Update on Coast Walk in 2024**
  - Provided a summary of a presentation made to the Chief Operating Officer for the City of San Diego. He is very interested in what has been done as it is a grass roots community activity that might be able to be replicated in other areas of San Diego
  - Noted it is part of California Coastal Trail from Oregon
  - It is considered a 'paper street.'
  - It is owned by SD Transportation, but it falls into many areas within SD City government which makes it difficult to get a focus from the City.
  - Planted over 2500 native plants, 20 gabion boxes, numerous trail berms to redirect water.

### **Coast Walk Trail - Asset Description:**

- Coast Walk sits along the La Jolla California coastline from Torrey Pines Road to Coast Blvd.
- Is identified as a primary trail along the California Coastal Trail
- Deemed a “paper street” and part of the transportation department row asset base
- The trail deals with cross functional city operational responsibilities across Transportation, Stormwater, Parks & Rec., with added complexities with California Coastal Commission (CCC) resulting in large gaps in accountability.
- Internal City organizational structure is based on budget vs. integrative asset management
- Transportation fixes potholes/roads, Park and Rec takes care of parks but does not touch ROW.
- CCC does not manage maintenance or repair

### **2023-2026 Permit is Expected To:**

- Due to heavy winter storm damage in 2023 and early 2024
- Resurface the trail from TPR to Coast Blvd. Completed in NOV 2023
- Improve sidewalk drainage area along Prospect Trail Head sidewalk
- Clean up Devils Slide invasive plants and cutting back honeysuckle – done Dec 2023
- Add two sections of new post/chain barrier cross from Coast Walk Road
- Continue monthly clean ups/Annual WEED “PULLING” PARTIES
- Develop an educational volunteer docent program
- Add additional native plants on the inland side below two homes

### **2024 Goals:**

- Fix the bridge: working on a permit currently. The railing and the stairs not the decking: \$57k
- Work on A Docent program.
- Improve/ remove the chain link fences and add post and chain solution like other areas

**Brenda was thanked for her time and effort and was encouraged to continue with her leadership on the Coast Walk Trail.**

**Agenda Item 2: La Jolla Christmas Parade and Holiday Festival** – Request for temporary Street Closures and No Parking areas related to the 68th annual event on Sunday December 8, 2024. Traffic enforcement, no parking and timelines of the event will be discussed.

(Ann Bache, Event Chair)

#### **- Action Item**

**Theme this year:** Palm Trees and Poinsettias. Permit has been submitted. December 8<sup>th</sup>.

- Same route as last year
- No change in the route for the last 10 years
- Old US Bank building will provide access for vehicles, (show vehicles)

- Parking for parade cars needs to be determined as the old spot within the bank is now gone due to new building activity that will take place.
- The goal is to have no one towed in the parade this year, just like last year.
- **Brian Earley:** Is Wall St closed at Ivanhoe?
- **Anne:** Only halfway closed to the alley on Wall St. and we own the route from 8am to 4pm the day of the parade. The streets are cleaned and everything is restored by 430pm.
- **Brian Earley:** We have a sign company that puts the signs out?
- **Anne:** Yes, Acme Sign company. They come out 2 weeks before and take a picture to send to the police to ensure our permit.
- **Bill Podway:** Will the number of units in the parade be the same as last year?
- **Anne:** There are 140 different elements to the parade and it is insured for \$2MM for that day.
- Kiwanis Club has donated \$10,000.
- No one towed last year!
- LJ STEAM is part of the Wall Street participation.

### **2024 LJ Christmas Parade & Holiday Festival Event Day Timetable**

8:00 Close Parking Lots reserving areas for parade use  
 8:30 VEHICLES TOWED in Parade Assembly Areas  
 10:30 Herschel Avenue Closed from Torrey Pines to Silverado for Parade Assembly  
 10:30 Kline Street Closed between Ivanhoe and Girard for Fire Engines, Marching Units, and Bands  
 10:30 Girard Avenue from Torrey Pines to Kline Street closed  
 10:30 Floats begin arriving on Herschel  
 10:30 Info booth open  
 11:30 Holiday Festival Opens  
 11:30 Float Judges report  
 11:30 VEHICLES TOWED along Prospect on Parade Route, and lots at 7700 Girard and 7700 Draper  
 1:00 Holiday Festival Closes  
 11:45 Floats in place for judging  
 12:00 Floats judged  
 12:00 Scouts report for Banners at Kline and Girard  
 12:00 Kline from Girard to Drury Lane closed  
 12:00 Marching Units arrive  
 12:00 Bands and ROTC units arrive  
 12:00 VIP Pre-parade area ready for welcoming VIPs  
 12:15 Judges Finish – report Float Award results  
 12:30 VIP Vehicles arrive at US Bank Parking Lot  
 12:30 Miscellaneous vehicles arrive Drury Lane  
 12:30 All streets on Parade Map closed  
 12:30 Marshals and VIPs arrive  
 12:30 ADA Seating Area setup on Girard

12:30 Info Booth closed  
12:45 Presentation of Float Awards  
1:00 Festival Entertainment Ends  
1:00 Scouts distribute programs along parade route (TBD)  
1:00 Ambulance positioned at Silverado between Girard and Alley behind Chase  
1:30 Parade Steps Off from Kline and Girard and proceeds to Draper  
3:15 Parade Ends – participants disperse – vehicles exit Prospect to La Jolla Blvd  
3:15 Pedestrians return along Silverado. Floats drop off on Cuvier cul-de-sac and La Jolla Blvd. Bands reload on Prospect between Cuvier cul-de-sac and La Jolla Blvd. Equestrians return on Draper to Kline to Girard. Horse Trailers exit Girard to Torrey Pines  
3:30 Street Sweepers clean along parade route; Ambulance departs; Equestrian Area cleaned  
4:00 Streets Open Barricades, Traffic Cones & Signs, removed STREETS ALL CLEAR

**Ann:** Printable Application was made available to the board. Police review for towing the night before.

Sign company is hired separately “Acme Signs” and places A Frame signs two weeks before the event. Boy Scouts tape signs at eye level on public poles for further notification, those are removed right after the event.

**Move** to unanimously approve the 68<sup>th</sup> annual Christmas parade - Brady  
**Seconded** Warwick  
**Approved:** Unanimously 9-0

**Agenda Item 3: La Jolla Christian Fellowship Addition** – Request from the La Jolla Community Planning Association to review the impact the proposed 1,768 sq. ft. expansion may have on the existing streets and alley located at 627 Genter Street. (Kevin Leon, Project Architect)  
– **Action Item**

Presented by Kevin Leon and Mark Lyons (Architect Mark D Lyon Inc.) and Glenda Wheeler representing La Jolla Christian Fellowship Church.

- **Kevin Leon:** Referred from the PRC because the initiative is within a residential area. Architect needs to have traffic impact assessed as part of the design and permit review.
- Add 1768 sq ft to the existing education building. It will increase the size of meeting area and bible studies.
- No parking required within half mile of major transit stop. This project fits within this description and does NOT require new parking.
- Our proposal is that we DO NOT NEED parking for this development.
- **John Bauer:** What is the major transport hub being referred to?
- **Kevin Leon:** MTS 30 and MTS 140 at the intersection of Girard and Torrey Pines which is .42 miles for the church

- **John Bauer:** Is the church anticipating that most members will use this extension public transport to and from the location?
- **Kevin Leon:** Not necessarily. The church is trying to alleviate parking by utilizing the little parking lot behind the church which is a private lot. They bus people from the school etc.
- **Note from Board member:** The 140-bus route is abandoned but was not at the time of the permit application.
- **Brian Earley:** Looked at alley on Google Maps that is the only portion of the project that is being replaced with cement.
- **John Bauer:** There may be an additional 30 cars needed for the increased capacity.
- **Brian Earley:** **Asked about how church members are transported by golf cart.**
- **Glenda Wheeler:** The golf cart goes back and forth from parking areas to take them to the church.
- **Brian Earley:** Referenced an email from Andrea Kaplan from June 13<sup>th</sup>, 2022, and was concerned about the increase in the number of people and the impact on the area. A statement from Gary Pence, Sr. Traffic Engineer stating that that they don't require these structures to have loading zones installed. The city does not determine that the location is required to have a loading zone.
- **Kevin Leon and Mark Lyons:** said the project is intended to enable the building to better cater to small meetings and Bible study groups and provide child care during services.
- Right now, they're using the outdoor spaces on both sides of the education building for gatherings and meetings and to be able to bring those indoors is part of the goal.
- **Board Members Ryan, Peasley and Bauer:** ask whether the increased capacity would be accompanied by an increase in vehicle traffic to the church and consequently reduce the amount of available parking in the surrounding area.
- **Kevin Leon and Mark Lyons:** The addition would increase the facility's maximum occupancy by up to 100 people from the current 670 and contended the expansion is intended only to meet the needs of existing parishioners and not necessarily increase the number of people using the facility.
- **Bill Podway:** Inquired about the parking area behind the church and if there is any change to its use and noted that they would not be losing any parking spaces there.
- **Nancy Warwick:** Asked if there was an expectation that if the size of the church increases necessarily means that there will be more parishioners.
- **Kevin Leon:** The structure/church is Zone R-1-1 multifamily zone and subcategory allows for religious use and the expansion is intended only to meet the needs of existing parishioners and not necessarily increase the number of people using the facility. The additional square footage shows that we're increasing the number of occupants, but the people that go to this church are already going there. The church building where services are held will not be increasing so the number of parishioners that come to the church will not be more than what it is. La Jolla Christian Fellowship is a "neighborhood church" and suggested that many of the people who attend services there live within walking distance.
- **Patrick Ryan:** Asked if the meeting groups will be increasing in size and if that will increase parking.

## Local Resident Jon Wiggins Power Point Presentation in opposition:

- Lives right across and presented several aerial maps showing the impact of traffic and transit areas.
- Assembly and Entertainment Uses, Including Places of Religious Assembly are permitted as a limited use.
- Assembly and entertainment uses shall provide off-street parking according to Table 142-05G. Within transit priority areas, parking may be reduced below the minimum required for residential development.
- Limited Use Regulations, the facility shall accommodate a maximum of 300 people
- **Demographics:** 53% live within 5 miles of the churches zip code
- **Demographics:** 47% live within 40 miles and 11% live beyond this map boundary– over 40 miles away from site.
- **142.0510 General Parking Regulations:**
  - (a) Use of Required Parking Spaces. Required off-street parking spaces, parking areas, and transportation facilities shall be used only for parking operable vehicles of residents, employers, employees, customers, and visitors as appropriate to the allowed uses of the applicable zone.
  - (b) Parking Spaces to be Kept Clear. All off-street parking spaces and aisles shall be kept clear of any temporary or permanent obstructions.
  - (c) Existing Parking Not to be Reduced.
- Permanent or Temporary Commercial Parking is not allowed on Residential Property in RM1-1
- The proposed project is not eligible for a parking exemption per AB2097.
- **Bill Podway:** Stated that there are no churches in La Jolla has dedicated parking and that the services are at 9:30am and 11:00am and that there is time for the transition between the two.
- **Jon Wiggins:** The zoning for the churches that Bill Podway mention are not RM1-1. Also disputed that the people who are members of the church are not from the area and have significant travel to reach the church.
- **Kevin Leon and Mark Lyons:** Assembly Bill 2097, which prohibits public agencies from imposing a minimum automobile parking requirement on any residential, commercial or other development project within a half-mile radius of a major transit stop. The bill provides an exception to the prohibition for housing developments in certain circumstances.
- **Jason Peasley:** Asked why the conditional use permit is being used in this situation.
- **Kevin Leon and Mark Lyons:** The information Mr. Wiggins presented has no relevance to reality. The bus stop is different from a bus route and that the 140 line and the 30 line were active at the time when the supervising traffic reviewer of the project said that the project does comply with a major transit stop and that the legal opinion from the city attorney does comply that it is within a half mile of parking regulations and does not require parking to be provided based on the total square footage of the building.

- **Patrick Ryan:** Inquired about how the transit requirement is grandfathered in at that time of the permit application.
- **Kevin Leon and Mark Lyons:** Many organizations are growing and are competing with parking in the area like La Jolla High School and the Farmers Market. The additional building space will have children in the building as soon as possible. It will organize and get the children off the street. They are seeking a conditional use permit because they will have over 300 occupants.
- **Erik Gantzel:** It does not appear that more pews are being added but rather necessary structure space.

**Motion** to unanimously approve the La Jolla Christian Fellowship Addition - Podway

**Seconded** Brady

**Approved:** Warwick, Earley, Rudolph, Podway, Brady

**Opposed:** Peasley, Bauer, Ryan, Gantzel

**Motion passes 5-4**

**Adjournment:** 5:39 pm

**Next Meeting:** March 19<sup>th</sup> 4PM – Riford Library

**Respectfully Submitted:** John Bauer, Secretary