



La Jolla Community Planning Association

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

Contact Us:

Mail: PO Box 889, La Jolla, CA 92038

Web: www.lajollacpa.org

Voicemail: 858.456.7900

Email: info@lajollacpa.org

President: Cindy Greatrex

Vice President: Bob Steck

2nd Vice President: Helen Boyden

Secretary: Vacant

Treasurer: Janie Emerson

DRAFT AGENDA

Regular Meeting | Thursday, 5 May 2016, 6:00 pm

6:00pm

1.0 Welcome and Call To Order: Cindy Greatrex, President

→ Please turn off or silence mobile devices

→ Meeting is being recorded

2.0 Adopt the Agenda

3.0 ~~Meeting Minutes Review and Approvals:~~

4.0 Elected Officials – Information Only

4.1 Council District 1 – Council President Sherri Lightner

Rep: **Justin Garver**, 619-236-6611, JGarver@sandiego.gov

4.2 Mayor’s Office – Mayor Kevin Faulconer

Rep: _____, 619-533-6397, _____

4.3 39th Senate District – State Senator Marty Block

Rep: **Sarah Fields**, 619-645-3133, Sarah.Fields@sen.ca.gov

5.0 President’s Report – Information only unless otherwise noted.

5.1 **Water Group Job 1010:** Presenters Jason Danks- Orion, Maryam Liaghat,-City Project Manager, Paula Roberts- Humanability

5.2 **Kellogg Building Mural Discussion**

5.3 **ACTION ITEM: Designate LJCPA Representative and Alternate to CPC (Proposed: Greatrex/Boyden)**

5.3 **ACTION ITEM: Request to UCSD for full Project Review Data**

5.4 **Announcement of Special Election for one (1) Trustee seat: July 2016**

6.0 Non-Agenda Comment

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

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

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

7.0 Trustee Comment

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

8.0 Officers’ Reports

8.1 **Treasurer**

8.2 **Secretary**

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>

9.2 Coastal Access & Parking Board <http://www.lajollacpa.org/cap.html>

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 Ione Stiegler, 2nd Monday, 4:00 pm

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

PRC – La Jolla Shores Permit Review Committee, Chair Tony Crisafi, 4th Tuesday, 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.**

→ **Items “pulled” from Consent Agenda are automatically trailed to the next LJCPA meeting.**

10.1 MORAN RESIDENCE 7348 Vista del Mar Avenue CDP & SDP

ACTION ITEM Process 3 Coastal Development Permit and Site Development Permit to construct an addition and interior remodel at an existing single dwelling unit totaling 12,344 square feet. The 0.42-acre site is located within the Coastal Overlay Zone (appealable) at 7348 Vista Del Mar Avenue within the RS-1-7 zone of the La Jolla Community Plan area.

DPR RECOMMENDATION: Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit to construct an addition and interior remodel at an existing single dwelling unit totaling 12,344 square feet at 7348 Vista Del Mar Avenue. 6-0-1

10.2 TURQUAND RESIDENCE 1745 Castellana Avenue CDP & SDP

ACTION ITEM (Process 2) Coastal Development Permit for the demolition of existing one-story single family residence, storage and stairs, construction of a new 2-story single family residence, site retaining walls, site stairs, pool, and exterior hardscaping. The 0.21 acre site is located in the RS-1-5 zone, Coastal Height Overlay Zone, the Coastal Overlay Zone (Non-appealable), the Coastal Parking Impact Overlay Zone, of the La Jolla Community Plan.

DPR RECOMMENDATION: Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit for the demolition of an existing one-story single family residence, storage and stairs, construction of a new 2-story single family residence, site retaining walls, site stairs, pool, and exterior hardscaping at 1745 Castellana Avenue. 5-0-1

10.3 WEST MUIRLAND DRIVE ROAD HUMPS Proposal to install two new Road Humps

Resident of West Muirlands Drive, presented a proposal for the city to install two road humps for traffic calming measures in addition to pre-existing traffic island and also the addition of pylons. Resident states

traffic island that was installed has been minimally effective and the City added pylons to help the traffic island, but that has not been very effective in reducing the speeds.

T&T RECOMMENDATION: Motion to approve City proposal to install two new road humps on West Muirlands Drive. 10-0-0

10.4 SAFETY IMPROVEMENTS FOR COAST WALK Resident request to consider replacement of two existing parking spaces with a turn-around and creation of two new parking spaces on the east side.

T&T RECOMMENDATION: Motion to remove two parking spaces on the Coast Walk bluff and replace them with a turn-around conditional on the ability to relocate those two spaces on the inland side of the street. 9-1-0

10.5 END OF SUMMER FIRE RUN Temporary Road Closure

Closure related to the 17th annual fundraising event benefiting area high schools planned for Sunday August 28th on portions of Prospect St. and La Jolla Blvd.

Prospect Street from Girard to Fay will be closed from 5:30 am-8:30 am.

Prospect Street west from Girard to La Jolla Blvd to Pearl will be closed to traffic 6:30 am-8:15 am.

T&T RECOMMENDATION: Motion to Approve Street Closures and No Parking associated with End of Summer Fire Run. 10-0-0

10.6 SO FINE ON KLEIN FALL FESTIVAL Temporary Road Closure

Closure related to the 4th annual festival sponsored by Mary Star of the Sea church planned for Sunday November 13 on Kline between Girard and Ivanhoe Streets. Starting at 4pm Saturday evening Nov 12 San Diego Traffic and Transportation Dept will close the streets down with 56 lighted barricades and 3 Road Closed signs on Kline at Girard up to Ivanhoe.

T&T RECOMMENDATION: Findings CAN be made Approve Street Closures and No Parking associated with So Fine on Kline Fall Festival as proposed. 8-2-0

10.7 Public Right of Way Proposed Changes

Scope of Work: Proposing language to amend the usage of sandwich board signs in the PROW.

Amendment proposed to bring conformity to the code as well as other areas of the City of San Diego.

PDO: *No additional information available by Brown Act Notice Period

10.8 I Love Kick Boxing 7710 Fay Avenue, San Diego CA 92037

Scope of Work: Signage

PDO: *No additional information available by Brown Act Notice Period

The following agenda items, when marked "Action Item," can be a *de novo* consideration of the Item.
Prior actions by committees/boards are listed for information only.

11.0

311 SEA RIDGE DRIVE 311 Sea Ridge Drive CDP SDP

ACTION ITEM Demolish an existing single dwelling unit and construct a 8,968 square-foot single dwelling unit. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. The 0.17-acre site is located within: the Coastal Overlay Zone (Appealable); Sensitive Coastal (CB - First Public Roadway - Appealable); and Coastal Height Limitation Overlay Zones; Sensitive and Potentially Sensitive Vegetation/Environmentally Sensitive Lands (ESL); Floodway - FP100; Parking Impact (Coastal and Beach); Residential Tandem Parking; and Transit Area Overlay Zones. The project is in the RS-1-7 zone of the La Jolla Community Plan. *Sustainable Buildings Expedite Program*

DPR RECOMMENDATION: Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit for demolish an existing single dwelling unit and construct a 7,388 square-foot single dwelling unit at 311 Sea Ridge Drive. 5-1-0

12.0

ZEPHYR RESIDENCE 921 Muirlands Drive CDP

ACTION ITEM (Process 2) Coastal Development Permit to demolish an existing residence for the construction of a new 8,885 sq ft, 2-story residence with attached garage and a 703 sq ft guest house at 921 Muirlands Dr. The 0.69 acre site is in the RS-1-2 zone, Coastal (Non-appealable) overlay zone. The lot is 30,056 sf. The proposed 7,388 sf house would have a proposed FAR of 34%, where approximately 13,000 sf is allowed.

DPR RECOMMENDATION 3/8/16: Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit to demolish an existing residence for the construction of a new 8,885 sq ft, 2-story residence with attached garage and a 703 sq ft guest house at 921 Muirlands Drive.

FINAL REVIEW DPR RECOMMENDATION: 4/19/16 *RETURNED TO DPR BY CPA at their April 7, 2016 meeting. (Courtesy presentation 1/19/16, Preliminary Review 2/16/16, and Review 3/8/16).*

DPR FINAL RECOMMENDATION 4/19/16: To reaffirm the previous vote of March 8, 2106, that findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit to demolish an existing residence for the construction of a new 8,885 sq ft, 2-story residence with attached garage and a 703 sq ft guest house at 921 Muirlands Drive, as presented. 5-1-0

13.0 Adjourn to next LJCPA Meeting: June 2, 2016, 6:00 PM



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President: Cindy Greatrex

Vice President: Bob Steck

2nd Vice President: Joe LaCava

Secretary: Helen Boyden

Treasurer: Jim Fitzgerald

<MINUTES UNAVAILABLE>

Regular Meeting | Thursday April 7, 2016, 6:00 pm

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION
Report – April, 2016

April 12, 2016 Present: Benton (Chair), Costello, Leira, Mapes, Ragsdale, Welsh

April 19, 2016 Present: Benton (Chair), Collins, Costello, Leira, Mapes, Ragsdale, Welsh

1. NON-AGENDA PUBLIC COMMENT

Issues not on agenda and within LJ DPR jurisdiction. Two minutes maximum per person.

- a. The design charrette for the Citizens for Responsible Coastal Development was conducted Saturday April 9. This was a productive meeting and the participants were able to sketch some interesting scenarios based on the proposed new language. The development of a usable code is clearly a work in progress and there are more meetings in the future. In the meeting, recommendations were made for future work on the revisions to the proposed language.
- b. The Zephyr project met some discussion in the CPA meeting April 7. There were concerns about the noticing and the landscaping. The project was sent back to this committee.

2. APPROVAL OF MEETING MINUTES

Meeting March 15, 2016

Motion to approve as presented:

(Leira / Mapes - 3-0-3)

In Favor: Costello, Leira, Mapes

Oppose: None

Abstain: Benton (Chair), Ragsdale, Will

Motion passes: the minutes of March 15, 2016 meeting are adopted.

Meeting April 12, 2016

Motion to approve as amended to show that the group in Item 1.a is the Citizens for Responsible Coastal Development:

(Collins / Ragsdale - 5-0-2)

In Favor: Collins, Costello, Leira, Mapes, Ragsdale

Oppose: None

Abstain: Benton (Chair), Welsh

Motion passes: the minutes of April 12, 2016 meeting are adopted as amended.

3. FINAL REVIEW 4/12/16 *(Reviewed 3/8/16 and 3/15/16)*

Project Name: **311 Sea Ridge Drive**
Project No: 451591
Zone: RS-1-7

Permits: CDP & SDP
DPM: William Zounes (619) 687-5942
wzounes@sandiego.gov
Applicant: Elizabeth Carmichael

Demolish an existing single dwelling unit and construct a 8,968 square-foot single dwelling unit. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. The 0.17-acre site is located within: the Coastal Overlay Zone (Appealable); Sensitive Coastal (CB - First Public Roadway - Appealable); and Coastal Height Limitation Overlay Zones; Sensitive and Potentially Sensitive Vegetation/Environmentally Sensitive Lands (ESL); Floodway - FP100; Parking Impact (Coastal and Beach); Residential Tandem Parking; and Transit Area Overlay Zones. The project is in the RS-1-7 zone of the La Jolla Community Plan. *Sustainable Buildings Expedite Program*

APPLICANT PRESENTATION 3/8/16: (Elizabeth Carmichael, Tyler Jones, and David Lesnick)

The project was presented, with a discussion of the nature of the site and the existing views to the ocean. The entrance sequence was presented, and the plans and sections of the proposed residence. The 4027 sf, where a maximum floor area of 4161 sf is permitted (FAR = 0.57).

There will be equipment located on the roof that is screened from view from the street. The rooftop equipment is very close to the maximum 30-foot height limit. The applicant has discussed the project with the City and Coastal Commission staff. The applicant has discussed the project with a neighbor across the street, Jacquelyn Zustiak, as well as the neighbors immediately to the south.

The roof will have a photovoltaic array, the rooftop equipment, and a roof deck.

The materials were reviewed: porcelain enamel finish, neolith, and other accent colors and elements.

The stormwater plan includes a water scrubber and then the water will be discharged to a storm drain at street level. The stormwater management plan relies in part on permeable pavers that allow stormwater to enter the onsite soils. The swimming pool equipment is located in the basement of the house.

The project provides a View Corridor at the south side that is roughly 10% of the lot width. Adjacent to that is an open view area under a trellis roof element.

The project qualifies for Sustainable/Expedite Processing due to the use of recycled materials, solar collectors, energy usage, and other elements.

DISCUSSION 3/8/16:

The security for the swimming pool is provided by a wall 5 feet high. At the street frontage, there is a glass panel 5 feet high to provide an unobstructed view from the sidewalk to the view.

The landscape plan and plant materials were discussed.

Please provide at the next presentation:

- a. Please contact the neighbors to review the project with them.
- b. Please provide a photo strip of the houses on both sides of the street, extending at least 3 homes in both directions, with the proposed house placed in that composition.

- c. Verify whether the calculation that the penthouse at the roof is to be included in the floor area calculations.
- d. Please provide copies of the geotechnical report and the paleontology report for the site, including the monitoring method.
- e. Please review the prominent placement of elements at the north side of the property, which includes angular elements and the closure of the site on that side. Please provide a color selection that implements more muted beach-oriented colors.
- f. Review the design of the windows at the second floor and the relationship to the street.
- g. Please provide an updated landscape plan with plant materials selection list. Provide a colored landscape plan.

This matter is continued March 8 to a later meeting.

APPLICANT PRESENTATION 3/15/16: (Elizabeth Carmichael and David Lesnick)

The presenters addressed each of the items described in the last meeting.
Clark Bell (321 Sea Ridge); Ready; Zustiak; Betsy & Pat Wagner; Dorothy & Chichi Bengochea.

The street view composition shows the project in relation to the adjacent buildings. Most of the adjacent properties are also 2 stories in height.

The floor area calculations were reviewed: the penthouse is 259 sf, and no more than 10% of the area of the roof; and is exempted as the top floor of the building.

The findings of the geotechnical report was presented, in which the 75-year recession line was shown, which is not as far as the 25-foot building setback line.

The materials sample board was reviewed, and a discussion ensued about the selection of colors for the exterior. The relation to the colors and materials of the other buildings in the neighborhood was discussed. The window frames are bronze anodized, and the glazing is a gray tint.

The windows facing the street are at interior closets and bedroom spaces.

The revised landscape plan was presented, with the revised plant list and a new composition of the planting. The landscaped area is 17% of the site. The glass panel at the front view corridor is a clear glass.

DISCUSSION 3/15/16

The proposed house is close to the maximum size allowed, with a full basement extending beyond the walls of the building above and a dedicated View Corridor on the sideyard setback that is linked to an open area under roof. The floor plan does not provide for connection or interaction with the street (it is turned inward and away from the street). The public safety and the relationship to the neighborhood is diminished.

The color selection is inconsistent with the character of the neighborhood, and the use of harsh basic black, grey and white colors although it is consistent with the design approach.

The use of the glass panel at the View Corridor was discussed, and how it has the potential to intrude on the lap pool, which is a relatively private portion of the site.

The lack of “eyes on street” changes the character of the neighborhood that traditionally had windows and porches facing the street, allowing for better social linkage of the residents to the life on the street and neighborhood. It was suggested that the so called “porch-ocean see through” be treated as the traditional porch of the American neighborhood.

Please provide at the next presentation:

- a. Physical samples of the materials
- b. Renderings in white
- c. Reconsider the front porches at both floors and their relation to the street.

This project is continued March 15 to a later meeting.

APPLICANT PRESENTATION 4/12/15: (Elizabeth Carmichael and David Lesnick)

The proposed project was presented, with physical samples of the exterior finish materials: travertine stone at piers of the exterior walls, white stucco horizontal and vertical banding at the exterior walls, medium gray porcelain tile that will be on the walking surfaces at the walkway and the porch area (this is also the color of the paint on the metal louvers). Renderings were presented that more accurately depict the white and gray of the exteriors. The glass partition is shown in the entry, and the configuration of the permeable deck area at the rear is shown at the rear deck. The deck at the rear has a permeable paving, and the deck to the east is over occupied space and impermeable.

The entry fence is altered so that a portion is the medium gray tile.

DISCUSSION 4/12/15

A discussion ensued about the character of the neighborhood and the site and whether the building is appropriate for this site. The lap pool appears to be in a location that will later be altered to alterations for privacy. The durability of the metals was discussed.

The view corridor above the lap pool and the connection to the open entry area adjacent to the view corridor are good design features.

SUBCOMMITTEE MOTION : Findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit for demolish an existing single dwelling unit and construct a 8,968 square-foot single dwelling unit at 311 Sea Ridge Drive.
(Benton / Will)

In Favor: Leira, Mapes, Ragsdale, Will, Benton (Chair)

Oppose: Costello

Abstain: none

Motion Passes

2. PRELIMINARY REVIEW 4/12/16

| | | | |
|---------------|---|------------|--------------------------------|
| Project Name: | Turquand Residence 1745 Castellana Avenue | Permits: | CDP & SDP |
| Project No: | 462298 | DPM: | Gaetano Martedi (619) 446-5329 |
| Zone: | RS-1-5 | Applicant: | David Lam Safdie & Rabines |

A Process 2 Coastal Development Permit for the demolition of existing one-story single family residence, storage and stairs, construction of a new 2-story single family residence, site retaining walls, site stairs, pool, and exterior hardscaping. The 0.21 acre site is located in the RS-1-5 zone, Coastal Height Overlay Zone, the Coastal Overlay Zone (Nonappealable), the Coastal Parking Impact Overlay Zone, of the La Jolla Community Plan.

APPLICANT PRESENTATION 4/12/15: (Taal Safdie and David Lam)

The proposed project was presented, with exhibits that show different aspects of the project. The site is dominated by a steep slope. The proposed house will be sited in the same location as the existing, well above the street. The parking will be at a reduced setback at the street, and from there the access to the house is by a stair up the slope. The stair is a wood suspension that is somewhat above grade.

The site landscaped area will be terraced. Outdoor spaces are shown around the house. The house will not have a garage: parking will be at the open parking spaces set into the terraced walls. The house is configured so that all of the principal rooms will have a view toward the ocean. The elevation facing the ocean is almost entirely glass.

The site has some loose soil: this will be recompacted and placed behind the terraced walls.

The exterior materials will be a creamy white stucco, a warm concrete at the retaining walls, clear glass, a warm yellow limestone paving, and the roof soffits will be a wood tongue and groove siding. Physical samples of these were presented. The existing cobble paving stones will be salvaged and reinstalled in the new project.

The floor area is approximately 4,000 sf (FAR = 0.45 where 0.55 is permitted)

DISCUSSION 4/12/15

A discussion ensued about the character of the existing house, and the existing adobe house: it is noted that the house has been determined to have no historic significance. The landscape plan was reviewed: much of the ivy and bougainvilleia will be removed. The landscape will be drought tolerant.

The stormwater management will include a series of flow-through planters across the slope area that lead to an outfall at the street.

Patrick Ahern stated that the project fits well into the site, and the use of vegetation at the retaining walls is appropriate.

SUBCOMMITTEE MOTION 4/12/16: The Committee wishes to consider this Preliminary Presentation as sufficient to make a finding and recommendation for this project. A unanimous vote is required.

(Will / Costello 6-0-0)

In Favor: Benton (Chair), Costello, Leira, Mapes, Ragsdale, Will

Oppose: None
Abstain: None

Motion Passes

SUBCOMMITTEE MOTION 4/12/16: Findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit for the demolition of an existing one-story single family residence, storage and stairs, construction of a new 2-story single family residence, site retaining walls, site stairs, pool, and exterior hardscaping at 1745 Castellana Avenue. (Ragsdale / Costello 5-0-1)

In Favor: Costello, Leira, Mapes, Ragsdale, Will
Oppose: None
Abstain: Benton (Chair)

Motion Passes

3. PRELIMINARY REVIEW 4/12/16

| | | | |
|---------------|---|------------|--------------------------------|
| Project Name: | Moran Residence 7348 Vista del Mar Avenue | Permits: | CDP & SDP |
| Project No: | 449414 | DPM: | Gaetano Martedi (619) 446-5329 |
| Zone: | RS-1-7 | Applicant: | Claude-Anthony Marengo |

A Process 3 Coastal Development Permit and Site Development Permit to construct an addition and interior remodel at an existing single dwelling unit totaling 12,344 square feet. The 0.42-acre site is located with the Coastal Overlay Zone (appealable) at 7348 Vista Del Mar Avenue within the RS-1-7 zone of the La Jolla Community Plan area.

APPLICANT PRESENTATION 4/12/16: (Claude-Anthony Marengo)

The proposed project was presented, with exhibits that show the proposed project. The existing residence is to be largely retained, with additions at the Basement, First Floor, and Second Floor.

The side yard setback to the south is roughly 14 feet where a minimum of 9 feet is required. This will create the required view corridor will be at the south side of the house, at the setback. The existing garage that is approached from Vista del Mar will be retained. The basement area will be excavated under the existing house. The project will include second floor additions to various portions of the second floor of the house and the accessory structure. The landscape plan is provided. There are few changes to the gardens principally facing Vista del Mar, consisting of changes to the garden walls and a swimming pool.

DISCUSSION 4/12/16

A discussion ensued about the character of the neighborhood, the affected neighbors, and the scale of the proposed additions.

The neighbors have been contacted to review the project.

Please provide at the next presentation:

- a. *Provide a colored exhibit showing the existing and proposed areas of the new structure, both in plan and elevation.*
- b. *Provide the development statistics in a handout*
- c. *Present materials samples*
- d. *Provide an updated stormwater drainage plan*
- e. *Provide a view from the street and from the beach*
- f. *Provide a copy of the geotechnical report.*

This project is continued April 12 to a later meeting.

PRESENTATION 4/19/16 (Claude-Anthony Marengo)

The presenter reviewed the materials samples, with indication of the areas of the work for each sample. The floor plans were presented with the colored areas indicating the areas of the additions. The presenter showed exhibits with the public vantage points. A general area plan showing the project in relation to the vantage points on the streets was presented and reviewed. A project data sheet was presented: the total floor area is increasing from 6,192 sf to 11,741 sf, including the area in the basement. Not all of this is counted toward FAR. The proposed FAR is 0.41 where 0.45 is permitted. A total of 1510 sf of exterior decks is proposed.

A view access corridor will be dedicated at the south side of the property through vegetation, which will be 9'-2" wide and extend up to 6 feet from the pavement. An existing tree above the view access corridor will be retained, and portions removed to permit the view through the view access corridor. This view access corridor will be recorded as an easement on the property.

Various colored perspective views of the house were presented, from Vista del Mar and Marine Street, as well as from the beach.

The stormwater management plan was presented and reviewed. The change in runoff is a net reduction in the permeable area. The total impermeable area is increased by less than 5000 sf: no infiltration areas are required.

The neighbor to the north was contacted, and he has reviewed the plans for the design and there has been no further comment received.

DISCUSSION 4/19/16

The setting of the proposed project and the relation to the neighborhood and both streets was discussed. The closest part next to Marine Street will remain about 18 feet above the street.

Matt Edwards asked about the relationship of the house to the street, the height above the street, and the proportions of the design. The potential historic significance of the former Roger Revelle house was discussed.

SUBCOMMITTEE MOTION 4/19/16: Findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit to construct an addition and interior remodel at an existing single dwelling unit totaling 12,344 square feet at 7348 Vista Del Mar Avenue. (Costello / Ragsdale 6-0-1)

In Favor: Collins, Costello, Leira, Mapes, Ragsdale, Welsh

Oppose: None
Abstain: Benton (Chair)

Motion Passes

4. FINAL REVIEW 4/19/16 3/8/16 RETURNED TO DPR BY CPA at their April 7, 2016 meeting.
(Courtesy presentation 1/19/16, Preliminary Review 2/16/16, and Final Review 3/8/16).

| | | | |
|---------------|-------------------------|------------|------------------------------|
| Project Name: | Zephyr Residence | Permits: | CDP & SDP |
| | 921 Muirlands Drive | DPM: | Mike Westlake (619) 446-5220 |
| Project #: | 459676 | | mwestlake@sandiego.gov |
| Zone: | RS-1-2 | Applicant: | Mike Lake |

(Process 2) Coastal Development Permit to demolish an existing residence for the construction of a new 8,885 sq ft, 2-story residence with attached garage and a 703 sq ft guest house at 921 Muirlands Dr. The 0.69 acre site is in the RS-1-2 zone, Coastal (Non-appealable) overlay zone.

APPLICANT PRESENTATION 1/19/16: (Mike Lake, Mandy Miller, and Doug McNeff)

The project was introduced. The lot is 30,056 sf. The proposed 8,885 sf house would have a proposed FAR of 34%, where approximately 13,000 sf is allowed. A brief discussion ensued about the character of the neighborhood and the proposed design. The maximum height at the ridge is 28' - 4"; other elements will project close to or appear to exceed the 30-foot height limit.

The existing improvements on the site were discussed, and the relation to the proposed development. The change in grade at the site will not exceed 3 feet.

A stormwater detention basin will be provided at the southwesterly portion of the site. The larger existing shrubbery, principally bougainvilleia, fronting Muirlands Drive will be retained. Some of the larger trees on the site, which are pines, will be retained. The landscape concept was reviewed.

DISCUSSION 1/19/16

The proposed design was reviewed, and information about the site and the landscaping were discussed.

Please provide for the next presentation:

- a. A more detailed design of the proposed stormwater detention basin, with a landscape treatment.*
- b. Provide cross sections through the road across the property, extending from the street to the property line.*
- c. Provide a cross section through the entire property, through the stormwater detention basin, parallel to the southerly property line.*
- d. Provide a photographic simulation of the proposed house in the view from Muirlands Drive.*
- e. Provide a materials sample board.*

APPLICANT PRESENTATION 2/16/16: (Mike Lake and Mandy Miller)

The project was reviewed, with the additional exhibits and information requested. A materials sample board was presented, with a sample of the coping tile for the swimming pool.

The stormwater retention basin was reviewed, in relation to the proposed landscaping.

DISCUSSION 2/16/16

A discussion ensued about the placement of the house on the existing site, and the relationship to the views from the street. The proposed design with the gambrel roof, and the massing shown in the roof plan were discussed.

The relation of the proposed design to the street, including the proportion of the residence, and the landscaping at all sides, were discussed.

Please provide at the next presentation:

- a. An exhibit showing the relationship to the neighbors to the east and northeast. Extend the site sections to include the house to the north and the east, extending to the street where it fronts.*
- b. Please provide photos of the existing view before the proposed house is placed there.*
- c. Please provide photos of the houses on both sides of the street, extending at least 3 homes in both directions.*

This matter is continued February 16 to a later meeting.

APPLICANT PRESENTATION 3/8/16: (Mike Lake and Mandy Miller)

The requested materials and information were presented and reviewed. The photographs of the neighborhood context were presented with the rendering of the proposed house included.

The site sections were presented, showing the relationship of the proposed residence and the site alteration for the stormwater retention basin in relation to the adjacent properties and the road.

DISCUSSION 3/8/16

Matthew Welsh and others noted that the proposed design is sensitively and appropriately placed on the site, with good setbacks, and appropriate location of the stormwater retention basin.

Mr. Ragsdale noted that the use of materials was appropriate for the exterior finishes; and agrees that the site plan is well-placed and appropriate. Mr. Will noted that the style of the house is well-done and considerate of the neighbors.

Ms. Leira noted that the house has captured the spirit of the Muirlands, with a good rendering of the styles that have been historically found in the area.

SUBCOMMITTEE MOTION 3/8/16: Findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit to demolish an existing residence for the construction of a new 8,885 sq ft, 2-story residence with attached garage and a 703 sq ft guest house at 921 Muirlands Drive.

(Ragsdale / Mapes 8-0-1)

In Favor: Collins, Costello, Kane, Leira, Mapes, Ragsdale, Welsh, Will
Oppose: None
Abstain: Benton (Chair)

Motion Passes

REOPEN THE RESOLUTION OF 3/8/16 TO RECONSIDER THE PROJECT. 4/19/16

It is noted that no substantial change has been made to the proposed project since it was reviewed.

SUBCOMMITTEE MOTION 4/19/16: The motion by Ragsdale, the original maker of the motion in 3/8/16 DPR meeting, is that the project be reopened to primarily review Landscape, Drainage, and Views from adjoining properties, as discussed at the CPA meeting April 7. The matter of proper receipt of notification was also discussed.

(Ragsdale / Collins 6-0-1)

In Favor: Collins, Costello, Leira, Mapes, Ragsdale, Welsh
Oppose: None
Abstain: Benton (Chair)

Motion Passes

PRESENTATION 4/19/16 (Mike Lake, Mandy Miller)

Landscape The landscape plan was reviewed. There is a stand of bougainvilleia fronting Muirlands Drive. The frontage will also have some larger specimen trees. The detention basin at the southern part of the site was reviewed. The neighbor to the east has expressed concern about the landscape treatment on that side. The presenter is willing to provide larger planting at the east side, and will consider using the plant materials that may be requested. The abutting neighbors have been contacted, and their preferences regarding the height of the landscaping fronting their properties were discussed.

Drainage A drainage pipe presently runs from the existing house on this property, which delivers runoff water to the southern portion of the site. That same use will be retained, consistent with the construction of the drainage basin. The possibility of permeable pavement areas were discussed, yet are not a part of the proposal.

The neighbor notification package was reviewed, and it was found that Mr. Ruben Islas at 1005 Solymar Drive was listed for receipt of a notice by City staff.

The proposed floor area is 8,885 sf, the proposed FAR is 0.34, where 0.45 is allowed. The maximum height is 28.5 feet, where 30 feet is permitted. The rear setback is 25 feet, where 25 is required. It is noted that the garage is setback 40 feet from the rear property line. The side yard to the north is roughly 17 feet where 13.66 is required. The side yard to the north is roughly 13.66 feet where 13.66 is required.

The ceiling height of the garage is 10 feet. The overall height of the garage at the roof is 20 feet.

DISCUSSION 4/19/16

Views Mr. Islas, neighbor to the east, discussed the scale of the proposed development in relation to his property. He described it as a garage roof that is blocking a large part of his view. Mr. Islas proposed that some of the trees would be removed from the property.

John Dyer, a neighbor to the south, described a view that the proposed project does not conform to the Community Plan of La Jolla in the bulk and scale of the neighborhood (page 4), does not conform to the residential character (page 67), that the bulk and scale of the proposal is excessive (page 78). Where there is a proposed development that is adjacent to smaller lots, he proposes that consideration should be given to the bulk and scale of the proposed development. The average size of the adjacent homes is 4220 sf.

The bulk and scale of the proposed project were discussed, both in terms of the effect on the adjacent properties, as well as in comparison to other houses in the vicinity. Alternatives for the height of the garage were considered, including lowering it or converting it to a flat roof.

Ruben Islas was concerned that he did not know who would occupy the property, what the reason for the increased height of the proposed residence is, and the decisions that went into the design process.

SUBCOMMITTEE MOTION 4/19/16: To reaffirm the previous vote of March 8, 2106, that findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit to demolish an existing residence for the construction of a new 8,885 sq ft, 2-story residence with attached garage and a 703 sq ft guest house at 921 Muirlands Drive, as presented.

(Costello / Ragsdale 5-1-1)

In Favor: Collins, Costello, Mapes, Ragsdale, Welsh

Oppose: Leira

Abstain: Benton (Chair)

Motion Passes

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

Tuesday, April 26 @ 4:00 p.m.

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

1. **4:00pm Welcome and Call to Order:** Tony Crisafi, Chair
2. **Adopt the Agenda**
Motion my Emerson, second by DuCharme, agenda apoted 5-0-0. Emerson later withdrew motion
3. **Adopt March Minutes**
No motion – committee members had not seen minutes – tabled to May agenda
4. **Non-Agenda Public Comment:** 2 minutes each for items not on the agenda
Ducharme- Young Architects summer camp coming up – looking for volunteers
5. **Non-Agenda Committee Member Comments**
 - a. **Kellogg Bldg Mural Discussion**
Motion by Donovan: To take this up next month and to ask the mural organization to appear at the May PRC meeting so that they can collaborate with the PRC on the best process to move forward in the shores. Additionally, the PRC Chair will contact the PDO for historical research on how murals were handled in the PDO and city planner for procedural information.
Second by Walkush, motion passes 5-1-0. (Emerson against).
6. **4:05pm Chair Comments**
7. **Selection of New Secretary** – none at this time.
8. **Project Review:**
 - a. **4:10-4:30pm JONES RESIDENCE– 2ND REVIEW**
 - ② **Project #:** 432689
 - ② **Type of Structure:** Single Family Residence
 - ② **Location:** 2315 Rue De Anne
 - ② **Applicant’s Rep:** Brian Will 619-204-3739
 - ② **Project Manager:** Edith Gutierrez 619-446-5147 EGutierrez@sandiego.gov
 - ② **Project Description:** LA JOLLA (Process 3) Site Development Permit and Coastal Development Permit to demolish an existing single family residence and construct a new 4,975 sq ft. 2-story single family residence with attached garage and pool at 2315 Rue De Anne. The 0.351 acre site is in the single family (SF) zone of the La Jolla Shores Planned District, Coastal (Non-Appealable) overlay zone within the La Jolla Community Plan Area. Council District 1.

March Meeting: Motion by Crisafi, second by Donovan to be continued to future meeting. Request the appliance respond to the following issues:

1. *Proposed massing, bulk and scale, step back second floor on East side.*
2. *Refer to first 2 bullet points and images on page 5, La Jolla Shores Design Manual for guidance.*
3. *Provide photo survey/ massing study of proposed design in context with existing homes on the South side of Rue de Anne*
4. *Provide Shading Study along East property line.*

5. Consider utilizing existing North yard grade rather than raising 18"
The motion passed 5-0-0.

April Meeting: Motion by Ducharme, second by Gordon: that the project return to the LJSPRC with: 1. Street massing diagram in elevation form and 2. Include adjacent neighbor structure setbacks on east/west site section. Motion passes 6-0-0.

b. 4:30-4:45pm PLAYA DE ORO EOT – 1ST REVIEW

- ② Project #: 480738
- ② Type of Structure: Multi-Family
- ② Location: 8111 Camino Del Oro
- ② Applicant's Rep: Rory Linehan 858-597-2001 rory@leppertengineering.com
- ② Project Manager: PJ Fitzgerald 619-446-5190 PFitzgerald@sandiego.gov
- ② **Project Description:** LA JOLLA (Process 2) Extension of Time (EOT) of Coastal Development No. 538143, Tentative Map No. 538144 (PTS 152137) to convert 17 existing residential units to condominiums on a 0.30-acre site, and a waiver to waive the requirements for the underground of existing overhead utilities. The project site is located in the Coastal Overlay Zone (Non-Appealable) at 8111 Camino Del Ore in the LJSPD-MF-2 zone(s) of the La Jolla Community Plan area within Council District 1.

Playa de oro EOT – withdrew from agenda less than 72 hours before the meeting, EOT no longer needed.

9. Adjourn to next PRC meeting Tuesday, April 26, 2016 @ 4:00 p.m.

MEETING PROTOCOLS FOR PROJECT REVIEW:

- The meeting will proceed in three parts:
 1. Presentation by the Applicant:
 - a. The applicant presents the proposal and Members of the Committee may request information or clarification. No public comment is heard in this part.
 2. Public Comment:
 - a. Members of the public may address the Committee about the proposal.
 3. Deliberation by the Committee:
 - a. The members of the Committee discuss the proposal. Note that the members of the Committee may initiate questions of the Applicant and the Members of the Public during this part. The deliberation may lead to requests for additional information or to a resolution and voting.
- The Committee may elect to impose time limits on presentations by the Applicant, comments by Members of the Public, and other participants as judged by the Committee to manage available time.

LA JOLLA SHORES PLANNED DISTRICT ORDINANCE
APRIL 2016 MINUTES
< Minutes Unavailable >

LA JOLLA TRAFFIC AND TRANSPORTATION BOARD
Regular Meeting: Wednesday April 20, 2016

Members Present: Dave Abrams (Chairperson) LJCPA, Tom Brady LJCPA, Donna Aprea LJTC, Earl Van Inwegen LJTC, Patrick Ryan BRCC, Erik Gantzel BRCC, John Kassar LJSA, Brian Earley LJSA, Corey Bailey LJVMA, Nancy Warwick LJVMA.

Members Absent: None

Approve Minutes: of Wednesday March 16, 2016 **Motion to Approve: Brady Second: Gantzel 7-0-0 Bailey, Ryan, Van Inwegen, not available to Vote**

Public Comments: None

Agenda Item 1: Village Parking Time-Limit Review - Tom Brady Co-Chair of Sub- Committee **Cont'd from March Discussion Item**

The Ad Hoc subcommittee was formed last July after an article in the La Jolla Light suggested standardized parking time limits for the Village favored some businesses but upset others.

Ninety-four businesses were surveyed on Fay Avenue between Kline and Silverado, on both sides of the street, on February 3-4, 2016 and thirty-two responses from the Survey were received at the LJVMA. The ninety-four businesses surveyed came from a list provided by the Village Merchants Association of their members who paid their BID fees. Results from the 32 surveys:

be changed from 1 hour to 90 minutes: 9 be changed from 1 hour to 2 hours: 21
remain unchanged: 2

When the surveys came back it became clear to Tom that the subcommittee was not doing this in a way that they could make a recommendation. There is a hotel on the corner of Fay and Silverado that had one vote. The business next to the hotel had twelve votes because twelve businesses are using that one address. There are several independent contractors in a beauty salon across the street that had several votes equal in weight to the one vote for the hotel. For meaningful results the subcommittee would have to weight the votes; much like MAD districts weight their votes with a reasonably sophisticated system, if they were to make a recommendation to the Board.

Subcommittee members have not been able to meet to approve Tom's recommendation which is why the report is labeled Draft. Tom is going to get concurrence from other committee members to accept the report that the findings be considered inconclusive and a reliable recommendation should not be made from the results. **Cont'd to May 18**

Agenda Item 2: Safety Improvements for Fay Avenue Extension Bicycle Path Stuart Gimber La Jolla Parks and Beaches Committee **Cont'd from March Discussion Item**

Dave met personally with Brian Genovese the City's Bike Program Manager along with Stuart Gimber from the LJ Parks and Beach Committee to discuss the safety improvements presented during the Feb 17 Meeting. Brian said he would have his people conduct an evaluation and get back to the Board, however, they were not able to conduct the evaluation due to backlog. Brian will see if the request can be investigated by the end of next week.

A gentleman in the audience asked why we cannot leave it just the way it is and wanted to know who brought the issue up. Dave responded that it was brought up by La Jolla Parks and Beaches who had some legitimate concerns that are being studied. Sally Miller, a Member of La Jolla Parks and Beaches, spoke of the need to update ramps and signage for safety concerns, but the bike path itself will be pretty much left alone. **Cont'd to May 18.**

Agenda Item 3: Street Closure Signage - Issues related to City mandated specifications for signs required during Special Events - Nancy Warwick Cont'd from March **Discussion Item**

Nancy sent an email in February to Cindy Kodama, Special Events Coordinator for the City, regarding a long-standing problem in La Jolla with the no parking signs for special events. Drivers have a hard time reading the fine print at the bottom of these required no parking signs, which gives the actual date and time of the event. Drivers need to be able to read the signs from great distances. The result is that parking spaces are left vacant in the days before an event, which has a bad effect on businesses.

Cindy Kodama has said the City cannot require an individual sign design standard for one community, but says we could recommend our own sign guidelines and ask event applicants to voluntarily comply.

Patrick and Nancy are working with City Staff on criteria for the new signs and they displayed some of their ideas on how the signs should look to a driver passing by. A woman in the audience commented that perhaps a visual monthly calendar blacking out the actual dates when there is no parking could also work because most people do not read the signs they just see them and move on. Another suggestion was working with two different colors for the signs perhaps red and black would certainly get attention but a cost issue would be problematic if a large number of signs are needed.

Patrick and Nancy will continue to work on refining the new signage for special events. **Cont'd to May 18.**

Agenda Item 4: Reconsideration of Proposed Speed Limit Increase on Soledad Mt. Road Robert O'Neill Cont'd from March **Action Item**

Traffic and Transportation Board acted on Agenda Item 4 at the January 20, 2016 Meeting recommending to increase the speed limit on Soledad Mt Road at the request of City Staff so the street could remain radar enforceable.

LJCPA Trustee's at their February 4th Meeting did not ratify LJT&T's January 20 vote to increase the speed limit on Soledad Mt Rd thereby giving Mr. O'Neill a chance to speak to them at their March 3rd Meeting. Mr. O'Neill attended the LJCPA Meeting and spoke against the speed limit increase. Tom Brady, LJCPA Trustee, made a Motion to send the speed limit increase on Soledad Mt Rd back to Traffic and Transportation for further review based on new information. Mr. O'Neill, as well as many Soledad Mountain Rd neighbors, are present at this Meeting to speak against the speed limit increase.

Mr. O'Neill introduced himself as a resident of Soledad Mountain Road since 1989. Dave met with him at his residence and they traveled Soledad Mountain Rd by car and by foot so Dave could see first-hand what the

problems are on the Road. Mr. O'Neill is aware that there can be no radar enforcement if the speed limit is not increased but radar enforcement on the road right now is sketchy based on his observations. If the City wants to post the speed limit at 40 mph he would want traffic calming devices put in place. There are already traffic calming signs in the 5800 block as well as the section of the road by Ridgeway. There are traffic indicator signs in place that flash the speed but they are solar powered and do not function at night in the dark. They have been turned off since October of last year when they did the traffic survey. The Law requires that the signs be turned off for a traffic study two weeks in advance of the study and the City did that properly but they never turned them back on once the traffic study was completed. Dave has contacted the City and Mr. O'Neill has called Sherri Lightner's Office but they are still turned off.

Mr. O'Neill has spoken to many of his neighbors up and down his street and all of them are in favor of keeping the posted 35 mph speed limit, however, he has received feedback from commuters who want the speed limit increased to 45-50 mph but most of them who contacted him do not live in the La Jolla-Pacific Beach area. Mr. O'Neill's recommendation would be either to keep it at 35 with no radar enforcement or increase it to 40 but with radar enforcement. It is a commuting road and under CalTrans guidelines it should be 25 mph because it is residential but it can also be as high as 35 and it can be even higher than that depending on traffic surveys. Mr. O'Neill explained the 85th percentile. Police Officers sit in a plain unmarked vehicle and count 100 cars. If 85 of those 100 motor vehicles are travelling more than 40 mph that speed becomes the 85th percentile. Apparently at least 85 cars were travelling 40 mph or more when the study was done on his street.

Many residents on Soledad Mountain Road spoke of the hazardous conditions they face now backing out of their driveways or even crossing the street due to the excessive speeds. They are afraid if the speed limit is increased to 40 mph the vehicle speeds will go past 50 to 60 mph. They all appear to be in agreement that they do not want the speed limit increased. They are asking for traffic calming devices even if it can be several more traffic signal indicators or anything to slow the traffic down. Patrick explained that traffic calming devices most likely were not going to happen for them due to budgetary limitations. Dave spoke to Gary Pence about Soledad Mountain Road and if the Residents do not want the speed limit increased the City will not force it on them.

It is the policy of the LJT&T Board to request petitioning a majority of the residents on an affected street to determine if this is something they are in all agreement with; because if the speed limit is not increased, by State Law, it cannot be radar enforced. Most residents who are here before the Board claim it is not radar enforced anyway. A resident on the street named Roger Wiggins offered to circulate the petition for the neighbors and he gave Dave his information so Dave can monitor his efforts.

No Action was taken pending receipt of the petition. **Cont'd to May 18.**

Agenda Item 5: Safety Improvements for Coast Walk Melinda Merryweather Cont'd from March Resident request to consider replacement of two existing parking spaces with a turn-around and creation of two new parking spaces on the east side. **Action Item**

There was considerable discussion on Coast Walk during the March 16 Meeting. Melinda Merryweather and Michael Pallamary continue to provide the Board with voluminous items of documentation that are conflicting in many ways.

Dave spoke to Gary Pence, Senior Traffic Engineer for the City about Coast Walk. Gary's opinion is that it is really not the Board's charge or ability to ferret out the facts from historical and legal documents, subdivision maps, and street

vacations that are very technical in nature. Dave is advising the Board not to try to come up with a conclusion but perhaps decide if there is a concept that can be recommended to the City so they can move forward on this issue.

Patrick contends that taking the two parking spaces, creating the turn around, and adding them back to what is a very contentious area is outside the scope of what this Board can do. If the Board takes those two spaces he does not believe we can replace them, so the decision becomes do we take those two spaces and make them a turn around and lose two parking spaces. Dave suggests asking the City to make it conditional that if they take the two parking spaces for the turn-around that they find a way to get them back.

Patrick created the Motion that we recommend to the City removal of the two parking spaces on the bluff and make them a turn-around conditional upon the City's ability to secure two alternative spaces on the inland side of the street.

John commented that the turn-around has to happen but if we make it contingent on the two parking places then it won't happen. Melinda is just asking to put them in the public right of way, the City can determine where that is. Patrick advised that if the City says they cannot do that then the question to the Board is which has more value, the turn-around or the two parking places.

Michael Pallamary suggested to the maker of the motion that he modify the motion because they are two separate issues. The first motion would be the feasibility of the turn around and the second motion would be the feasibility of the alternative parking because if we tie the two together it will fail. Patrick is going with a best case scenario.

Henry Haimsohn of 1585 Coast Walk asked to make a public comment. As Mr. Haimsohn understands it the primary reason behind removing the two parking places has to do with public safety. By putting more parking places on Coast Walk particularly down around where the turn-around is proposed is not going to have any positive impact, it will only have a negative impact on public safety. What is needed is less traffic on Coast Walk, better signage, and primarily dedicated for people who are walking and residents who must travel there. They do not need more traffic; eliminating the two parking places is for public safety and he appreciates the need for parking, all over the City, but not at the expense of public safety.

No further questions or comments from the audience or the Board.

Motion to remove two parking spaces on the Coast Walk bluff and replace them with a turn-around conditional on the ability to relocate those two spaces on the inland side of the street: Ryan, Second: Brady 9-1-0 (Kassar)

Agenda Item 6: West Muirlands Road Humps City proposal to install two new Road Humps following petition by area residents **Action Item**

Dr. Ned Jerge, 40 year resident of West Muirlands Drive, presented a proposal for the city to install two road humps for traffic calming measures. West Muirlands Dr. was originally designed as a cul-de-sac. The street is very narrow and there are two S-turns and at those points the speed is 15 mph. There is no contiguous sidewalk on West Muirlands Dr. making walking problematic and it is the back door to Muirlands Middle School. They have a back door access to the playground. They have a new playground so activity has picked up exponentially with soccer teams, baseball teams, and football teams. Teams are there for practices and for games and has caused congestion on the street. West Muirlands was never meant to be a collector street but results from a traffic study show 6000 cars a day, 6 cars a minute drive every 10 seconds, from 8 am to 8pm. The posted speed limit on Nautilus above W.

Muirlands is 40 mph, drivers come down and turn right on West Muirlands still driving at 40 mph. Some time ago the Police were on the street and they were effective slowing drivers down but presently the Police Dept. does not have the manpower to cover the street like they once did.

Residents on West Muirlands Dr. have made many attempts to slow traffic down by themselves. City traffic engineers, particularly Gary Pence, have been very helpful to them as what needs to be done, how to go about getting it done, getting the required petitions, presenting different means of traffic calming measures i.e. stop signs, radar signs, traffic island. There are still serious accidents. A woman driving 50 mph in the S-turn which is 15 mph could not negotiate the turn, hit the curb, jettisoned into the air, hit a car parked on the side of the street and landed upside down on the street. A second serious accident with a driver travelling 55 mph in the S-turn hit the curb and took out Dr. Jerge's stairway almost landing the car in his living room. Resident's pets have been killed on the street because of the speed of the cars.

The traffic island that was installed has been minimally effective and the City added pylons to help the traffic island, but that has not been very effective in reducing the speeds. Mr. Pence is now proposing road humps for West Muirlands Dr. Road Humps are 3.5" tall and 3' wide to mitigate the drivers travelling over them. They are very safe and effective at reducing speeds and collision. The road humps in conjunction with the traffic island should be effective in slowing the cars down. The Fire Department has approved the installations, they meet City of San Diego criteria and funding has been set aside for them.

Dave asked if anyone in the audience was opposed to it and no one spoke in opposition. Dave then asked the Board if anyone wanted to comment on it. Tom asked Mr. Jerge's if they do not work out will they be removed. Several people use that street and they are upset by all the traffic calming, traffic slowing devices. Mr. Jerge's did not have an answer for that except to say that neighbors on the streets that have these road humps say they are very effective. Mr. Jerge informed the Board that there are 6 road humps at the bottom of Soledad Road and they are very effective in slowing down traffic.

Motion to approve City proposal to install two new road humps on West Muirlands Drive: Van Inwegen, Second: Brady 10-0-0

Agenda Item 7: End of Summer Fire Run Kathy Loper - Temporary Road Closure related to the 17th annual fundraising event benefiting area high schools planned for Sunday August 28th on portions of Prospect St. and La Jolla Blvd. The event benefits San Diego Area high schools; La Jolla High School, Mission Bay High, Clairemont High, University City High, Patrick Henry High. **Action Item**

Runners drive to La Jolla, park here, and run the 4 miles to Pacific Beach then they are bussed back to La Jolla. The street that is mainly impacted is Prospect Street from 6:30 am to around 8:15 am for their staging area; tables and sound system set up.

The event begins at 8am at Girard and Prospect, travels west on Prospect to La Jolla Blvd, left on La Jolla Blvd to Mission Blvd, turns right onto Mission Blvd, running in the southbound lanes to finish at Felspar on Mission Blvd. They are expecting 1200-1500 participants.

Prospect Street from Girard to Fay will be closed from 5:30 am-8:30 am.

Prospect Street west from Girard to La Jolla Blvd to Pearl will be closed to traffic 6:30 am-8:15 am. The runners will move into the southbound lanes of La Jolla Blvd from Pearl to Mission Blvd, vehicles will be allowed to be in the northbound lanes of La Jolla Blvd from Loring. San Diego Police Traffic Control Officers will be at all intersections directing traffic. Garnet Avenue will be closed from Bayard to Mission Blvd from 6am-11am.

Motion to Approve Street Closures and No parking associated with End of Summer Fire Run: Earley, Second: Warwick 10-0-0

Agenda Item 8: So Fine on Kline Tresha Souza - Temporary Road Closure related to the 4th annual festival sponsored by Mary Star of the Sea church planned for Sunday November 13 on Kline between Girard and Ivanhoe Streets
Action Item

Starting at 4pm Saturday evening Nov 12 San Diego Traffic and Transportation Dept will close the streets down with 56 lighted barricades and 3 Road Closed signs on Kline at Girard up to Ivanhoe to mark out the vendor booths and set the stage up. Festival will start at 9am Sunday morning. Beer, wine, and distilled spirits will be sold in a fenced in beer garden area with an entrance and exit that will each have security guards checking id's each time a person enters. Beer Garden hours are 10 am-5pm. They will offer carriage rides pulled by two Clydesdales that will provide exposure to surrounding businesses and merchants. Horse drawn carriage route starts on the north east corner of Girard and Kline, travels north on Girard with the flow of traffic, right on Prospect, right on Herschel, right on Silverado, continues on Silverado and crosses Girard, left on Fay, continues on Fay, right on Kline and left on Girard bringing them back to the place of origin. Carriage Company has their own insurance and will equip the horses with bun bags to capture their waste. Festival participants will not be charged for the carriage rides through the village. The Church will absorb the cost to promote exposure and goodwill towards the village merchants.

Board discussion began with Nancy informing the Board of a controversial issue concerning competing events. Twenty-five years ago Adelaide's started Holiday Open House on the second Sunday in November with some of the Merchants on Girard. Merchants who participate in Holiday Open House each put around \$800.00 into advertising, food, musicians, and entertainment to show appreciate for their customers and the public. It has become a 25-year tradition for them on the second Sunday in November.

Nancy contends So Fine on Kline was successful last year but the street closure negatively impacted the Merchants Holiday Open House. The Merchants asked Ms. Souza to move her event date this year to another time so they could maintain their tradition of the second Sunday in November but Ms. Souza was not open to doing that because of the Church Calendar being booked for weddings and funerals going on around that time. Ms. Souza maintained that Sunday November 13 was the only time So Fine on Kline could be held.

Ms. Souza went on to say that around 1500-2000 people attended the Church event last year and they did not stay the entire seven hours that the Festival was taking place. They walked around the Village but for some reason Holiday Open House was not able to capture them and Ms. Souza advised that perhaps Holiday Open House needs to reevaluate how to capture the people that she is bringing into the Village through her event. Ms. Souza thought perhaps the carriage rides through the Village might give them exposure and the church is willing to absorb the cost.

Jerry Parent the owner of Adelaide's requested that So Fine on Kline move to another weekend. He told the Board that he checked with people in and around the Church and they told him there is no church conflicts with reference to other weekends in November. The street closures for the So Fine on Kline event is a problem for the Holiday Open House event and he does not understand why her event has to piggyback on his event. Ms. Souza responded

that 4 years ago “Mr. Burns” advised her to have her event on the same day as the Holiday Open House because this is a community effort. He is a well- respected business man so she took his advice.

Ms. Souza brought the So Fine on Kline Festival to the Village Merchants Association for approval but the LJVMA did not vote on it. Dave asked Sheila Fortune, the Administrator for LJVMA who was in the audience, to speak on the matter. Ms. Fortune responded it was presented but not voted on because they did not need the approval from the Merchants only from Traffic and Transportation for the road closures.

Sherry Ahern, who organizes the La Jolla Art and Wine Festival spoke about her event not being able to close streets around Girard so she has to resort to traffic calming measures. She spoke about being very respectful to church activities when her event is taking place in front of it. She asked Ms. Souza what exactly was preventing her from scheduling for another time in November. Ms. Ahern spoke about not wanting another event going on at the same time as hers is so she gets where both are coming from and just wants to know why So Fine on Kline cannot be rescheduled. Ms. Souza replied that it is coming from “Mr. Burns” advising her to have it on the same day. Dave asked her who Mr. Burns is and she responded he is the owner of Burns Drugs and four years ago he told her to have her event on the same day as the Holiday Open House.

Corey spoke about Holiday Open House being self-contained inside the stores on Girard that is blocks away from Kline and it is a whole different venue from the So Fine on Kline event. He is trying to identify which event would better serve the community because it is the goal of the Board not to address the issue of personal gain and self-promotion in marketing but to do what is best in the interests of everyone in the community not a select few in an exclusive event that will not take outside contributors and will not allow extra businesses to join in. Dave reminded that the issue is about traffic and transportation safety.

Nancy responded that Adelaide’s is just half a block away from Kline and is impacted by the street closures the most; other businesses could join them in the Open House if they were willing to contribute the \$800.00 towards the event that goes towards food and advertising.

Deborah Marengo of the Goldfish Point Café commented that she has about 13-14 street closures on Coast Boulevard that affect her sales every year. If this Board decides to set a precedence by someone’s revenue being down for street closures she is going to come back and revisit that all the time.

Dave called for a Motion and Nancy moved that we do not support the street closure for Sunday Nov 13 but that we ask Ms. Souza to come back with an alternate date because it is a good event for the village. The board did not support her motion.

Corey made the Motion to approve it which was seconded by Tom. Brian asked if the Village Merchants Assoc. could weigh in on it. He would like to hear from them. He is new to the Board and does not know the event. Sheila advised that it was presented to the Association but not voted on but they have been involved in it. Last year the Church gave \$800.00 back to the Merchants Assoc. so the VMA has been supportive of it in the past.

Dave asked Ms. Souza and Mr. Parent that if the Board moved to continue this item could one reach an agreement to reschedule their event and both said they could not.

Motion to Approve Street Closures and No parking associated with So Fine on Kline Fall Festival as proposed on Sunday November 13 - Bailey, Second: Brady 8-2-0 (Warwick, Ryan)

Meeting was adjourned at 6:03 pm

Next meeting May 18, 2016

Respectfully Submitted, Donna Aprea Secretary