



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: <http://www.LaJollaCPA.org>

Voicemail: 858.456.7900

Email: info@LaJollaCPA.org

President: Bob Steck

Vice President: Helen Boyden

2nd Vice President: Brian Will

Secretary: Cindy Greatrex

Treasurer: David Gordon

DRAFT AGENDA –

Regular Meeting | Thursday 7 June, 2018

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 May 2018**
- 4.0 **Officer Reports:**
 - 4.1 **Treasurer**
 - 4.2 **Secretary**
- 5.0 **Elected Officials – Information Only**
 - 5.1 **Council District 1: Councilmember Barbara Bry –**
Rep: **Mauricio Medina**, 619-236-6611, mauriciom@sandiego.gov
 - 5.2 **78th Assembly District: Assemblymember Todd Gloria**
Rep: **Javier Gomez**, 619-645-3090 javier.gomez2@asm.ca.gov
 - 5.3 **39th Senate District: State Senator Toni Atkins, Senate President pro Tempore**
Rep: **Chevelle Newell Tate**, 619-645-3133, Chevelle.Tate@sen.ca.gov **cannot attend but reminds us that Senator Atkins sock drive for homeless veterans will extend until June 18. You may drop off new socks or undergarments at the La Jolla Riford Library.**
- 6.0 **President's Report – Information only unless otherwise noted**
 - 6.1 **Oath of office: Diane Kane, elected in March**
 - 6.2 **Ratify new appointees, if any.** List will be sent **ACTION ITEM**
 - 6.3 **Request approval of revision of Little letter re: 50% rule ACTION ITEM**, sent to trustees
 - 6.4 **Whether to resend Black's Overlook letter** re: lowering of fence and directly address it to Mayor Faulconer and CPPT Bry and staff. Previously they were cc'd. ACTION ITEM resent to trustees
 - 6.5 **LJCPA help needed:** Possible search for an intern to help with LJCPA's website and recordkeeping.
 - 6.6 **Report from Membership Committee June 7 meeting**
- 7.0 **Non-Agenda 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.**

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.

- 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, Greatrex)

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.

Items “pulled” from Consent Agenda are trailed to the next LJCPA meeting

10.1 Webber Residence CDP, 622 Palomar Avenue, Project No.: 587593 (PROCESS 2) Coastal Development Permit for the remodel of a 1,005-square-foot two story detached single family residence and converting a 488-square-foot existing detached second floor office to a companion unit at 622 Palomar Avenue. The 0.12-acre site is located within the RM-1-1 zone, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan area.

DPR Motion: Findings **CAN** be made to amend 1998 CDP because the CDP only required 4 off-street parking. (Will/Ragsdale) **Motion Passes (3-2-0)** Chair broke tie.

10.2 Allos Residence, 8333 Calle Del Cielo No. 596085 : (Process 3) Site Development Permit and Coastal Development Permit for demolition of an existing 4,085 sq ft two story over basement garage single family residence and construction of a new 5,958 sq ft two story over basement garage single family residence. The 0.46 acre (19,988 sq ft) site is within the Coastal Overlay (Non-Appealable) overlay zone within the LJSPD-SF zone(s) of the La Jolla Shores Planned District within the La Jolla Community Plan Area within CD 1.

PRC Motion: Approve the project as modified dated 5/21/18 for a Site Development Permit and Coastal Development Permit for demolition of an existing 4,085 sq ft two story over basement garage single family residence and construction of a new 5,958 sq ft two story over basement garage single family residence. (J. Emerson, M. Czajkowski. 5-1-1)

10.3 Saffron Thai restaurant PDO Zone 2, 1055 Torrey Pines Road. Sign (Wall Signs) There will be 2 signs facing North and one facing East. Both signs will say Saffron THAI. (see PDO minutes for details.)

PDO Motion: Recommend **APPROVAL:** The sign as presented conforms to the LJ PDO. Approved unanimously.

10.4: Pacific Premier Bank PDO Zone 2. 875 Prospect St at Fay (formerly Regents (see PDO minutes for details.)

PDO Motion: The signage as presented conforms to the La Jolla Planned District Ordinance, recommend **APPROVAL** Passed Unanimously.

10.5 La Jolla Management Company, 7660 Fay Ave.(at Kline) PDO Zone: 2 Proposal for a monument sign 6'4" tall and approx. 5" wide at the 15' setback. (see PDO Minutes for details)

PDO Motion: The sign, as presented **CONFORMS** to the Planned District Ordinance however for safety purposes (fire numeral identification) the street numerals will be moved to the upper quadrant of the sign. Passed unanimously.

10.6 : San Diego Triathlon Challenge- Request by Challenged Athletes Foundation for Temporary Street Closure and Temporary No Parking on Coast Blvd between Prospect St and Girard Ave and Lane Closure on Torrey Pines Rd between Prospect and La Jolla Shores Dr. for the 25th annual event on Sunday October 21 2018 (**Kristine Entwistle**)

T&T Motion: To **APPROVE** San Diego Triathlon Challenge Request for Temporary Street Closure and Temporary No Parking for the 25th annual Event on Sunday October 21, 2018. 8-0-0.

10.7 Parking Time Limit- Request for 2 hour parking time limitation for sections on the east side of La Jolla Blvd between Midway and Forward Streets: (Antonio Sacido)

T&T Motion: To **APPROVE** 2 hour parking limitations for sections on the east side of the 5500 Block on La Jolla Blvd between Midway and Forward Streets 8-0-0

10.8 Proposal to Construct Parking Garage Under LJ Recreation Center (Tom Grunow)

T&T Motion: To **SUPPORT** the concept of the Charrette which will include the possibility of Building a Parking Garage underneath the playground area of the La Jolla Rec Center: 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 Time Certain 6:30 PM 202 Coast Walk, Emergency repair LA JOLLA -WBS No. B-17029.01.02, Emergency Authorization SDP & CDP to replace the beach access staircase located on PROW between the private properties at 100 and 202 coast blvd. just south of Nicholson Point in La Jolla. The existing beach staircase was destroyed by storm surf in the winter of 20015-16. Issued Em. Authorization Permit. Return for After-the-fact permitting. City staff to present. Slated for City Council Process 5 hearing on June 19.

12.0 La Jolla Boulevard Traffic Calming- Consideration of a proposal for Pedestrian Refuge Island at Mira Monte Intersection. (Zoe Kleinbub) Scheduled in May, but neither Ms. Kleinbub nor City Staff were present. City provided a drawing of proposal.

T&T Motion: APPROVE City Staff Suggested Pedestrian Refuge Island in La Jolla Blvd. near Mira Monte Intersection. 8-0-1 (Bailey)

13.0 Revote Black Halibut Project #516011 Process 3) Site Development Permit and Coastal Development Permit for demolition of an existing 2,578 sq ft single story residence and 639 sq ft building. Proposed construction of a new two story (over basement) 6,927 sq ft single family residence (proposed FAR 0.60). The 0.27 acre site is located at 8470 El Paseo Grande within the Coastal Overlay Zone (appealable area) and the Sensitive Coastal Overlay Zone, n the LJSPD-SF zone of the La Jolla Shores Planned District Area within Council District 1. Pulled from March consent. Passed 7-6-2 by LJCPA in April. Revote based on receipt of new information as provided for in the Administrative Guidelines, September 2015, Page 29.

14.0 Demolish Residence 9036 La Jolla Shores Lane # 588291 (Process 2) Coastal Development Permit to demolish one existing residential building totaling 1,706 square feet as well as the 220 square foot detached garage. The 0.81-acre site is located within the appealable coastal overlay zone at 9036 La Jolla Shores Lane in the RS-1-1 and RS-1-4 zones of the La Jolla community plan area. The site is in the Sensitive Coastal Overlay Zones (B and CB), Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Appealable), First Public Roadway, the Parking Impact Overlay Zone (Coastal, Beach, and Campus), the Residential Tandem Parking Overlay Zone, and the La Jolla Community Plan area. The lot appears to contain Environmentally Sensitive Lands (ESL) in the form of Steep Hill-sides and Sensitive Vegetation. It also appears to contain MSCP and Coastal bluffs. This should be coordinated with Project No. 478873 for the same address.

DPR Motion: Findings **CAN** be made for a CDP for residence demolition (Collins/Zynda).

Motion passes 4-1-2 *{Pulled from the May consent agenda}*

15.0 SIDE LLC Project - Project #: 571249--7687 Hillside Drive--: (Process 3) Site Development Permit and Coastal Development Permit for a 3,868 sq ft addition and interior remodel to and existing 3,126 sq ft single dwelling residence and construction of a new 6,880 sq ft residence with new 815 sq ft 3 car garage located at 7687 Hillside Drive. Each of the two homes will be constructed on separate but adjacent lots. The 0.368 and 0.265 acre attached sites are within the Coastal Overlay (Non-Appealable) overlay zone within the LJSPD-SF zone(s) of the La Jolla Shores Planned District within the La Jolla Community Plan Area within Council District 1

PRC Motion: Findings **CAN** be made for Site Development Permit SDP and CDP for Project #571249;

VOTE Passed 4-2-0 *Pulled from the May consent agenda*

16.0: Colima Street CDP,623 Colima Street Project No.: 575043 (Process 2) Coastal Development Permit to demolish an existing single dwelling unit and construct two, new, two-story residential units totaling 5,675 square feet (sf) (2,777 sf west unit, and 2,898 sf east unit) located at 623 Colima Street. The 0.11 acre site is in the coastal (Non-Appealable) overlay zone in the RS-1-7 base zone of the La Jolla Community Plan area.

DPR Motion: Findings **CANNOT** be made due to the bulk and scale of the project, lack of articulation, and not conforming with the neighborhood character. (Costello/Welsh) **Motion Passes (3-1-1)** *(Full hearing requested)*

17.0 Proposal by Trustee Gordon to recommend to the membership at the next membership meeting a proposal to: Modify Article VI, Section 2. D.(1) of the La Jolla Community Planning Association Bylaws to read:

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.

Addition rationale and copies of current text of bylaws and appropriate section of the Administrative Guidelines are being sent to the trustees.

18.0 Adjourn to next LJCPA Meeting: Thursday, July 5, 2018 at 6:00 PM



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2nd Vice President: Brian Will

Secretary: Cir

Treasurer: David Gordon

DRAFT MINUTES

Regular Meeting | Thursday, 5 May 2018, 6:00 PM

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

Trustees Absent: Collins, Kane, Weiss.

* Mangano arrives 6:15, Courtney 6:50, reflective in total vote number.

Meeting Commences at 6:07 PM with Quorum present.

6:00pm

1.0 Welcome and Call to Order: Bob Steck, President

→ Please turn off or silence mobile devices

→ Meeting is being recorded

2.0 Adopt the Agenda

Motion: Adopt Agenda. Amended to note that a presentation by Bill Harris is moved higher on the Agenda. (Boyden/Rasmussen) 12-0-1. Chair Abstains.

3.0 Meeting Minutes Review and Approval: 5 April 2018

Motion: Approve 5 April 2018. Correction on project house number (from April Project Presentation) noted. (Greatrex/Will) 13-0-1. Chair Abstains.

4.0 Officers' Reports

4.1 Treasurer

April Treasurer's Report of LJCPA

Beginning Balance as of 4/1/18 **\$ 632.28**

Income

• Collections \$ 123.00

• CD Sales \$ 0

Total Income **\$ 123.00**

Expenses

• Agenda printing \$ 57.84

• AT&T telephone \$ 80.95

Total Expenses **\$ 138.79**

Net Income/(Loss) **\$ (15.79)**

Ending Balance of 4/30/18 **\$ 616.49**

4.2 Secretary

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

5.0 Elected Officials- Information Only

- 5.1 Council District 1: Councilmember Barbara Bry
Rep: **Mauricio Medina**, 619-236-6611 mauriciom@sandiego.gov
No report on ongoing issues with Ardath Road, Dockless Bikes, STVR, Prop D. Bry's office still has not provided answers to Pretorius. Pretorius objects to Medina's statements. Boyden again asks for letter.
- 5.2 78th Assembly District: Assembly member Todd Gloria
Rep: **Javier Gomez** 619-645-3090 javier.gomez2@asm.ca.gov
Not present, no report.
- 5.3 39th Senate District: State Senator Toni Atkins
Rep: **Chevelle Newell Tate**, 619-645-3133 chevelle.tate@sen.ca.gov
Not present, no report.

6.0 President's Report- Information only unless otherwise noted.

- 6.1 **Ratification of LJCPA appointees to various committees. ACTION ITEM List to be provided.**
Motion: To Approve LJCPA appointees: (Greatrex/Boyden) 11-1-2. Little Abstains, opposed to methodology. Chair Abstains.
- 6.2 **Ratification of other appointees to various committees. ACTION ITEM List to be provided.**
Motion: To Approve External Appointees (Greatrex/Will) 11-1-2. Little Abstains, opposed to appointees serving on more than one committee. Chair Abstains.

7.0 Non-Agenda Public Comment- Opportunity for public to comment on matters not on the agenda, two minutes or less.

- 7.1 **City of San Diego – Community Planner: Marlon Pangilinan** mpangilinan@sandiego.gov Present, gave report. COW: City Orientation Workshop, upcoming CEQA Workshops also available. Schedules on www.sandiego.gov website.
- 7.2 **UCSD - Planner: Anu Delouri** adelouri@ucsd.edu <http://commplan.ucsd.edu/> Present, reported on UCSD updates and the scheduling of the next UCSD CAG meeting. North Torrey Pines project has gone through early approval status. June 18th, they will mobilize. Project entails 2000-bed housing and two academic buildings and parking. Long Range Development Plan CAG to meet on May 23rd. Discussion on bridge and construction.
- 7.3 **General Public:** Janie Emerson, Chair of LISA, notes this group now holds receptions prior to their meetings. Janie explains that the group deals with everything at the Shores and meets the second Wednesday at the Martin Johnson House at SIO.

8.0 Trustee Comments: Trustee Costello suggests that in June we send a letter to Coastal Commission to request that important meetings are held closer to the topic venue. Trustee Gordon asks for update from Streets

Division on reconfiguration of lanes in the Shores.

Trustee Little requests that we have up-to-date information on projects. In response, Gordon notes that projects are often updated and that committees don't get a copy of every single revision as that is not tenable, since projects evolve.

Trustee Boyden suggested the LJCPA and sub committees do what was done at the LJCSRPC when she was on it: That the applicant be asked whether the plans being presented have been submitted to the City and if changes had been made to the original plans. Applicant was asked to sign on the project plans that they had been or would be submitted to the City. Any motion made should refer to the date on the plans reviewed.

Boyden notes in relation to this overall topic that LJCPA does not currently have a webmaster and that an Airport Authority rep is needed as well as two reps for PDO.

Trustee Merten, in relation to the Fence discussion earlier, suggested a vinyl fence vs. metal.

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. present

Group met, no Action items. David Alvarez presented sidewalk issues, storm water maintenance program. Proposal to restructure community planning groups to disempower planning groups.

9.2 Coastal Access & Parking Board <http://www.lajollacpa.org/cap.html> Group did not meet in April.

9.3 UC San Diego Long Range Development Plan CAG: One of LJCPA delegates will report on discussion.

<http://lrpd.ucsd.edu>. Group did not meet in April.

10.0 Consent Agenda- Action Item

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.**

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

10.2 and 10.7 pulled. **Motion:** To Approve Consent Agenda with the exception of 10.2 and 10.7. Costello pulled 10.7 as he states it's a non-compliant CEQA. (Boyden/Gordon) 13-1-1. Chair Abstains.

10.1 PATHRIA RESIDENCE - Project #: 566727--7975 Calle De La Plata--: (Process 3) Coastal Development Permit and Site Development Permit for a demolition of an existing single family residence and construction of a new 3,995 sf two story residence at 7975 Calle De La Plata. The 0.15 acre site is located within the Coastal Overlay Zone (non-appealable area), in the LJSPD-SF zone(s) of the La Jolla Shores Planned District Area within Council District 1.

PRC Motion: Findings **CAN** be made for SDP and CDP for Project #566727;VOTE Passed 4-2-0

10.2 SIDE LLC Project - Project #: 571249--7687 Hillside Drive--: (Process 3) Site Development Permit and Coastal Development Permit for a 3,868 sq ft addition and interior remodel to and existing 3,126 sq ft single dwelling residence and construction of a new 6,880 sq ft residence with new 815 sq ft 3 car garage located at 7687 Hillside Drive. Each of the two homes will be constructed on separate but adjacent lots. The 0.368 and 0.265

acre attached sites are within the Coastal Overlay (Non-Appealable) overlay zone within the LJSPD-SF zone(s) of the La Jolla Shores Planned District within the La Jolla Community Plan Area within Council District 1.

PRC Motion: Findings **CAN** be made for Site Development Permit SDP and CDP for Project #571249; VOTE Passed 4-2-0.

10.3 La Jolla Presbyterian Church Fall Festival: Request for Temporary Street Closure on Draper Ave between Kline and Prospect Streets for the 5th annual event on Sunday November 4, 2018. Erika Hill

T&T Motion: To **Approve** Temporary Street Closure on Draper Ave between Kline and Prospect Street Sunday November 4, 2018 for the 5th annual La Jolla Presbyterian Church Fall Festival: Brady, Second Gantzel 7-0-0

10.4 End of Summer Run- Request for Temporary Street Closure and No Parking areas related to the 19th annual event on Sunday August 26, 2018 on portions of Prospect Street and La Jolla Boulevard. Kathy Loper.

T&T Motion: To **Approve** Temporary Street Closures and No Parking areas on portions of Prospect Street and La Jolla Boulevard on Sunday August 26, 2018 for the 19th annual End of Summer Run: Earley, Second: Ryan 7-0-0

10.5 Dockless Bike Issues - Participation in a Resolution to the City asking for adoption of regulations and announcing the formation of a working group to provide recommendations: Dave Abrams

T&T Motion: To **Approve** La Jolla Community Joint Resolution on Dockless Bikes and Motorized Scooters: Brady, Second Gantzel 7-0 Resolution to be provided.

10.6 Eads Ave 7154 & 7156 Eads Avenue, # 577900 (Process 3) Tentative Map, Coastal Development Permit and Site Development Permit for development of a small lot subdivision, to subdivide 1 lot with two residences (currently under construction) into 2 lots. Located at 7154 & 7156 Eads Avenue. The .166 acre site is in the RM-1-1 zone within the Coastal Overlay zone (non-appealable) of the La Jolla Community Plan area. **DPR Motion:** Findings **CAN** be made for SDP/CDP for a small lot subdivision. Motion Passes 4-0-3 (Abstentions from Chair and two absences at previous meeting.).

10.7 Demolish Residence 9036 La Jolla Shores # 588291 (Process 2) Coastal Development Permit to demolish one existing residential building totaling 1,706 square feet as well as the 220 square foot detached garage. The 0.81-acre site is located within the appealable coastal overlay zone at 9036 La Jolla Shores Lane in the RS-1-1 and RS-1-4 zones of the La Jolla community plan area. The site is in the Sensitive Coastal Overlay Zones (B and CB), Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Appealable), First Public Roadway, the Parking Impact Overlay Zone (Coastal, Beach, and Campus), the Residential Tandem Parking Overlay Zone, and the La Jolla Community Plan area. The lot appears to contain Environmentally Sensitive Lands (ESL) in the form of Steep Hillside and Sensitive Vegetation. It also appears to contain MSCP and Coastal bluffs. This should be coordinated with Project No. 478873 for the same address.

DPR Motion: Findings **CAN** be made for a CDP for residence demolition (Collins/Zynda). Motion passes 4-1-2.

10.8 Waverly Residence, 5543 Waverly Avenue # 577309 DPM: (Process 2) Coastal Development Permit for the construction of 2,686 SF Two story single family residence with roof top deck and a detached carport on a vacant lot at 5543 Waverly Avenue between Midway and Forward St. The 0.1 Acre site located within the RS-1-7 zone and Coastal overlay zone (Non-Appealable) of the La Jolla community plan Area.

DPR Motion: Findings **CANNOT** be made for CDP because use of the carport exemption enables the project to exceed allowable FAR. According to the community plan redevelopment shall maintain community character. Redevelopment shall create harmony between new vs old structures, designed to avoid extreme and intrusive changes, and maintain harmony in visual relationships.

The use of the carport is new extreme and intrusive method to exceed FAR and does not maintain character or visual harmony. (Gaenzle/Costello) **Motion Passes 5-2-1**

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 Time certain 6:30 Citywide Tree Planting Program (Information Only) Discussion of the City's goal to implement the Climate Action Plan (CAP) and the tree planting component of it to reduce carbon in the atmosphere. Residents are being asked to participate. Lesley Henegar.

City Staff Presentation:

Conceived as a program rooted in multiple, integrated strategies, the Initiative's mission is to develop, nurture and protect a sustainable community forest in the City of San Diego. Goals adopted by the Advisory Board include planting 5,000 trees a year on public property for 20 years, public outreach and education concerning the health and community benefits from expanding the urban forest canopy

12.0 La Jolla Boulevard Traffic Calming- Consideration of City Staff provided scheme for Pedestrian Refuge Island at Mira Monte Intersection. (Zoe Kleinbub) Info to be provided.

T&T Motion: Approve City Staff Suggested Pedestrian Refuge Island in La Jolla Blvd. near Mira Monte Intersection: Brady, Second: Gantzel 8-0-1 (Bailey) LDER

Presentation: Ms. Kleinbub was not present. She had explained at T&T that she would like cluster beacons and pedestrian refuge on La Jolla Boulevard near the Methodist Church. She had approached Councilmember Bry, who told Ms. Kleinbub that she (CPPT Bry) would add the island to her Budget Priorities in June. Applicant says it is not safe to cross the street there as pedestrians are obscured by cars waiting in the left turn lane. CD1 rep Mauricio Medina wished to explain the details of the proposed project.

Trustee Comment:

Trustee Greatrex stated that Medina should not be representing an Applicant at LJCPA. Doing so as a City Council Rep renders this as a de facto City Council matter.

Greatrex: There is a Brown Act issue, as clustered Pedestrian Beacons were not on Public Notice at T&T.

Greatrex: Optics on this are very bad. Neighbors are unhappy, as they said cluster beacons are not desirable plus they were not noticed. T&T voted on four sets of beacons

Brady: Beacons were voted on at T&T.

Boyden: The T&T motion as reported in its minutes only support the Pedestrian Refuge Island. There is no mention of cluster lights.

Greatrex: Resident Applicant needs to appear. Also Oscar Cortes of Traffic Department should appear to discuss feasibility. Item needs to be noticed properly.

Motion: To postpone till June for Applicant to appear. (Gordon/ Rasmussen) 13-0-2. Weissman Abstains due to unfamiliarity.

13.0 Lowering of Fence at rear of La Jolla Shores Lane (Black's Beach Overlook) Request for LJCPA to send joint letter to SDFD and SD Lifeguard Chiefs, to lower a current 6-ft view fence to the 4-ft height requested by the California Coastal Commission in a previously granted Development Permit at the site. A 4-ft view fence at this location will also enable conformance with the 4-ft view fence height parameter of our Community Plan. (drafted letter sent to trustees and included in Public Document folder on back table)

Presentation:

Melinda Merryweather: States fence at 6 feet is not compliant with 4 feet fence view corridors in community plan. Went to Parks & Beaches, went to Code Compliance, who said it is not compliant. The chain-link fence currently

stands at just under six feet tall at the end of a viewing area over Black's Beach. The viewing area is landscaped with a walking path leading to the bluff's edge and its fence. It was originally permitted to be approximately four feet with safety and regulatory signage.

Merryweather: All we want to do is bring this fence into compliance. It's a very special place for surfers to look at the ocean and in the La Jolla Community Plan which says view areas should have fences that are four feet.

Bill Harris, City Spokesman: This issue is a hot potato. States that fence should be six feet. Rationale for that from lifeguards and firemen is that people attempt to scale the fence. City says that the fence will stay at 6 feet due to instability of the bluff. Regarding a change to fence materials, Harris states that type of solution and those proposals are welcome, but what needs to be considered is the maintenance and whether the footing or foundation would be inconsistent with the bluff top," Harris states that he does not think there is a lot of resistance to an alternative, but at the moment, this is what the City departments have assessed as necessary. Harris notes Melinda has offered to pay for height adjustment.

Trustee Comment:

John Shannon: Does not think this makes sense. If someone really wants to climb a fence, they will.

David Little: If this truly such an issue, why not make it 8 or 12 feet?

Rasmussen: Will this be heard at City Council if we send a letter? Harris (response): Doubtful.

Public Comment:

Brenda Fake: Explains that having a four-foot fence above her house has led indirectly to \$100,000 of damage to her home via a drunk driver. She said that this is a public safety issue. She states that a slope should be treated as such.

Melinda: There are no fences at Coast Walk.

Trustee Comment: Gordon: Is there a compromise to be made in fence materials. Perhaps the top two feet could be a clear material.

Merten: People need to take personal responsibility.

Motion: Approve Letter Presented and send to City (Merten/Rasmussen) 13-1-1. Chair Abstains.

14.0 Whether to schedule a revote on the Black Halibut project for the June 5, meeting of the LJCPA based on new information as provided for in the Administrative Guidelines, September 2015, page 29.

Presentation:

Trustee Merten states that the elevation points in the project have changed.

Merten discussed belief that "distorted renderings" were used in the presentation of Black Halibut. Merten states that string lines were not observed.

Marengo: The City does not use string-lines. The plumb line has two outrigger structures where the deck comes over it. The pool is conformant in the Shores. Drawings Marengo uses are standard for a CDP. Standard drawings indicate a height that is not close to 30' and show proper setbacks.

Trustee Comment:

Gordon: Does Merten have any financial interest? (in response) Merten states No.

Merten: 600-24 allows Community Planning Groups to revisit a project.

Merten: Renderings/drawings presented by Marengo to LJCPA in at the April Meeting have since changed.

Brady inquires on height.

Marengo: Using drawings from standard development height. All setbacks are as correct. Elevation points correct.

Will: Are we revisiting this? Steck: We are deciding.

Costello: States that drawings presented at DPR were not accurate. Marengo (in response): It meets code.

Mangano: Do you have elevation drawings at different points in time for contrast?

Weissman: Are you using Cardenas house to say that your house is smaller? Marengo (in response): No

Marengo: Discusses bulk and scale against “things you know” (i.e. Cardenas house).

Gordon: States that in 600-24 you only revisit a project when substantive changes have been made.

Courtney: Vote may have changed depending on which drawing voters saw.

Motion: To re-hear Black Halibut project in June. (Merten/Costello) 9-5-1. Chair Abstains.

15.0 Whether to send a letter drafted by David Little and Dede Donovan with respect to the 50% rule to the City Attorney. (drafted letter sent to trustees and included in Public Document folder on back table)

Trustee Presentation:

Trustee Little: Thanks Dede Donovan for helping with letter.

Will: Notes that serial permitting is an issue not going away. Suggests that we do away with language that implies that rules are not followed administratively. Suggests we stay on task.

Boyden: States DPR version of letter has perhaps too much emphasis on Draft Information Bulletin. Inquires as to how 50% rule is being employed.

Will: What do we want to tell the City? Do we believe intent of 50% rule is that half the building remains?

Merten: Original intent of 50% Rule was not well thought out.

Gordon: Letter should focus on exploitation of the 50% rule.

Steck: Suggests to Little that we take another crack at letter.

Boyden: Soften the language. Perhaps Brian Will can assist. Will agrees.

Ahern: Avoid saying that every project must come to LJCPA.

Motion: To Revise Letter (Boyden/Gordon) 13-1-1. Chair Abstains.

16.0 Adjourn to next LJCPA Meeting, Thursday 7 June 6:00 PM. Meeting Adjourns at 8:43 PM.

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION
Meeting Minutes – Tuesday May 8 and 15, 2018 – 4:00 pm
La Jolla Recreation Center – 615 Prospect Street, Room 1
La Jolla, California

ATTENDEES 5/8/2018: Collins, Costello, Gaenzle, Kane, Leira, Ragsdale, Welsh, Will, Zynda
ATTENDEES 5/15/2018: Collins, Costello, Ragsdale, Welsh, Will, Zynda

1. NON-AGENDA PUBLIC COMMENT
None

2. APPROVAL OF MEETING MINUTES
Meeting April 17, 2018
Meeting May 8, 2018

3. FINAL REVIEW 5/8/18

Project Name:	Colima Street 623 Colima Street	Permits:	CDP
Project No.:	575043	DPM:	Morris Dye
Zone:	RS-1-7	Applicant:	Elizabeth Carmichael

(Process 2) Coastal Development Permit to demolish an existing single dwelling unit and construct two, new, two-story residential units totaling 5,675 square feet (sf) (2,777 sf west unit, and 2,898 sf east unit) located at 623 Colima Street. The 0.11 acre site is in the coastal (Non-Appealable) overlay zone in the RS-1-7 base zone of the La Jolla Community Plan area.

3/13/2018 - APPLICANT PRESENTATION AND QUESTIONS Elizabeth Carmichael

- Currently two lots with one house and pool. Proposing two, two story residences (one on each lot).
- Current drive off Colima. Proposed two driveways off Colima.
- No roof decks (second floor decks, but not roof)
- Traditional architecture, mix lapped siding, shingle, stone
- Drought tolerant landscape
- West 25'-1.5" high, East 27'-11.5" high
- Neighbor West concerned about backyard privacy. No second floor windows on that side.
- Not an improved alley. City is not asking for alley access. Otherwise driveways would not be allowed.
- 8' between buildings, desire to differentiate
- Lots are 4,859 each. They were never joined.

3/13/2018 - PUBLIC COMMENTS

- Miller – what does this look like next to neighbors?

3/13/2018 - COMMITTEE DELIBERATION

- Kane – Looks busy, suggest to tone down, see in context of street
- Welsh – side facades are long and flat.

- Kane – Does single structure defacto consolidate the lots? Leira – Yes.
- Gaenzle – Thank you for garages. Concerned that additional curb-cut reduces parking.
- Collins – What is side setbacks. 4' each, yielding 8' separation at the narrowest.
- Gaenzle – Trees? Two king palms to be replaced with Jacaranda. Tree in property interior to be removed. New trees proposed but current will not remain.
- Kane – Can existing trees be temporarily stored and re-used on site?
- Collins – how long is unpaved alley? Entire block.

3/13/2018 - DELIVER FOR NEXT PRESENTATION

- Context with neighbors. Bulk and Scale, parking.
 - Street elevation or montage with both neighbors and both structures
 - Aerial photo with super-imposed project
 - Site plan with to include adjacent curb cuts and parking impact
- 3D or elevation to see how buildings stagger and corner materials.
- Materials board
- Evidence why alley can't be used. City's reasoning.

4/17/2018 – APPLICANT PRESENTATION Elizabeth Carmichael

- Demo existing house that straddles 2 separate lots, replace with 2.
- Each unit has 2 car garage,
- All standard setbacks
- Craftsman style, comp roof, stone accents, shingles, batten board, horizontal siding
- Two story homes on either side
- Lapped (horiz) on one unit, vertical board and batten on other.
- Existing lots never consolidated (legally)
- City review produced certificate of compliance that it is two lots
- .60 FAR allowed for each (.59 and .57 proposed)
- Adding 4 extra feet to driveway width (net combined).

4/17/2018 – PUBLIC COMMENT

- Adding a curb cut for second driveway, street loses on parking space.
- Mark Clevinger (neighbor to West) – Would like to see elevations to scale, Colima is a view corridor, Canary date palms to be removed? (yes), Will plans address storm-water drainage to street (Applicant Yes). (Landscaping adjacent to his property). Will city trees in greenway stay? (yes). Rendering is not precise or to scale. Where is proposed house relative to neighbors. Window at South West 2nd floor is intrusive. VERY concerned about that window as relates to pool and personal spaces on his property. Concerned about 1st floor windows viewing over fence into pool. FF of proposed is 6" higher than existing. Requested designer to visit property.
- Sally Miller – Air-conditioned? Where? (condenser required 4' from PL, but don't know where.)

4/17/2018 – COMMITTEE DELIBERATION

- Straddled lot "means" they are combined (if not legally consolidated).
- Sensitive to issue of window looking into backyard.
- Glad you have garages
- How is neighborhood laid out.
- Immediate neighbor issues are still community issues.

4/17/2018 – DELIVER FOR NEXT TIME

- Section through, with fence and outline of house
- Overall dimensions to compare.
- Montage to see homes 2-3 on either side.
- Hard elevations including adjacent neighbors
- Please consider removing window
- Any necessary exhibits to demonstrate privacy

- Aerial photo of the entire block, one with proposed home.
 - **City approval of two distinct lots.**

5/8/2018 – APPLICANT PRESENTATION Elizabeth Carmichael

- Discussion due to absent next neighbor, applicant will present
- Backstory with neighbor who has privacy concerns
- Privacy was integral to the original design, single story and sloping rooves on his side.
- Garages,
- Requested sketch location of second floor window.

5/8/2018 – PUBLIC COMMENT

- Morton – In CA code or SDMC, there are no backyard privacy rights.
- Merten – House immediately to east, footprint of upper story is smaller. Proposed project does not seem to step back from side yard setbacks.

5/8/2018 – COMMITTEE DELIBERATION

- Drainage? – Mild back to front slope. Swail along West side directing water to planter and under sidewalk drain.
- Costello – No legal requirement to address privacy, but sensitivity improves neighbors relations and neighborhood.
- Costello – Justification for lot separation. Applicant provided cycle issues.
- Costello – recommends coming back with neighbor
- Collins – difficult to be sympathetic concerning overwhelming consideration for his privacy.
- Will – In favor of project, suggest you help neighbor understand ACTUAL view angles.
- Ragsdale – parking in 2+2 garage plus 2+2 driveway.
- Welsh – Existing house is articulated, narrow lots with garage doors is a harsh change. Concerned over lack of articulation.

5/8/2018 – SUBCOMMITTEE MOTION

- Findings can be made (Collins/Will)
 - In Favor: Collins
 - Opposed: Costello, Ragsdale, Welsh
 - Abstain: Will (chair)
- **Motion Fails (1-3-1)**

5/8/2018 – SUBCOMMITTEE MOTION

- Findings cannot be made due to the bulk and scale of the project, lack of articulation, and not conforming with the neighborhood character. (Costello/Welsh)
 - In Favor: Costello, Ragsdale, Welsh
 - Opposed: Collins
 - Abstain: Will (chair)
- **Motion Passes (3-1-1)**

4. FINAL REVIEW 5/8/18

Project Name:	Webber Residence	Permits:	CDP
	622 Palomar Avenue		
Project No.:	587593	DPM:	Paul Godwin
Zone:	RM-1-1	Applicant:	Michael Morton

(PROCESS 2) Coastal Development Permit for the remodel of a 1,005-square-foot two story detached single family residence and converting a 488-square-foot existing detached second floor office to a companion unit at

622 Palomar Avenue. The 0.12-acre site is located within the RM-1-1 zone, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan area.

4/17/2018 – APPLICANT PRESENTATION Michael Morton

- RM-1-1 Multi-Family zone. Area was spec homes in 60s.
- 8700sf lot, Existing 2 units plus detached 2-car garage with office above.
- Propose to create Companion unit from existing “office” – Adding offstreet parking for inadequate parking to existing 2 units.
- Companion unit within transit area do not require parking.
- This is a code compliance item – code compliance works.
- Parking deficiency permitted in 90s, as part of this permit for companion unit, they will provide the deficit spaces.
- Tandem allowed in RM-1-1 zone
- Turfblock to allow infiltration
- 488 sf companion unit
- Companion units require on-site resident owner in at least one of them.

4/17/2018 – PUBLIC COMMENT

- Any drainage concerns for neighbors (no, increasing permeable area)

4/17/2018 – COMMITTEE DELIBERATION

- Meeting Landscape Requirements (yes), turf block and street tree.
- Can we tell the city no, prefer landscape to more parking.
- Disappointed that parking is required in sub-optimal configuration rather than keep existing.

4/17/2018 – SUBCOMMITTEE MOTION

- To make preliminary as final (Ragsdale/Collins)
 - In Favor: Collins, Gaenzle, Leira, Ragsdale, Welsh, Will, Zynda
 - Opposed: Costello
 - Abstain:
- **Motion Fails (7-1-0)**

4/17/2018 – DELIVER FOR NEXT TIME

- No, just opportunity for neighbors to attend or others to have second opportunity.

5/8/2018 – APPLICANT PRESENTATION Michael Morton

- Brief reorientation.
- Have you spoken to the neighbors (YES). He is here today. RM zone allows for multiple units.
- Neighbors had concern about parking space on cul-de-sac. Existing width of parking is 20'-9". Space will remain.
- Adding two additional parking spaces outside of the garage. “Parking spaces for companion units may be anywhere on the lot.”
- Turfblock parking to minimize run-off and maintain feel of front yard landscaping.
- 1999 CDP required 4 spaces, Construction permit in 1999 approved with only 2.
- This project only proposes to add 2 spaces.
- Removing raised planter walls and levelling front area with turf-block.
- Improvements to unit for energy efficiency, new windows, fire life safety.

5/8/2018 – PUBLIC COMMENT

- Schmidt (next door neighbor) – Parking is primary concern. Small space means people often block his driveway.
- Merten – Back of one space is within front yard setback. Parking for companion unit allows parking anywhere, but companion unit does not require any parking. All 4 spaces must conform to (non-companion unit) standards.

- Merten – discretionary permit requires bringing all items into compliance. Sub-standard parking should be brought to compliance prior and separate from companion unit. SDMC

5/8/2018 – COMMITTEE DELIBERATION

- Applicant: This is an amendment to the 1998 CDP which requires ONLY 4 on-site spaces. (even though they were not included in the plans). There is no requirement for “guest” parking.
- Nothing to be built except levelling planters for parking, and life/safety/energy improvements to companion unit within the same envelope.
- Two distinct issues: 1. Adding parking to a deficient site. 2. Adding a companion unit that does not require ANY parking spaces.
- Illustration of problem with companion unit. “scrunching” in parking. City and state are doing this wrong. If cities goal is to increase density, they should allow “proper” multi-family development.

5/8/2018 – SUBCOMMITTEE MOTION

- Findings CAN be made to amend 1998 CDP because the CDP only required 4 off-street parking. (Will/Ragsdale)
 - In Favor: Welsh, Ragsdale, Will
 - Opposed: Costello, Collins
 - Abstain:
- **Motion Passes (3-2-0)**

5. FINAL REVIEW 5/15/18

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 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.

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 commonwall 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 request 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)**

6. PRELIMINARY REVIEW 5/15/18

Project Name: The Reserve SCR (Encilia Res.) Permits: SCR

6850 Country Club Dr.
Project No.: 582128 DPM: **Glenn Gargas**
Zone: RS-1-4 Applicant: Kent Coston

(Process 2) Substantial Conformance Review to PTS 292065 for a 5000 SF two story residence. The site is located at 6850 Country Club Dr. in the La Jolla community and is within Zone: RS-1-4 / Coastal Overlay (Non- Appealable) /Coastal Height/ Parking Impact/Brush Management/ Very High Fire Hazard/ Earthquake Fault Buffer zones. Council District 1.

5/15/2018 – APPLICANT PRESENTATION Kent Coston

- Orientation, project directly adjacent to dead end of Encilia
- Heights and developable areas restricted by existing CDP
- Upper driveway level at Encilia port-cochere only
 - House below
- Highest developed structure is 8-10’ retaining wall to carve out the motor court.
- Height of ridge at port-cochere, is approx. 12’ (height above street view)
- Design guidelines require earth tones, restrictive “zoned” height restrictions.
- 36’ overall height from lowest walk-out basement
- Lowest level (3 bedrooms and multi-story volume)
- Buried mechanical equipment out of site, out of view
- Site (1.6 acres)
- Allowed 5000sf (.07 FAR)
- 1st floor 2711, 2nd 2289, 3rd floor covered (approx. 3000 sf – open all sides, FAR exempt)

5/15/2018 – SUBCOMMITTEE DISCUSSION

- Ragsdale – show project height
- Will – received cycles, not original assessment letter.
- Will – Show height limit lines, Please email Exhibit A and CDP conditions
- Welsh – Client or spec (undecided yet), wouldn’t a new owner prefer to see enclosed garages
- Costello – Clarified origins of SCR
- Costello – drainage, there is a bypass for city drainage to move past site to existing outfall (formerly drained onto site. Treating all water that falls on-site on pervious area.
- Collins – Golf course? (unpermitted areas is in process of re-vegetating)
- Zynda – how is bypass executed (piped underground)
- *Public* – Former Copley estate – yes

5/15/2018 - RECOMMENDATION TO DELIVER FOR NEXT PRESENTATION

- Zoning and Coastal Height Limit Lines on Elevations/Sections (please bring a colored marker to highlight on the CAD drawings)
- Please send CDP conditions and Exhibit A to DPR chair at earliest convenience for distribution.

5/15/2018 – SUBCOMMITTEE MOTION

- Make this first presentation a Final and Voting Presentation (Ragsdale/Costello)
 - In Favor: Costello, Ragsdale, Will Zynda
 - Opposed: Welsh
 - Abstain: Collins
- **Motion Fails (4-1-1)**

LA JOLLA PLANNED DISTRICT ORDINANCE COMMITTEE AGENDA
MONDAY, MAY 14 2018, 4:00
LA JOLLA RECREATION CENTER, 615 PROSPECT STREET ROOM 1, LA JOLLA CA 92037

Attendance Deborah Marengo (chair) LJ Village Merchants Members: Joe Parker, Bird Rock; Joe Pitrofsky LJ Town Council ;Gail Forbes LJ CPA; Sheila Fortune , LJ Village Merchants (Four Vacancies awaiting appointments). Public: Sharon Beckas

Presenters

1) Project Name: Saffron Thai restaurant PDO Zone 2 , 1055 Torrey Pines Road Applicant: Julio Nevarez . Scope of Work: Sign (Wall Signs) There will be 2 signs facing North and one facing East. Both signs will say Saffron THAI.The applicant will use Channel letters bolted to wall ,illuminated LED lights. Logo is yellow and black 34”high 34”wide. 30.146 sq ft other sign is 73” length x35.5 ”high on both sides of the (old Chipotle) Building -opposite Herschel /Torrey Pines intersection near Starbucks. East side overlooks parking lot and sign will be low enough on the building facade not to bleed into Single family zone.The restaurant has 48 linear feet on Torrey Pines and 36 linear feet on parking lot. Dimensions 30.146 sq ft in conformance with Planned District Requirements. Will not have blinking feature and will not utilize exposed neon. Motion: Pitrofsky/Fortune .Recommend approval :The sign as presented conforms to the LJ PDO. Approved unanimously

2) Project Name: Pacific Premier Bank PDO Zone 2 : 875 Prospect St at Fay (Formerly Regents Bank) Project #: 180213 Applicant: Integrated Signs- Aaron Clippinger (agent) Scope of Work: 3 sets of letters mounted onto the side of the building. 2 illuminated.one not. The proposal is to change out Bank signs, like for like. Signs facing Fay and sign facing Prospect for Bank. Channel Letters on the Bank facade ,white face & blue edges on the letters. Logo is European Blue and white script for Premiere with cardinal red scroll .The applicant passed around plans (which included signage for garage that were not part of the discussion). Square footage was within guidelines permitted. The applicant was reminded that a summer moratorium on street or sidewalk closures/construction starts May 30. The Fay Street side may require sidewalk permit for overhead boom on 28th and 29th of June. No construction on Sundays nor before 7 A.M Motion: Pitrofsky/Parker .The signage as presented conforms to the La Jolla Planned District Ordinance, recommend approval. Passed Unanimously.

3) Project Name: La Jolla Management Company ,7660 Fay Ave.(at Kline) PDO Zone: 2 Applicant:Joe Hoffman Agent:Aaron Clippinger. Returned with more information Scope of work: Proposal for a monument sign 6’4” tall and approx 5” wide at the 15’ setback. (cont. Page 2) The sign will be illuminated at night internal led opaque back letters at night will show. The reverse will be ship lapping in keeping with the building design color and mood.The sign will help clients and customers locate the businesses, advertise, set a mood and provide direction. The height of the sign was challenged -large compared to former signage.Height of the sign should assist at night in identifying the building to fire department, allow readability from passing traffic. A lower sign tends to blend into the clutter and distraction of parked cars in the lot and plants . The header cornice gives a finished look but also adds to the height. There was some concern expressed that this large an illuminated sign may affect the neighborhood; however this was applicant’s return and no members of public objected or appeared at either hearing. Technically within the requirements of the Planned District. Motion : Forbes /Pitrofsky. The sign, as presented , conforms to the Planned District Ordinance however for safety purposes (fire numeral identification) the street numerals will be moved to the upper quadrant of the sign. Passed unanimously. With the concurrence of the PDO Board, the agent agreed to remind the applicant/management of the building that street trees removed in landscaping ,should be replaced with an

approved street tree(s) for Fay Ave. He will also attempt to have sandwich board signs removed from the premises since they are non-conforming.

Discussion: Gail Forbes asked if there had been any feedback other than from Town Council to the arbitrary and unprecedented revision of committee procedures passed by La Jolla Community Planning Association. The motion required (among other stipulations) 15 day notice before any consideration of a project could proceed. She objected to the lack of Notice or review by any of the LJCPA's own sub-committees prior to its consideration by the trustees and before being voted on by them February 1st . The LJPDO was not given notice of any sort (let alone 15 days) that there was a resolution being drafted or considered. There has been no reconsideration at the LJ Community Planning Association. The likelihood is that like many items considered by La Jolla's committees, it will be given short shrift downtown by Planning or Development Services.

The PDO subcommittee members discussed the difficulty in enforcement of the City Ordinance . Information is not provided to applicants that signage , paint colors, street furniture, exterior cladding etc.within the La Jolla Planned District geographic boundaries is subject to review for conformance. The problem of enforcement continues. Ordinance provisions are neglected- sandwich boards being a prominent issue. Exposed Neon has been installed even though it violates the law- Whiskey & Ladle ,Perlman Clinic ,Phoenix Salon area among the violators. Renovations on some building facades have begun or are in process that have not been reviewed and may or may not be in conformance.

The Nautilus Pharmacy Building at La Jolla Blvd and Nautilus is having facade stripped. It is a non - conforming building and changes to it should be reviewed. Plans calling for glass exterior will be a violation if the glass totals greater than 40 per cent. Non conforming buildings cannot be altered in a way that makes them more non-conforming. A committee that does not receive the proper and lawful support from City staff may be an exercise in futility and a waste of time for its members. Meeting was adjourned without further discussion. Respectfully submitted, G. Forbes

LA JOLLA SHORES PERMIT REVIEW COMMITTEE MINUTES (Draft)
LA JOLLA COMMUNITY PLANNING ASSOCIATION
Monday, May 21st, 2018 @ 4:00 p.m.

Revision 0

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

Meeting Room 1

1. **4:00pm Welcome and Call to Order:** David Gordon, Chair
 - a. Committee Members Present - Matt Edwards, Janie Emerson, David Gordon, Myrna Naegle, Michael Czajkowski, Andy Fotsch, Tony Cridafi
 - b. Committee Members Absent - Angie Preisendorfer
2. **Adopt the Agenda -**
 - a. **Motion:** Modify Agenda Revision #2 but delete item #4
 - Moved – J. Emerson 2nd – M. Czajkowski
 - **Vote - 7-0-0**
3. **Approve April Minutes**
 - a. **Motion:** Approve April LJSPRC Minutes
 - Moved – J. Emerson 2nd – M. Czajkowski
 - **Vote - 7-0-0**
4. **Non-Agenda Public Comment:** None
5. **Non-Agenda Committee Member Comments** - Emerson requested that election for Committee Chair be an action item on June Agenda
6. **4:05pm Chair Comments** Chair reminded all present concerns about keeping the meeting on track, respectful and relevant to the scope of the LJSPRC. Specifically:
 - a. The committee is always interested in hearing concerns from the neighborhood residents.
 - b. Please keep comments relevant to the LJSPRC Scope. Specifically how a project conforms to the La Jolla Shores Planned District Ordinance, the La Jolla Shores Community Plan and the La Jolla Shores Design Manual, Also reviews significant planning items on cycle issues provided by the DSD.
 - c. Areas not appropriate are potential traffic and parking issues during construction, loss of views, potential for noise or contractors who violate city curfews. LJSPRC is sympathetic to the neighborhoods concerns about these type of issues, but they are not in the LJSPRC's scope.
 - d. Please keep comments respectful and avoid personal attacks.

7. Project Review:

a. **4:15-4:45pm ALLOS RESIDENCE (First Review)**

- Project #:** 596085
- Type of Structure:** Single Family Residence
- Location:** 8333 Calle Del Cielo
- Applicant's Rep:** Sarah Horton (619) 231-9905 shorton@golba.com
- Project Manager:** Pancho Mendoza (619) 446-5433 FMendoza@sanidiego.gov
- Project Description:** (Process 3) Site Development Permit and Coastal Development Permit for demolition of an existing 4,085 sq ft two story over basement garage single family residence and construction of a new 5,958 sq ft two story over basement garage single family residence. The 0.46 acre (19,988 sq ft) site is within the Coastal Overlay (Non-Appealable) overlay zone within the LSPD-SF zone(s) of the La Jolla Shores Planned District within the La Jolla Community Plan Area within Council District 1.

- Existing structure square footage and FAR: 4,085 square feet or a 00.20 Floor Area Ratio (FAR)

- Proposed square footage and FAR: 5,958 square feet or a 00.30 Floor Area Ratio (FAR)

- Existing and proposed setbacks on all sides:

Existing:	Front Yard:	26'-3 1/2"
	Side Yards:	14'-8 1/2" & 20'-8"
	Rear Yard	83'-1 1/2"
Proposed:	Front Yard:	28'-6"
	Side Yards:	8'-0" & 12'-0"
	Rear Yard:	92'-11"

Height if greater than 1-story (above ground): 2 stories over basement garage, 26'-6" high (existing height 25'-10")

Comments: It was brought up that the multitude of glass panels facing west could cause severe light refraction in addition to excessive heat within the residence. The Architect said he would use glass that addressed both issues. The majority of the discussion centered around the side yard set backs and articulation on the 2nd story. The Architect went ahead and modified the 2nd story set backs on both the north and south sides, signed the plans and dated them 5/21/18.

Motion: Approve the project as modified dated 5/21/18 for a Site Development Permit and Coastal Development Permit for demolition of an existing 4,085 sq ft two story over basement garage single family residence and construction of a new 5,958 sq ft two story over basement garage single family residence.

Moved – J. Emerson 2nd – M. Czajkowski.

Vote - 5-1-1 (Against - M. Edwards & Abstain – M. Naegle because she wanted applicant to return with revised drawings)

T. Crisafi was able to remain for the next Agenda items to represent his client. Once deliberations begin, he will recuse himself and leave the room.

Discussion of reinstating item #4 as part of the entire discussion on the Lookout Drive projects.

Motion: Modify the Agenda Revision #2 to include item d (Lookout Drive Lot 4 & 5 and Lot 2 (Comments by Neighbors) – presentation by Deborah Rosenthal.)

Moved – J. Emerson 2nd – M. Czajkowski

Vote - 7-0-0

The Committee opted to hear the next 3 Agenda items together with presentation by the applicant to cover all 3 projects prior to Public and Committee discussion.

5:15PM - M. Czajkowski left meeting (as planned and notified prior to meeting)

b. 4:45-5:15pm LOOKOUT LOTS 4 & 5 (Previously presented for info in 2016)

- Project #: 482904
- Type of Structure: Two Detached Single Family Residences
- Location: 7729 Lookout Drive (and adjacent lot)
- Applicant's Rep: Scott Frantz (858) 869-2865 sfrantz@islandarch.com
- Project Manager: Glenn Gargas (619) 446-5142 ggargas@sandiego.gov
- **Project Description:** (Process 3) Site Development Permit and Coastal Development Permit for the development of two detached, two-story, single family residences totaling 7,132 square feet on two existing vacant parcels at and adjacent to 7729 Lookout Drive. The entire 0.295 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 and Council District 1. Note – Lot 2 removed from this project.

c. 5:15-5:45pm LOOKOUT LOT 2 (Previously presented for info in 2016)

- Project #: 589178
- Type of Structure: Single Family Residence
- Location: 7729 Lookout Drive
- Applicant's Rep: Scott Frantz (858) 869-2865 sfrantz@islandarch.com
- Project Manager: Glenn Gargas (619) 446-5142 ggargas@sandiego.gov
- **Project Description:** (Process 3) Site Development Permit and Coastal Development Permit for the development of a two-story single family residence totaling 4,070 square feet, located on a vacant lot at 7729 Lookout Drive. The 0.12-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 and Council District 1. This development is within the Coastal Overlay zone and the application was filed on March 1, 2018.
- **Comments:** The Applicant presented the designs for all 3 properties and distributed copies of data sheets including the 300 ft survey. Then there was extensive Public discussion by many attendees and neighbors including presentations and handouts.
 - **M. Furby** - Concerns on adequate parking, driveway to Lot #4 and storm water run off with possible damage to neighbors.
 - **D. Kellogg** - Had a number of concerns especially the appropriate uses of the easements on the properties and the excessive FARs (especially Lot #5).
 - **E. Heidelberg** - representing S. McKean (neighbor) - Her points:
 - Distributed a 32 page document detailing her concerns including a 300 ft survey that conflicts with the data presented by the applicant.
 - No available updated lot survey of neighborhood. (Note –applicant provided 300 ft survey at this meeting).
 - Dwelling unit density is 2x that of the neighborhood average (claimed lots split in 1972).
 - Setbacks do not conform to the average of 7.9' for the area.
 - **P. Merten** - Set backs are not in conformity with vicinity, specifically Lots #4 & #5 with neighbor S. McKean and Lot #4 to Cliff May historic house. Stated that setbacks should be addressed with respect to appearance and visual spacing, not just tabular data. In addition, lot density for these

lots versus “occupied units” whose lots in the area average 10,500 sq ft. Two of the lots presented are half the size of those allowed in the area.

- **L. Hill-Hogan** - Lived in the area since 1968. Great concern for increased traffic with it’s impact on safety and quality of life in the area.
- **S. Pruett** (neighbor lives on Lot #3) - Great concern for soil issues and water drain off from Lot #2 on to her property. The level of the soil on Lot #2 has been raised 2’ and has caused water damage & flooding onto her property. Will this new construction be built to the original soil level or to the new level? It was suggested that she and the applicant discuss a resolution to this issue.
- **S. McKean** - Great additional concern about traffic & parking. SDFD has redlined the area and asked to reduce parking by 50%.
- **T. Lundberg** – Provided a four page letter that was distributed to the committee and the public. (Ms. Lundberg could not be present but another neighbor distributed her letter).
- **D. Mandelbaum** – commented that the City has already ruled on the lot merger demand.
- **T. Crisafi** - requested a Point of Order that the Rosenthal comments (Comments by Neighbors presentation) be tabled until a future meeting after the City of SD gives a ruling on this proposal. It was decided to proceed with an abbreviated presentation but without a detailed discussion until the City can provide a ruling.

d. 5:45-6:00pm LOOKOUT LOT 4&5 and LOT 2 (Comments by Legal Representative*)

- Project #:** 482904 & 589178
- Type of Structure:** Single Family Residences
- Location:** 7729 Lookout Drive
- Neighbor’s Rep:** Deborah Rosenthal* (714) 608-9424 drosenthal@fyklaw.com
*Attorney representing the La Jolla Hills Committee – an unincorporated group of neighbors
- Project Manager:** Glenn Gargas (619) 446-5142 ggargas@sandiego.gov
- Project Description:** The speaker is representing a group of neighbors and has requested time to present formal comments on these projects.
- Presentation by D. Rosenthal** – Distributed a 48 page document focused on claim that the lots should be merged. The average lot size for the area 10,000-12,000 sq ft with minimum lot size in the area of 8,000sq ft. The lot sizes in the Applicants proposal are 5,000 sq ft for Lots #2 & #4 and 7,500 sq ft for Lot #5. She proceeded with a discussion of the Code and land merger requirement. This will be referred to The City of SD and DSD for a ruling. Ms. Rosenthal claimed that these lots are well below the standard in the area. She also presented concern that the set back numbers seem to be constantly changing and that drainage concerns need to be carefully considered. Rosenthal stated that the heart of the LJSPO and Design Manual are not incorporated into the current designs for these 3 lots.

Subsequent to the meeting, City officials provided that the City had already ruled on Ms. Rosenthal’s demand that the lots be merged. The 48 page document was a letter addressed to DSD dated October 7, 2016. The City (Gregory P. Hopkins, Deputy Director DSD) provided the following response on Nov 18, 2016 that states: “To answer your question regarding the mandatory issue you indicate below, yes, that’s part of the concern. The other, which is a major sticking point, is the application process and the fact you are not the owner or the owners authorized agent as defined in our Municipal Code, Section 112.0102. It basically states that unless you are an owner or have an interest in the property you cannot apply for this merger, nor is the City going to be initiating this process. Our attorney’s office has reviewed all your documentation and does not see any reason to meet on this, nor do I at this present time.”

6:20PM – M. Naegle left the meeting (not planned). Quorum no longer met.

Applicant was requested to gather the following information and come back to LJSPRC for review and decision when that information is available:

1. Double check 300' radius comparison numbers. If possible, compare F.A.R. in two columns, one with garage, one without garage. It is understood that county records do not include garage area. Verify data (see conflicting data in survey provided by E. Heidelberg).
2. Ruling from The City of SD/ DSD concerning the land merger information presented by D. Rosenthal (see City response above).
3. Address all major cycle issues as identified in the most recent cycle issues.
4. Address public comment regarding setbacks as they relate to adjacent homes and proposed structures. Please address concern that setbacks should look at the visual effect and not just a numerical table.
Note that this is not a deliverable but was a public comment.
5. Address the basement setback from Lot 1 property line and compliance with the applicable municipal code.
6. Elevations and information about WATER run-off onto the neighbor's properties (7809 & 7731). Please address how this is handled both prior to and after construction.
7. Lot coverage and FAR compared to all in area showing compatibility with surrounding neighborhood.

Meeting adjourned at 6:50PM.

- Adjourn to next PRC meeting Monday, June 18, 2018 @ 4:00 p.m.**

LA JOLLA TRAFFIC AND TRANSPORTATION BOARD
Regular Meeting: Wednesday May 16, 2018

Members Present: Brian Earley (Acting Chairperson) LJSA, Tom Brady LJCPA, Donna Aprea LJTC, Nancy Warwick LJTC, Erik Gantzel BRCC, Patrick Ryan BRCC, Aaron Goulding LJVMA, Sheila Fortune LJVMA

Members Absent: Dave Abrams (Chairperson) LJCPA, Darryl Tschirn LJSA

Approve Minutes of: Wednesday April 18, 2018 **Motion to Approve: Ryan, Second: Gantzel 6-0-2 (Goulding, Fortune)**

The LJT&T Board welcomed Sheila Fortune, representing La Jolla Village Merchants Association. Sheila is temporarily replacing Corey Bailey until a permanent Representative for LJVMA can be seated.

LJT&T also welcomed Alisha Hawrylyszyn Frank the newly elected President of The Village Merchants Association. Alisha is here to learn more about how everything is run at La Jolla Traffic and Transportation.

Public Comments on Non-Agenda LJT&T Matters:

Ira Parker of Sea Lane is here to commend Mr. Abrams and Noor Kasto regarding the facilitation of a Stop Sign that was approved for Olivetas at Sea Lane. Mr. Parker wanted to acknowledge their effort. Mr. Parker explained that instead of even assessing the issue they said it was common sense a stop sign should be placed at that intersection, a work order was in and the stop sign will be placed in 60-90 days. Mr. Parker stated they did a great job and they deserve commendation.

Antonio Sacido is present for Agenda Item 2 but is commenting on a previous Agenda Item that was discussed at the November 15, 2017 LJT&T Meeting:

Agenda Item 6: Creation of All-way Stop at La Jolla Mesa Blvd/ Skylark Drive Intersection. Request for support by La Jolla Mesa Vista Home Owners Assn. (Steve Johnston). In order to get a Stop Sign established the City has a checklist of features and characteristics for the intersection and traffic engineers assign points, called warrants, to these various characteristics. An Intersection needs 20 points to warrant a Stop Sign. The intersection at La Jolla Mesa Blvd and Skylark Drive warranted just 9 points, far short of the 20 points they needed for their stop sign. They are appealing for help from LJT&T. Their goal is to have the Board recommend that the City install the stop sign. The City has already denied the sign but they believe with LJT&T recommendation they can have the District 1 office formally request the installation of the stop sign due to extenuating circumstances.

Motion to deny creation of an all-way stop at the intersection of La Jolla Mesa Blvd. and Skylark Drive. City evaluation yields only 9 of the minimum-required 20 warrant points is indicative that an all-way stop is not appropriate for this location. Suggestion is made that the requesting homeowners association pursue a controlled pedestrian crossing at the intersection: Brady, Second: Earley 8-1-0 (Warwick)

Mr Sacido updated the Board on the result of the La Jolla Mesa Vista Home Owners Assn pursuit of a controlled pedestrian crossing and after 2 years of multiple studies at the intersection of La Jolla Mesa and Skylark Drive the City agreed that a controlled pedestrian crossing should be installed at the intersection. The problem is that it is now on the unfunded needs list and Mr. Sacido is asking the Board if there is any way we can expedite the process. Before Brian could respond to Mr. Sacido Karen Marshall who is presenting Agenda Item 3 commented. She also requested a controlled pedestrian crossing for the end of her street, East Roseland at Torrey Pines Rd and asked

Oscar Cortez if the city could install one at the same time they are installing the Hawk Signal at Princess Street. Brian responded that it doesn't hurt to ask.

Chef Filippo of Acquavite La Jolla is requesting that the No Right Turn sign on Coast Boulevard by his Restaurant be relocated to a more visible spot. Drivers exiting the underground parking garage on Coast Boulevard cannot see the traffic sign and are turning right to go up the hill to Prospect Street. Chef Filippo showed the Board, on his iPhone, what the driver sees while exiting the garage and the sign is clearly not visible. The sign is very high and the ceiling of the parking garage is very low. If the sign was moved across the street the drivers would see it before making the right turn. There have been no accidents so far but that is because his staff and other pedestrians alert drivers that they cannot make the right turn.

Nancy asked Brian if we should make this an Agenda Item. Brian is not certain if this should be an Agenda item or if the City is going to request it go through a process. Chef Filippo has offered to petition his neighbors, it would not be a problem to get signatures. Brian will make it an Agenda Item for the June Meeting.

Janie Emerson is the newly elected Chair of the La Jolla Shores Association. She is going around to each Community Board inviting participants to their meetings. From June to October, the second Wednesday of each month starting at 6pm, the La Jolla Shores Assn will host a Sunset Reception on the Patio of the Martin Johnson House which is on the Campus of the SIO. They will have special speakers or programs and then start their meeting at 6:30. Everyone who is interested in the Shores is invited to attend.

Agenda Item 1: San Diego Triathlon Challenge- Request by Challenged Athletes Foundation for Temporary Street Closure and Temporary No Parking on Coast Blvd between Prospect St and Girard Ave and Lane Closure on Torrey Pines Rd between Prospect and La Jolla Shores Dr for the 25th annual event on Sunday October 21 2018 **(Kristine Entwistle) Action Item**

Kristine pointed out this is the 25th year they are requesting a permit, it's their 25th anniversary. They are making no changes to the Event, no changes to the street closure or the no parking but they are bringing in other festivities to celebrate their milestone year.

Event comprises a 1 mile swim, 44 mile bike, and 10 mile run. In addition to the race there is an Expo, kids run, stationary bikeathon, 5K and yoga. All Events start and finish at Scripps Park at La Jolla Cove.

Event set up: 10-19-18 at 5pm

Event starts: 10-21-18 at 7am

Event ends: 10-21-18 at 5pm

Dismantle: 10-21-18 at 9pm

Nancy asked Kristine if there were any complaints from last year and Kristine responded that a resident on Coast Boulevard reached out to them concerning access to her home with the street closed. The Event Planner sent her a Pass that she could place on her windshield and the security guards were advised they could escort Residents on the street in and out of the closure at a quiet moment.

Brian asked about the one mile swim at the Shores but Kristine responded that the swim is at the Cove. Event Planners are hopeful the swim can take place at the Cove this year although the past few years the swim took place at the Shores due to the quality of the water at the Cove. The swim will run through the Shores so they will be contacting Janie Emerson.

Tom reminded the Board this is the event Robin Williams participated in and he hopes the Board approves unanimously for the participants and the community.

Brian asked Kristine if their parking plan is adequate to serve the number of people who participate and attend the Event. Kristine responded that yes through a combination of shuttles, contracts with all of the area parking garages, and valet service they can meet the needs of the Event.

Traffic and Parking Overview

San Diego Triathlon Challenge
Sunday, October 21, 2018

Road Closure

5:00am to 4:00pm - Coast Boulevard

The closure is from point of split with Prospect Blvd until intersection with Girard (midpoint through Scripps Park). Traffic barricades and traffic monitor personnel posted at each end of the closure

Lane Closure

8:00am to 10:00am – The number 1 lane of North Torrey Pines road from Prospect to La Jolla Shores Dr. SDPD monitor this lane closure.

Intersections 8:00 am to 10:00am - Course Marshalls will be placed in the village of La Jolla at stop sign intersections to help direct cyclists through village: Girard and Prospect St. Girard and Wall St. Wall St. and Ivanhoe St. Ivanhoe St. at Cave St. Cave St at Prospect St.

Parking

No parking is posted on Coast Blvd. on Friday PM and Saturday for 10 spaces, includes ADA spot relocation, for set up.

No parking on Coast Blvd on Sunday from 4:00 am to 6:00 pm from South Coast Blvd to the end of the 2 way traffic on Coast at the La Jolla Cove.

Two spots reserved for a vendor loading zone on Coast Blvd, the first two spots after the intersection of Coast Blvd and Girard.

A portion of participants are guests at hotels in the village of La Jolla, no parking at race site needed. Many challenged athletes are guests at La Jolla Beach and Tennis Club and a shuttle will be provided for their transfer over to the Cove

Valet

The Challenged Athletes Foundation provides a limited number of VIP Valet parking passes to sponsors, top fundraisers and celebrities. Valet drop off is at the corner of intersection with Girard (midpoint through Scripps Park)

Motion to Approve San Diego Triathlon Challenge Request for Temporary Street Closure and Temporary No Parking for the 25th annual Event on Sunday October 21, 2018:

Ryan, Second: Warwick 8-0-0

Agenda Item 2: Parking Time Limit- Request for 2 hour parking time limitation for sections on the east side of La Jolla Blvd between Midway and Forward Streets:

(Antonio Sacido) Action Item

Mr. Sacido appeared before LJT&T at the November 15, 2017 Meeting to speak about establishing a 2- hour parking restriction for the east side of the 5500 Block of La Jolla Blvd:

Agenda Item 3: 2-Hour Parking Restriction for East Side of 5500 Block of La Jolla Blvd. Business Owner request (Antonio Sacido) Action Item

The block of 5509 to 5575 La Jolla Blvd has rarely any parking spaces open. For some reason this block doesn't have the two hour limit parking restriction the other side of the street has and most blocks of La Jolla Blvd have a parking restriction. The lack of parking is caused by the cars being serviced at La Jolla BMW independent, since they park them in the street for weeks at a time. As a business owner in this block, Mr. Sacido would like to propose a 2 hour parking limit to make his stretch of La Jolla Boulevard homogeneous with the rest of the Boulevard. Dave is going to contact the City for advice on how the Board should pursue this issue. It may require a Petition and the Board will try to minimize any frustration Mr. Sacido may have with the petitioning process.

Mr. Sacido was successful in petitioning 75% of his neighbors, it was studied and approved by the City, and City Traffic Engineering Staff submitted an aerial photo for the proposed 2-hour parking time limitation on the east side of La Jolla Blvd. between Forward and Midway streets. All existing grey curbs and the existing white curb section (from a defunct restaurant) would be converted to 2-hour time limit from 8am to 6pm. The existing blue, yellow and red curb sections of this block will remain.

Brian asked if the owner of the BMW Dealership (Carl Nelson La Jolla BMW Independent) signed his petition. Mr. Sacido responded that he did not because he would lose some parking spaces on the street however he stated to Mr. Sacido that "if it happens it happens."

A new bakery opened up this morning, Wayfarer Bread and Pastry, at 5525 La Jolla Boulevard and Mr. Sacido said there was a long line of customers down the street for the Opening but there was no parking on the block due to the vehicles parked there by the Dealership. The Owner of the bakery, Crystal White, wrote a letter to the Board which was read by Mr. Sacido explaining how the lack of parking is impacting customer access to her bakery. Customers can not park anywhere near her bakery due to cars being parked on her block for days at a time. It would greatly benefit all businesses on the block to implement the same parking restriction that the rest of the area has. As a small business owner she is asking the Board to approve the request for the parking restrictions on the block.

Motion to Approve 2 hour parking limitations for sections on the east side of the 5500 Block on La Jolla Blvd between Midway and Forward Streets: Gantzel, Second: Fortune 8-0-0

Agenda Item 3: No Right Turn- Request for posting of 'No Right Turn' from 4pm to 7pm on north bound Torrey Pines Rd at Roseland Dr. **(Karen Marshall) Action Item**

Karen Marshall lives on East Roseland Drive on the corner of Torrey Pines Rd. She has been working with the City for over a year regarding the traffic conditions on her street. Fifteen years ago when she bought her home there was no traffic but now the speeding and traffic conditions have become out of control. She contacted the San Diego Transportation Department and the City Traffic Engineering Department and she asked them to monitor the traffic conditions. The City put down one of the traffic monitoring rubber hoses on the street but it was cut and not an accurate measure of traffic conditions could be taken. Her street is being used as a short cut because of all the gridlock on Torrey Pines Road and she is asking for a No Right Turn sign from Torrey Pines Road onto East Roseland Drive. Resident's quality of life has become affected by the traffic. East Roseland Drive has no sidewalks and it has become unsafe to go out walking or walk the dogs without the fear of being hit. It is the City's responsibility to come up with a solution. Ms. Marshall circulated a Petition for the No Right Turn Sign and 75% of her neighbors signed it. The No Right Turn would be in effect between the hours of 4pm to 7pm. Monday through Friday.

Ms. Marshall introduced Dolores Rojas who lives on East Roseland Place a cul de sac off East Roseland Drive. Ms. Rojas is supporting what Ms. Marshall is saying about the unsafe conditions on her street. Two years ago it was safe to walk the dog in the afternoon now there is utterly no walking the dog on the street. When Ms. Rojas is driving on East Roseland Drive to get to her home on she deliberately drives at 10mph to force drivers behind her to drive slowly but as soon as she turns off to get to the cul de sac to her home the drivers behind her are off like a bullet. She and her husband have to drive to the other side of Torrey Pines Rd to walk their dogs because they cannot walk

them in their own neighborhood. When they return home they have to wait in line to make the turn onto their street.

Ms. Rojas advised the Board on what drivers are doing to get on to East Roseland Drive. They are making the turn onto La Jolla Shores Drive, driving through the neighborhoods and turning right on Calle de la Plata and then turning left onto East Roseland Drive. So half the traffic is making a Right Turn and half the traffic is making a Left Turn. Ms. Marshall noted that perhaps it should be a No Left Turn traffic sign because traffic does back up on Torrey Pines to make that left turn and it would flow more freely if drivers could not make that turn.

Patrick is clarifying to Ms. Marshall what that sign would mean to a driver. A No Right Turn traffic sign means that if a driver makes that turn against the sign they are breaking the law and what Ms. Marshall is requesting is to make it against the law to turn on to her street during those times. Ms. Marshall agrees that is what she wants to limit the traffic. Patrick explained to her that what occurs on one street affects another street due to traffic flow reasons and if she has a No Right Turn traffic sign onto her street other streets are going to want one as well and then precedence is set. Ms. Marshall disagrees with the precedence. She sees No Right Turn traffic signs everywhere.

Nancy asked Ms. Marshall if they considered speed bumps and Ms. Marshall responded yes but they were denied. The Fire Dept was concerned the speed bumps would slow down an evacuation.

Tom asked if the No Right Turn traffic sign was approved by the City. Ms. Marshall replied they were all for it. Sheila asked if she had that in writing. Ms. Marshall said she had to go door to door with a petition and get 75% of her neighbors to sign it which she has done. Ms. Marshall submitted to the Board a Petition that had typed Names and Addresses but no authenticated signatures. This Petition she gave the Board is just a copy of the original Petition that does have original signatures that she sent to Oscar Cortez but the Board has no confirmation or any documentation to back up the City's approval for her traffic sign. She is missing two key components: the signed Petition of her Neighbors and documentation that it was approved by the City.

Erik offered a Motion to either approve or disapprove contingent on the signed Petition and confirmation of approval from the City but most Board Members preferred a continuance. Ms. Marshall does not want a continuance and she will ask Oscar to either call Dave or email him with the approval. Sheila advised Ms. Marshall it still has to be presented to the Board and she needs to return with a signed copy of her Petition and a statement from Oscar showing what the Engineering Department recommended because without those two components the Board has nothing to go by.

No Action Taken - Continued to June Meeting

Agenda Item 4: Proposal to Construct Parking Garage Under LJ Recreation Center (Tom Grunow) Action Item

Tom appeared before LJT&T in February when there was not a quorum to hold a regular meeting. Since his Agenda Item was Discussion Only the Board heard his proposal to green up the cultural zone.

The Cultural Zone includes La Jolla Rec Center, The Bishop's School, La Jolla Historical Society, and Museum of Contemporary Art San Diego, St. James by-the-Sea Episcopal Church, The Cuvier Club, La Jolla Woman's Club, and Bed & Breakfast Inn. He was reading the article in the la Jolla Light about the Rec Center redoing the entire back playground and it gave him an idea on how to restore some greenery to the zone in the process.

To green up the cultural zone and provide more pedestrian access around La Jolla Rec Center by taking some cars off the streets he is proposing to construct an approximately 100-space, one-level, underground garage underneath the playground area of the Rec Center with an entrance on Cuvier Street and exit to Draper Avenue. It would have to be

constructed before the Rec Center remodeled the playground area and the La Jolla Park and Rec Board put their remodel on hold for two years to see if he could get some momentum going for his parking facility.

Tom went to Diane Kane to ask if it was a viable idea and Diane contacted Jodie Brown at the City of San Diego Historical Resources Board. Ms. Brown indicated that if it was done in the right way she would write a Letter offering encouragement to keep going. Tom spoke to the Leaders of the Organizations that make up the cultural zone and they also encouraged him to keep going.

Tom set a date for next week (May 22-24) to hold a design charrette over 3 days with all local volunteers including eleven architects that have agreed to be a part of it as well as the Organizations within the zone. On the first day of the charrette they will collaborate on what are the areas that are important to them and what areas that are not important to them. The second day of his charrette will be a presentation by landscape artists to discuss the historical fabric and the right kind of trees to incorporate in addition to a presentation by a parking garage design expert who is nationally known and is also working on the airport and UCSD garages and can offer them advice on how to expedite the process. With all the feedback from the charrette the architects can begin to walk around the zone for ideas. They will then return to the Rec Center for round table discussions and collaborations. The idea is to develop a vision and then create some renderings of what the project will look like as well as how much it might cost and should they go through private or public funding. Barbara Bry indicated she will attend part of the wrap up presentations on Thursday morning the last day of the charrette.

Board discussions began with questions about the location of the underground parking garage and Tom responded that it will be located far enough away from the Rec Center to not be harmed by the excavation. Drivers will Enter by the Cuvier alleyway and Exit on Draper Ave.

Tom spoke about a former Shell station being located at the corner of Cave Street and Prospect Place that was removed leaving an empty lot that was ideal for parking up to 100 cars but it never materialized and now there is a home built on the lot. He does not want to blow this opportunity for another chance at a parking garage and he will make a Motion to support the underground parking garage.

Patrick asked will there be any additional net green space after the garage is built underneath compared to what is there now. Tom reminded that there will be a playground above it and the intent is to keep the playground as close to the original Scripps Era as possible. There will be trees surrounding the green area but they will be planted around the perimeter so as not to interfere with the playground. Tom noted shade structures will probably be installed to keep the children out of the sun which is a concern to their mothers. Patrick also asked about funding this project. Tom explained that if he looks at public funding everything from design to construction will have to be bid out and the lowest bidder would win the projects vs if he looked at private funding he knows some people who expressed interest in being part of the project.

Nancy asked if the parking would be free or paid parking and Tom cannot answer for that right now it may depend on what kind of funding he receives for it. Nancy noted this is a public facility and he may not be able to charge for parking here.

A question from the audience asked if he will have electric charging stations in it and Tom responded he believes he will be required to install them.

Fran Zimmerman, a former LJCPA Trustee, is in the audience. She has lived in La Jolla since 1970. She noted that it was in the early 80's that this area was designated as a cultural zone but it was not referred to as a cultural zone before then. The Museum and Bishops were considering moving out of La Jolla and the sense around town was that they would move and sell off their property. They were blocked from doing so by community activism who got the area designated as a cultural zone. Fran believes that the woman who pioneered the effort has since passed away, but left documents at the City that state the uses of this area. She believes that this should be

explored further before plans go forward with major changes to the area. Additionally, Fran asked him when he plans to restore the playground to original grade does that include plans for the Bocce Court and Café. Tom responded that after attending a meeting with Mary Coakley Munk he believes she no longer wants a Café but is looking at an inexpensive Bocce Ball Court. Bill Robbins sits on the Park & Rec Board and he clarified that they did have plans for a Bocce Court but the City put that on Hold because it has to go through City Engineering.

Bill also clarified about the shade structures, the P&R Board approved two temporary shades, it was funded but the City put that on Hold as well because that also has to go through City Engineering. Bill says his Board is trying but the City is preventing them from moving forward with anything. Fran does not want a Bocce Ball Court on the front Lawn of the Rec Center and that may run afoul with the rules and regulations of the cultural zone which need to be looked into. Fran asked Tom where the Charrette will be held and can the public attend. Tom responded that the Charrette will be held at the Rec Center next Tuesday, Wednesday and Thursday and he will email an Agenda to her.

Nancy advised that if the parking garage is free and time unlimited area employees would park in it all day. Tom responded that he is working with Keith Jones on different models of parking structures. Tom noted that the La Jolla Presbyterian has open parking and some area employees are parking in it so it's something that has to be looked at. Nancy also asked what Tom imagines the Charrette will be discussing at their meeting and Tom responded that there is delineation within the borders of the cultural zone on maps that he has seen and the Group will be looking at the delineation of those borders and possible expansion of them.

There is some uncertainty from the Board on the wording of the Agenda Item- *Proposal to Construct Parking Garage Under LJ Recreation Center*. The Board has no real details of the parking garage per se and the parking garage would be built under the playground area not the Rec Center itself. Tom clarified that it's the greening up the cultural zone, creating more green areas by taking more parking off the streets that is his objective; the parking garage is simply a means to the end. Patrick responded that it's the parking garage that is under the purview of LJT&T. At this point it is all just a concept of the project. Nancy suggests approving the concept of the Charrette which includes the discussion of a possible parking garage. Tom will amend his earlier Motion.

Motion to Support the concept of the Charrette which will include the possibility of Building a Parking Garage underneath the playground area of the La Jolla Rec Center: Brady, Second: Warwick 8-0-0

Agenda Item 5: Report from Transit Subcommittee (Cont'd. Item) - Status update from group exploring possible use of funds for shuttle bus to Mid Coast Trolley and possible changes to La Jolla bus routes (Dan Allen) Discussion Item

Dan advises that there will be a Meeting between the MTS design committee and our subcommittee on May 30, 2018 between 3:30-4:30pm (at the SDMTS Administration Building at 1255 Imperial Ave Suite 1000)

Dan noted several other Community Groups are starting to look at the MTS changes that will occur when the Trolley is activated. Pacific Beach, Mission Beach, Clairemont are some of the other communities that are starting to take an interest in shuttle services connecting to the Mid-Coast Trolley.

At one time a Sunrunner Shuttle transported from the parking lot of Mission Bay to Mission/Pacific each and those communities will like to have it back and connect with the Trolley. There is a project in the late stages of environmental review planning for the Balboa transit station.

The Pacific Beach Planning Group has a committee reviewing this document and preparing a response. We are welcome to participate. This is related to our issue of shuttle service between La Jolla and the Mid-Coast Trolley, because for some of La Jolla (probably Bird Rock and south) the way to the southbound Trolley will be via the Balboa Station.

Also, the Balboa Station might be a terminus for a shuttle bus that runs from there back and forth (along Grand, Mission, La Jolla Blvd., Torrey Pines Rd – like the Route 30) to the Nobel Station, providing connection between transit options and serving La Jolla and Pacific Beach.

The topic should be on the agenda at next Pacific Beach Planning Group meeting, Wednesday, May 23, 2018, 6:30 - 9:30 PM at Oakmont Pacific Beach, 955 Grand Ave. Tom said he will attend that meeting.

Adjournment: 5:25 pm

Next Meeting: June 20, 2018

Respectfully Submitted: Donna Aprea, Secretary