

La Jolla Community Planning Association

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

Contact Us:

Mail: PO Box 889, La Jolla, CA 92038

Web: www.lajollacpa.org

Voicemail: 858.456.7900

email: info@lajollacpa.org

President: Bob Steck

Vice President: Helen Boyden

2nd Vice President: Brian Will

Secretary:

Treasurer: David Gordon

DRAFT AGENDA

Annual Meeting | Thursday, 7 March 2019, 6:00 pm

1.0 Welcome and Call to Order: Bob Steck, President (officers only at trustee table)

Please turn off or silence mobile devices

Meeting is being recorded

2.0 Verify Quorum (Need 20% of total Membership: 134 members, so quorum is 27)

3.0 Adopt the Agenda

4.0 Non-Agenda Public Comment: Issues not on the agenda and within CPA jurisdiction, two (2) minutes or less.

5.0 Officer's Reports

5.1 President: The election for trustees is taking place in the Gill Room. Balloting will close at 7:00 pm. The results will be announced during the Regular Meeting. Any challenge to the election must be made in writing within 7 days of the election.

5.2 Treasurer

5.3 Secretary

6.0 Time Certain 6:15 pm. Pipeline Rehabilitation AL-1 will rehabilitate 7.1 miles of 8-inch sewer main, beginning construction in Spring of 2019 in La Jolla Community. Bobak Madgedi, Project Engineer, Public Works Department. Information only.

7.0 Consideration of a proposal to amend Article VI, Section 2. D. (1) of the La Jolla Community Planning Association Bylaws, changing the recusal policy.

Existing paragraph:

D. Abstentions and Recusals

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

Proposed paragraph:

D. Abstentions and Recusals

(1) RECUSALS - Any Trustee of the LJCPA with a direct economic interest in any project that comes before the LJCPA or any committee must disclose the **direct** 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 direct 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 that item for which the member recused.** Article VI, Section 2(c) of the Administrative Guidelines is the LJCPA's reference for determining direct economic interest.

7.0 Adjourn to Regular Meeting

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.

DRAFT AGENDA –

Regular Meeting | Thursday, 7 March 2019 immediately following Annual Meeting

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: 7 February 2019

4.0 Officer Reports:

4.1 Treasurer – given at member meeting

4.2 Secretary- given at member meeting

5.0 Elected Officials – Information Only

5.1 Council District 1: Councilmember Barbara Bry –

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

5.2 78th Assembly District: Assemblymember Todd Gloria

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

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

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

6.0 President's Report – Information only unless otherwise noted

6.1 The LJ PDO has been asked to determine if the McLaren/Coach mural in Bird Rock is artwork or a sign, and if it is a sign, does it adhere to PDO regulations for signs?

7.0 Public Comment

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

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

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

7.3 General Public – presented at annual meeting.

8.0 Non-Agenda Trustee Comment

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

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

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

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

9.3 UC San Diego Long Range Development Plan CAG, one of LJCPA delegates, will report on discussion <http://lrdp.ucsd.edu>

9.4 Hillside Drive Ad Hoc Committee – Diane Kane, Chair

9.5 Airport Noise Advisory Committee – Matthew Price

9.6 Playa Del Norte Stanchion Committee -

10.0 Consent Agenda- Action Items

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

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

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

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

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

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

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

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

10.1 Resident Petition for Speed Humps- on Westbourne Street between La Jolla Blvd and Draper Ave (Stephanie Jernigan) Supported by City letter. See Supplement

T&T Motion: To Endorse Resident Petition for 3 Speed Humps on Westbourne Street between La Jolla Blvd and Draper Ave: Gantzel, Second: Brady 8-0-0

10.2 San Diego Food and Wine Festival- SD Junior League request for Temporary No Parking on Coast Blvd adjacent to Scripps Park related to the 19th annual event on May 10-12, 2019 (Gretchen Hopper)

T & T Motion: To Approve San Diego Junior League Request for Temporary No Parking on Coast Blvd adjacent to Scripps Park related to the 19th annual San Diego Food and Wine Festival event on May 10-12, 2019: Ryan, Second: Gantzel 8-0-0

10.3 La Jolla Christmas Parade and Holiday Festival- Temporary Street Closures and No Parking areas related to the 62nd annual event on Sunday December 8, 2019 (Ann Kerr Bache)

T & T Motion: To Approve the La Jolla Christmas Parade and Holiday Festival request for Temporary Street Closures and No Parking areas related to the 62nd annual event on Sunday December 8, 2019: Aguirre, Second: Earley 8-0-0

10.4 Request to Remove and Relocate Crosswalk at End of Playa Del Norte-by Neptune Place (Melinda Merryweather)

T & T Motion: To establish two crosswalks with required ADA approved handicapped ramps, one on Playa del Norte and the other on Neptune Street and installing 'no pedestrian crossing' barriers on both sides of the stop line at the end of Playa del Norte: Goulding, Second: Ryan 8-0-0

10.5 Gillispie School CUP/CDP/SDP No.: 610620. (PROCESS 3) SDP/CDP/CUP for La Jolla Planned District 1 for change in use & amendment to CDP & CUP 40-0474, to merge existing commercial lots with existing school lots, demo and remodel existing school building to add new school programs, new signage and parking lot re-striping, located at 7380 Girard Ave. The 0.39-acre site is located in the RM-3-9 zone & LJPD-Zone 1, in the Coastal Non-Appealable overlay zone within La Jolla Community Plan Area. Council District 1.

DPR Motion: That findings CAN be made for CUP, SDP, CDP as presented (Costello/Ragsdale)
Passes 4-0-1

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

11.0 HERSCHFIELD RESIDENCE – CDP/ SDP #: 603740, 8230 Prestwick Drive (Process 3) Coastal Development Permit (CDP) and Site Development Permit(SDP) to demolish an existing single-family residence constructed in 1985 and construct a one-story single-family residence with basement, decks, garage, mechanical room, and back-yard swimming pool totaling 12,092 square-feet. The 0.45 acre project site is located 8230 Prestwick Drive. The one-story residence over basement will include features such as tile cladding, wood paneling, with a smooth plaster finish and a flat sloping roofline. The landscaping plan consists of City approved street trees, native and drought-tolerant landscaping to minimize irrigation requirements. The site is located in the La Jolla Shores Planned District-SF Zone and the Non-appealable area of the Coastal Overlay Zone within the La Jolla Community Plan area and Council District 1.

PRC Motion: The findings **cannot** be made for a CDP/SDP on this project because of the design massing resulting in large bulk and scale with lack of articulation and it visually conflicts with the existing community character. This project does not meet the policy guidelines of the local Community Plan, the La Jolla Shores PDO and the La Jolla Shores Design Manual. (Crisafi/Emerson) Passes: 5-0-1 (Chair abstain)

12.0 Whether to write a letter to the California Coastal Commission opposing the renewal of The City of San Diego’s Permits: Children’s Pool Beach Closure, CDP # 6-14-0691 and Rope Barrier, CDP # 6-15-0223 on the grounds that these Coastal Development Permits should not be renewed without requiring the intended implementation of improved access, sand and water quality in the permit conditions. Presentation by Ken Hunrichs (10 Minutes)

13.0 Consideration of superseding the current LJSRPC charter, dated in 2009, with a revised Charter and additional Bylaws. Drafts dated 2-11-2019 were passed by the La Jolla Shores Association on February 13, 2019. Revisions to the drafts dated 2-25-2019 to resolve internal conflicts are being suggested by Janie Emerson, LJS Chair, Bob Steck, LJCPA President and Helen Boyden, LJCPA Vice President. The LJS will need to reapprove at its March 13 meeting.

13.1 Whether to approve LJSRPC Charter draft dated 2-25-2019 and return to LJS for concurrence.

13.2 Whether to approve LJSRPC Bylaws draft dated 2-25-2019 and return to LJS for concurrence.

14.0 Adjourn to next LJCPA Meeting: Thursday, April 4, 2019 at 6:00 pm.



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Secretary:

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DRAFT MINUTES –

Regular Meeting | Thursday, 7 February, 2019

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

Arrived Late: Courtney,

Absent: Mangano, Collins, Brady

Meeting Commences: 6:05.

1.0 Welcome and Call to Order: Bob Steck, President

Please turn off or silence mobile devices

Meeting is being recorded

2.0 Adopt the Agenda

Motion: Adopt the Agenda. (Boyden/Will)

Kane questioned item#15 should be removed; on agenda; will address that later.

In Favor: Ahern, Gordon, Rasmussen, Boyden, Will, Costello, Little, Merten, Shannon, Weiss

Opposed:, Kane

Abstain: Steck (Chair)

Motion Carries: 10-1-1

3.0 Meeting Minutes Review and Approval: 3 January, 2019

Motion: Approve 3 January Minutes as corrected (Gordon/Kane)

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

Opposed: None.

Abstain: Steck (Chair)

Motion Carries: 14-0-1

4.0 Officer Reports:

4.1 Treasurer Dave Gordon reports:

La Jolla Community Planning Association	
Treasurer's Report for February 7, 2019 Regular Meeting	
Beginning Balance as of 1/1/19	\$ 223.97
Income	
• Collections	\$ 219.00
• CD Sales	
Total Income	<u>\$ 219.00</u>
Expenses	
• Agenda printing	\$ 40.17
▪ Check reorder	\$ 32.44
• AT&T telephone	<u>\$ 86.00</u>
Total Expenses	<u>\$ 158.61</u>
Net Income/(Loss)	\$ 60.39
Ending Balance of 1/31/19	\$ 284.36

4.2 Secretary – Ahern in lieu of secretary: need to attend 3 meetings to run for trustee, attend once to be member, make sure you sign in.

5.0 Elected Officials – Information Only

5.1 Council District 1: Councilmember Barbara Bry –

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

- Announced Slurry Seal of several La Jolla Streets and passed out location map
- Bry Bulletin includes Bry's State of District speech which included the CPA #1 priority to install and repair Marine Room beach access
- Encouraged citizens to be involved in setting priorities in Mayor's budget meetings in April
- Boyden questioned condition of roads to be suitable for Slurry Sealing; Medina responded city has computerized mechanism to categorize streets taking in many factors and advised contacting council office for details.

5.2 78th Assembly District: Assemblymember Todd Gloria

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

- Todd Gloria appointed for 2nd term and majority whip of assembly and Vice Chair of LGBTcaucus.
- Audit for Hep A outbreak released showing County failed in letting city know about the concentration of outbreaks and did not implement sanitation measures needed.
- This led to AB 262 outlines specific roles of local government during outbreak of communicable disease. Counties more empowered to prevent in future.
- Gave examples of important items in Governor's budget.
- Question re: new laws for scooters – why did Gloria support? It was modeled on bicycle code. Gave more local control. Discussion of safety hazards. Javier will take back to Gloria

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

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

Chevelle Tate – not present

6:30PM Time Certain – Item # 14 – Pipeline Rehabilitation AL-1 City Engineer not present.

6.0 President's Report – Information only unless otherwise noted

6.1 Motion to ratify Matthew Price to Airport Noise Advisory Committee. (Boyden/Ahern)

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

Opposed: None

Abstain: Steck (chair)

Motion Carries; 13-0-1

6.2 Motion to Ratify President's appeal of the Categorical Exemption for the Bonair Project (Costello/Kane)

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

Opposed: none

Abstain: Steck,(chair) Merten

Motion Carries: 12-0-2

6.3 PDO Information: PDO committee did meet and discussed McLaren/Coach mural; Neighborhood Code Compliance has approved the mural in compliance.

6.4 Election Committee Announcement: 10 Open seats, six 3-year terms, expiring 2022, one 2-year term, three 1 year. Anyone who has attended at least 3 meetings including tonight can still run by giving name to Patrick Ahern tonight. Election will be held 3 to 7 pm on March 7, in the Gill Room of this building. Photo ID is required to vote. 15 people are running for the 10 seats. The following people gave 2 minute presentations: Dan Courtney, Tony Crisafi, Kathleen Neil, Jim Fitzgerald, Nancy Manno (by Janie Emerson), Glen Rasumussen, Ted Haas, Greg Jackson, John Fremdling , Dede Donovan, Dave Ish, Eamon Callahan, Cindy Hazuka, Mike Costello. Karen Marshal not present.

7.0 Public Comment

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

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

- Community Planning Group workshop list is out for new trustees and public.
- First, February 28, from 6 to 8 pm at 9485 Aero Drive: What To Know When Reviewing Projects and CEQA presented by Development Services staff. Call 619-235-5200
- Another Community Orientation Workshop is planned for May. This workshop is mandatory for new trustees.

7.2 UCSD - Planner: Bob Brown, <http://commplan.ucsd.edu/>

- Thanks to those serving on UCSD committee advisory groups
- Ribbon cutting on Gilman Drive bridge today, open for traffic tomorrow.
- Long range plan approved by Regents in November and goes into effect in January.
- Boyden, will committee continue? Yes, Committee will continue and we need to send representative.

7.3 General Public

Ken Hunricks – Request that CPA oppose the renewal of beach closure permit and extension of rope barrier to be on agenda at Coastal Commission meeting on June 12, 13, or 14. He is requesting CPA to express opposition to those permits. City has not done what it set out to do with these permits. He will be at next CPA meeting to give presentation and will prepare document outlining his reasons for opposition to renewal of these permits.

Joe LaCava – He is running for city council District 1

Will Moore – He is also running for city council Districts 1

Melinda Merryweather – asked to have billboard approved by Code Compliance on agenda next month for discussion. Comments made that discussion should at PDO Committee. Also Independent La Jolla is alive and well; recent important meeting LAFCO and Paul Kennerson in attendance with positive input and advice.

8.0 Non-Agenda Trustee Comment

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

8.1 David Gordon – Serious pedestrian and traffic safety problem at corner of La Shores Drive and Calle de Oro.

Northbound traffic turning right onto Calle de Oro. Property owner at corner who does not live there, has let hedges grow, 6ft tall, grows over sidewalk, sandbags placed on sidewalk, drivers roll through stop sign, pedestrians forced into street. City streets, traffic not concerned in pedestrian safety issues, sees problem only if vegetation grows into street. More attention needs to be given to pedestrians and sidewalk maintenance.

8.2 Diane Kane –

8.2.1 Introduced two UCSD student interns: Elizabeth Gomez and Stephen Lin. Stephen said he is majoring in Urban Studies and will be studying the 50% rule focusing on Bird Rock creating a spreadsheet comparing properties using pictures before and after 50% rule applied. Elizabeth Gomez said she will be updating and improving the website as this information is very important to community. Her graphic design background will enable her to add some pizzazz also.

8.2.2 – Diane reported she met with B. Bry's office about city's unwillingness to do anything on 50% rule or with the draft memo which we have submitted to several members at city hall. The feedback was that we shouldn't be approaching the city attorney because we may not be getting the answer we are looking for. They recommended that we should use different approach going straight to the code update committee and submitting some quick fixes. We identified 4 quick administrative fixes that would address 80 % of the abuses. CPA could appoint a subcommittee and come up with some language and get it in before the next code update. The other is to go to the City Council and ask for an ordinance that would provide the relief we are looking for. Data on 50 % rule Stephen Lin is working on will be useful here.

8.3 David Little -- Mayor decided to keep stanchions; we had a good plan. Hope we can wait and try later. Best way to promote bicycle use is to have preserved, protected paths that are more than just painted surfaces.

Kudos to Mr. Ahern for outstanding slate of candidates.

8.4 Bob Steck – Thanks to Diane for leadership with interns.

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 -- LJCPA representative.

- Community Planners committee is a constellation of all chairs and designates for 40 + planning groups in SD. These people are passionate about community involvement in city government.
- John did not attend meeting, but felt the information item re the Grand Jury report is important.
- Groups lack transparency because they are not consistently submitting or retaining documents required by Council Policy 600-24 and 600-24 eligibility requirements risk not adequately representing renters.
- Records insufficient to determine whether planning groups cause delay of project review process. Boyden: We did participate in audit report last year; our committee does very good job of submitting all reports. J. LaCava told City Council we are not delaying projects because the hearing on them is often much later so delay is often with city.

Courtney: Kudos to Patrick Ahern and election committee for getting new people on slate. Also thanks to Melinda Merryweather for looking out for the community, coastal access, getting to the beach.

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

9.3 UC San Diego Long Range Development Plan CAG, one of LJCPA delegates, will report on discussion <http://lr.dp.ucsd.edu> (Steck) – did not meet, but attended event at Chancellors house (Geisel University House) to inform community officials about UCSD long range plans. University has done good job of growing the university and benefitting community as well with helping traffic problems with trolley, lots of campus housing, working with City of SD to make interactive timing of traffic lights on LJ Village Drive. Gillman Dr. bridge will divert a lot of traffic from LJ Village Dr. Warning to avoid Genesee & LJ Village Dr. intersection for next week as it will be closed.

9.4 Hillside Drive Ad Hoc Committee – Diane Kane, Chair – Committee met on Jan 10 with city reps.

- They expressed disappointment with lack of response from City and persons responsible for responding to a citizen request for information and assistance.
- Hillside Drive Ad Hoc Committee will need extension of time.
- Write letter to Hillside residents to remind them of no parking anywhere on Hillside and enforcement would

be stepped up. Letter would also address emergency vehicle access. Since No parking signs ignored, Fire-Rescue Department prefers red painted curbs on both sides of street; some object to red curbs and no curbs in some places.

- Suggestion for a Truck Study to determine how many and what type of trucks use Hillside, to physically regulate types of vehicles that are damaging road bed and to determine types of physical barriers available.
- Study of residents to see what they would accept.
- Discussion of urgent need for Uniformity of an EIR Response. City is ignoring impact of construction on the street. Projects are approved prior to issuance of Mitigated Negative Declaration without access to information that could have substantial effect on surrounding neighborhoods, streets and adjacent structures.

9.5 Airport Noise Advisory Committee – no report

9.6 Playa Del Norte Stanchion Committee – Glen Rasmussen reported Mayor stepped in and said no more funding for any reconfiguration at foot of Playa Del Norte. Doesn't accept reasons given by Mayor. He expects City Council person to follow through on her promise to help us make that happen.

(Boyden) City should have sent letter re Mayor's decision to CPA also as a courtesy.

10.0 Consent Agenda- Action Items

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

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

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

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

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

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

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

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

10.1 MAROUF – 2465 Hidden Valley Road SDP/ CDP No. 614315: (Process 3)-Site Development Permit (SDP). The proposed project is located at 2465 Hidden Valley Road on 12,650 sq ft a lot. The current proposed project is to amend the existing coastal permit/ site Development permit. The site is in the Coastal Overlay Zone (Non-Appealable) in the SF zone(s) of the La Jolla Shores Planned District of the La Jolla Community Plan area within Council District 1. Project number 409685 that permitted a guest quarters and a roofed patio area over garage and now is being amended to change this space to a companion unit as a use change and the sq ft being limited to 1200 sq ft of existing space. This project was previously reviewed and approved as project #409685 in August 2015

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

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

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

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

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

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

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

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

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

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

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

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

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

Motion: Approve Consent Agenda (Will/Gordon)

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

Opposed: Little

Abstain: Steck (chair)

Motion Carries: 12-1-1

Rasmussen: procedural question re item 6.3 on agenda. Some PDO action? Who has jurisdiction, PDO or Code Compliance? Would like to have on CPA agenda next month. Some discussion; determined PDO committee needs to determine if in compliance with PDO and should be on PDO agenda.

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. Action item: Dan Allen: **Motion** to support the basic resolution recommended by T & T committee and to write to the CEO of San Diego MTS, the chairman of the MTS board of Directors, to Mayor Kevin Faulconer and to District Councilmember Barbara Bry. Basic resolution: La Jolla CPA asks that plans be prepared and resources found to provide shuttle or feeder transit service to link central La Jolla with the coming Mid-Coast Trolley, as identified as an action in the 2014 La Jolla Community Plan and Local Coastal Program Land Use Plan. (Boyden/Kane)

Discussion; Little: Shuttle to downtown La Jolla without parking not viable.

Ahern: This motion is asking for options to be included in resolution.

In Favor: Ahern, Boyden, Costello, Courtney, Gordon, Kane, Rasmussen, Shannon, Weiss, Weissman, Will.

Opposed: Little, Merten

Abstain: Steck (chair)

Motion Carries: 11-2-1

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

DPR Motion: Findings **CAN** be made for a CDP and SDP to construct a new residence as presented. (Kane/Collins)
MOTION PASSES 6-0-1 [Pulled from January 2019 consent agenda]

Presentation by Claude Anthony Marengo, Project architect.

Kathleen Neil, said she pulled item because of concern about proximity to Nature Reserve bordering Country Club Dr. Property can be seen when you walk beach on Shores and wanted community to have broader understanding. After

meeting with Mr Marengo she was satisfied.

Claude Anthony Marengo: We made efforts to preserve demarcation lines between Reserve and project using different types of vegetation on private property. Structure sits pretty much in same footprint as existing. Proximity to reserve also reviewed by fire department requiring demarcation between public and private property also for fire rating. Large windows protected by fire sprinklers outside house heads pointed to glass. Walls kept small to maintain openness. Ridgeline of 2nd story stepped back and kept below height limit.

Public comments: asked size of house, concern about landscaping causing deforestation and loss of native plants

Trustee comments: also concerns re deforestation. Question re how much of flat lot is covered. House is 9,600 square feet, not 15,670 as shown on above description, because basement on original plan has been removed. Tallest retaining wall (12ft.) hidden by planting. Height of building questioned.

Motion: Approve project as approved by DPR. (Gordon/Courtney)

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

Opposed: none

Abstain: Steck (chair)

Motion Carries: 13-0-1

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

Previous description and Motion: (Process 2) Coastal Development Permit to demolish an existing duplex and construct two (2) new detached two (2) story single dwelling units with Unit A construction of 2913 square feet and Unit B construction of 2903 square feet for a total of 5816 square feet located at 744 Bonair Street. The 0.14 acre site is in the Coastal (Non-Appealable) overlay zone in the RM 1-1 base zone of the La Jolla Community Plan Area. However at the May 15, 2018 meeting, it was announced that the Project now included a small lot subdivision and was now a Process Three.

DPR Motion: Due to the change in permit requirements and process change, the project should be postponed pending official notice from the city and the requisite 15day noticing period **Passed 3-2-1**

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

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

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

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

C. The upper level roofs of both buildings do not step back from the ground floor level exterior walls as recommended by the Community Character provisions of the Residential Land Use Element of the La Jolla Community Plan, and results in building masses that neither maintain nor enhance demonstrated neighborhood character, but will disrupt the existing neighborhood character.

2. The proposed project is in violation of city code requirements and thus inconsistent with the Local Coastal Program Implementation Ordinances.

A. The western portions of Building A are in violation of the required side yard setback provisions of SDMC Sec.131.0443(d)(2)(A) Setback Requirements in (RM-1-1) Residential Zones, because more than 50 percent of the structure is less than 8 feet from the side property line.

B. The Gross Floor Area and resultant Floor Area Ratio of the project exceeds the maximum GFA and FAR allowed, because contrary to SDMC Sec. 113.0234(a)(6) Gross Floor Area, the floor area of both carports is omitted from the stated Total Gross Floor Area of the project.

C. The west exterior wall of Building A and the east exterior wall of Building B exceed the maximum structure height allowed by the side 45 degree angled building envelope per SDMC Sec.131.0444 (e) Angled Building Envelope Plan/Maximum Structure Height in Residential Zones.

D. The proposed driveways and their relationship to the single street curb cut are not in accordance with SDMC Sec. 143.0365(h) which requires off-street parking site design to be in accordance with SDMC Division 142.05 Parking Regulations for single dwelling units. As the proposed driveways are unlike those depicted in Diagram 142-05A, the project fails to provide two additional on-street parking spaces abutting the subject property in accordance with SDMC Sec 142.0525(c)(4)

Finally, based on the above facts, the City's Environmental Determination that the project is Categorically Exempt from CEQA should be appealed because the design of the project is not in accordance with the La Jolla Community Plan Local Coastal Project and Land Use Plan, nor does the project comply with the applicable regulations of the Land Development Code.

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

Passed: 6-0-1

Presentation by Phil Merten. He advised that he is recusing himself because he is representing Larry & Patty Davidson who live next door.

- On Dec.21 City planner notified DPR that staff review is complete, no further revisions necessary.
- Applicant has requested to move forward to hearing without recommendation from Community Planning Group.
- Applicant notified project placed on January CPA agenda.
- Applicant informed CPA President he would attend January 15, DPR meeting. Project removed from CPA January agenda.
- January 14, applicant informed DPR by email from Architect Joshua Kordasiewicz that he would not attend.
- The DPR reviewed this project in detail (see above) without the applicant in attendance because he declined to attend.
- Normally this project would be on consent agenda, but we are hearing it tonight in order to submit the review that is required of the Community Planning Group by Council Policy 600-24 before the project goes to the Hearing Officer.
- Mr. Merten also described several instances over the past year of review of this project where he pointed out deficiencies in this project review by city staff but most of his issues were ignored.

Public comment: Michael Sim, supports DPR review, project does not meet the letter or intent of the small lot subdivision rules. Sets bad precedent encouraging future lot splits.

Motion: Accept recommendation of DPR in full (Costello/Kane) Phil Merten left room.

In Favor: Ahern, Boyden, Costello, Courtney, Gordon, Kane, Little, Shannon, Weiss, Weissman, Will.

Opposed: none

Abstain: Steck (chair)

Motion Carries: 11-0-1

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

Boyden: Request to remove this item from agenda from La Jolla Shores Assn. (LJSA) Reasons to keep on agenda

Timeline: May 2018, PRC meeting – need for revision of PRC Charter to include elections and other items was raised

June 2018, PRC meeting – discussion of above and elections scheduled for July

July 2018, PRC meeting – PRC officers were elected

October 2018, PRC meeting – Suggested changes to the documents were distributed to PRC members and request for suggestions were solicited

November 2018, PRC meeting -- Proposed bylaws were distributed by eblast to the public and approved by PRC

December 2018, LJCPA – Proposed PRC bylaws were on the LJCPA as an action item. After discussion it was Moved, seconded and approved that consideration be postponed for one month. Subsequent to that some revisions were announced, so LJCPA did not hear.

January 2019, PRC meeting. Revisions were approved

February 2019, Bylaws with revisions are again on the LJCPA agenda

CPA is controlling group on this and it is their vote that decides if accepted and needs to be on agenda tonight.

Marlon Pangilinan:

CPA is self-governing and in council policy there isn't any specifics process for approving charters, bylaws are not specific assume you follow Roberts Rules and have an open and transparent process noticing, discussing, etc. We at planning department look at PRC as an entity under CPA indicated as subcommittee in bylaws and indemnification extended to these groups such as PRC, PDO, TNT as long as they attend COW within 60 days. This is how we see this organization as it fits into the larger picture. It is up to you how you approve charters, bylaws, etc.

Janie Emerson:

PRC is not a subcommittee of the CPA; it is a Joint Committee under the LJCPA bylaws. (applicable sections of the LJCPA and LJSA bylaws were given to trustees) Charter and Bylaws of both organizations state that this is a joint committee.

If you take unilateral action on this tonight you will be telling every other joint committee they don't matter. CPA can usurp their authority without their permission or input.

When the need for revision of Charter and Bylaws came up that need should have been presented to both groups, an ad hoc committee set up with members from both groups to discuss what needs to be done.

Marlon Pangilinan:

Per LJCPA bylaws: Community Joint Committees is under larger heading – B. Committees therefore from larger standpoint PRC is a subcommittee. Does not agree with Mrs. Emerson.

Dave Gordon:

I am the one who drafted and revised these proposed bylaws. Throughout the entire process I have received only one constructive input in spite of asking for input since June. Gave several examples of need for revising and updating Charter and making bylaws consistent with other committees – nothing controversial except maybe rules for recusal. Made rule consistent with Council Policy 600-24. Given LJSA many chances to look at; need to move on.

Dede Donavon:

Main issue tension between City and neighborhood, La Jolla Shores, that has had a lot of control and is trying to maintain control. Marlon is taking position of City and trying to standardize operations throughout city. Charter was written by both CPA and LJSA creating the PRC. Charter of PRC is very different than bylaws of CPA subcommittee. Suggest putting off until both groups can get together to discuss and preserve very good work done by Mr. Gordon in form of bylaws for Charter for PRC. Need to honor this Charter which is an expression of the distinctiveness of the La Jolla Shores area and its place in La Jolla and the city.

Joe LaCava:

I worked with city to get LJCPA bylaws approved as we have always had them contrary to how 600-24 and every other planning group operates; how important to the integrity of how La Jolla operates; how it operates with all its other sister, brother organizations. We are community so unique in that we have such strong organizations across our entire community. The changes in the bylaws/Charter are not the question in front of you. The testimony by Marlon is not the question before you. Throughout meeting tonight one thing being complained about is being ignored. The integrity of the relationship of the sister organizations of La Jolla is the only question before you. We formed these joint committees and boards to keep peace within the different organizations to keep them bundled together to make the operation of the planning group that much stronger by having that many more voices. You owe it to preserve that relationship by not taking an action tonight. Also do a red line strikeout when you bring bylaws before you. This is all about relationship with sister organizations that is why I ask you to defer.

Dan Courtney:

Give Shores Assn. one last chance to take an action, that's it. We vote on it next month. We need to do this right; put it earlier on agenda.

Motion to table: Courtney/Costello

In Favor: Ahern, Costello, Courtney, Gordon, Kane, Merten, Little, Shannon, Weiss, Weissman, Will.

Opposed: none

Abstain: Boyden, Steck (chair)

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

Existing paragraph:

D. Abstentions and Recusals

(1) RECUSALS - Any Trustee of the LJCPA with a direct economic interest in any project that

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

Proposed paragraph:

D. Abstentions and Recusals

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

Boyden: Mr. Gordon proposes to submit to membership next month to change CPA bylaws as presented in red above - recusing person does not need to leave room, just leave committee seating area.

Will: Critical to have professionals on committee in room to answer tough questions. Professional member needs to be part of discussion in room to represent client.

Gordon: Support; problem also at PRC because very few experts on committee and expert is often needed for discussion. DPR allows. Existing state law on recusal does not apply to group like this. B. Bry has access to live TV when she has to leave room so she is still privy to discussion. We do not have that available.

Public, Neil. There have been times when it mattered when person advocating left. Even though you sacrifice as professional, you gain from your trusteeship overall.

Weiss: support, transparency applies to everyone. Support motion as long as changed to not to end last sentence with preposition.

Merten: Support, but prefers as written. Policy 600-24 defines 'direct' interest, but there are others not defined. As written anybody with economic interest can stay in room.

Gordon: we should be consistent with all other planning groups who do not require recused person to leave room. If we conform maybe we will get more respect downtown.

Little: if person stays in room that person will begin to speak during discussion and that shouldn't happen.

Courtney: Current wording allows anyone to stay in room. Personally he is uncomfortable if person is in room.

Motion: Support proposal with word "direct" added before 'economic interest' and to not end last sentence in preposition. Weiss/Will

In Favor: Boyden, Will, Ahern, Costello, Gordon, Merten, Weiss, Weissman

Opposed: Courtney, Little, Shannon, Kane(?)

Abstain: Steck (chair)

Motion Carries: 8-4-1

17.0 Adjourn to next LJCPA Meeting: Thursday March 7, 2019 at 6:00 PM

LA JOLLA SHORES PERMIT REVIEW COMMITTEE (Draft) MINUTES

LA JOLLA COMMUNITY PLANNING ASSOCIATION

Revision 1

RESCHEDULED Monday, February 25th, 2019 @ 4:00 p.m.
La Jolla Recreation Center, 615 Prospect St., La Jolla, CA

Meeting Room 1

1. **4:10pm Welcome and Call to Order:** David Gordon, Chair (dgord@aol.com)
 - a. Introduction of committee members
 - b. Committee members in attendance: Tony Crisafi, Michael Czajkowski, Andy Fotsch, David Gordon, Janie Emerson. Matt Edwards (arrived late at 4:47)
 - c. Committee members absent: Angie Preisendorfer, Myrna Naegle
2. **Adopt the Agenda**

Janie Emerson made a request to modify the agenda to move the Bylaws/ Charter discussion until after the projects so the people attending for the projects would not have to sit through that discussion.

MOTION: Approve modified agenda (Emerson/ Fotsch)

VOTE: 5-0-0
3. **Approve January Minutes**

MOTION: Approve November minutes (Emerson/ Fotsch)

VOTE: 4-0-1 (Emerson abstained as she did not attend January meeting)
4. **Non-Agenda Public Comment:** None.
5. **Non-Agenda Committee Member Comments:** None.
6. **4:05pm Chair Comments**
 - a. Chair requested all comments on projects be concise and to the point and avoid discussion of CC&R's as they are not applicable to the PRC.
7. **Project Review:**
 - a. **4:15-4:45pm HERSCHFIELD RESIDENCE – CDP/ SDP (Second Presentation for vote)**

Note: At January LJSPRC meeting, applicant was requested to return with additional information that was not presented.

 - **Project #:** 603740
 - **Type of Structure:** Single-Family Residence
 - **Location:** 8230 Prestwick Drive
 - **Applicant's Rep:** Chandra Slaven (619) 316-7645 <mailto:CSlaven@blueheron.com>
 - **Project Manager:** Pancho Mendoza (619) 446-5433 FMendoza@sandiego.gov
 - **Project Description:** (Process 3) Coastal Development Permit (CDP) and Site Development Permit (SDP) to demolish an existing single-family residence constructed in 1985 and construct a one-story single-family residence with basement, decks, garage, mechanical room, and back-yard swimming pool totaling 12,092 square-feet. The 0.45 acre project site is located 8230 Prestwick Drive. The one-story residence over basement will include features such as tile cladding, wood paneling, with a smooth plaster finish and a flat sloping roofline. The landscaping plan consists of City approved street trees, native and drought-tolerant landscaping to minimize irrigation requirements. The site is located in the La Jolla Shores Planned District-SF Zone and the Non-appealable area of the Coastal Overlay Zone within the La Jolla Community Plan area and Council District 1.
 - **Lot Size:** 0.45 acre
 - **Existing Home:** 4,067 sq ft Total (including non-livable), Height: 17'6"
 - **New Home:** Main Level: 5,164 sq ft livable, 611 sq ft non-livable
Lower Level: 5,458 sq ft livable, 859 sq ft non-livable
Total: 10,622 sq ft livable, 12,092 sq ft (including non-livable)
Proposed Home Height: 21'7"
Setbacks: Front: 15', Rear: 20', North Side: 6', South Side: 6'
 - **PRESENTATION and DISCUSSION**
 - Applicant's representative (Chandra Slaven and Amy Finchem) provided handouts including Neighborhood Survey and information sheet/ Talking Points. Emphasized that the home will appear as a one story structure from the street view and that the basement would not be visible when viewed from the west as it would be hidden by the shrub and tree canopy which is required to remain in place due to ESL (environmentally Sensitive Landscape). Stated that side setbacks will remain at the existing 6ft. Emphasized that they have met with neighbors and are continuing to try to work with the neighbors regarding disagreements. Applicant did not present the floor plans as their client did not want the floor plans displayed in public.
 - **Public Comment:**

- Barbara Groce spoke against the project objecting to the bulk and scale and stated that it did not conform to the neighborhood. She also presented a letter from Juanita Meyer and Linda Swortwood opposing the project.
- Pat Miller also spoke against the project due to bulk and scale and the precedent it would set for the neighborhood. She presented a letter from Bill and Faye Strum opposing the project.
- Concern was expressed that the proposed structure was 3 times larger than anything else in the immediate neighborhood. There were also concerns that the proposed roof would be higher than the existing roof.
- Both neighbors and applicant expressed intent to have further discussions in hope that their differences can be worked out.
- **Committee Discussion:**
 - Committee concerns centered on the overall size of the project relative to the immediate neighborhood.
 - Concern was raised that while the proposed modern design is not in itself objectionable but that the current design does not blend well in relationship to the houses immediately adjacent (ref La Jolla Shores Design Manual and La Jolla Shores PDO).
 - Committee concerned that the proposed side yard setbacks are much smaller than the average of the neighborhood survey and there is only one other house with smaller side setbacks. Also commented that while the proposed side setbacks are same as the existing, the setbacks of the existing home is 6'0" at the narrowest point, they open up to much wider as the home is not parallel to the property line. The proposed home is 6'0" along the entire length.
- **MOTION:** Findings cannot be made for a CDP/SDP on this project because of the design massing resulting in large bulk and scale with lack of articulation and it visually conflicts with the existing community character. This project does not meet the policy guidelines of the local Community Plan, the La Jolla Shores PDO and the La Jolla Shores Design Manual. (Crisafi/ Emerson)
- **VOTE: 5-0-1** (Chair abstain).
- b. **5:00-5:30pm BENEVENTE RESIDENCE – SDP/ CDP (First Presentation)**
- **Project #:** 614175
- **Type of Structure:** Single-Family Residence
- **Location:** 8516 La Shores Drive
- **Applicant's Rep:** Jennifer Siller (619) 399-8296 jeniffer@sillergroupcorp.com
- **Project Manager:** Xavier Del Valle (619) 557-7941 xdelvalle@saniego.gov
- **Project Description:** (Process 3) - Site Development Permit (SDP) for construction of a second-story addition and roof deck to an existing one-story single-family residence totaling 3,961 square feet located 8516 La Jolla Shores Drive. The 0.13-acre site is located in the La Jolla Shores Planned District-Single Family zone, and Coastal Overlay zone (non-appealable) within the La Jolla Community Plan area and Council District 1.
- **PRESENTATION and DISCUSSION**
- Applicant's representative (Jennifer Siller) described project which is adding a second story over an existing one story home.
- **Public Comment:**
 - No comments made from the public but the applicant's representative provided two form letters signed by the two immediate next door neighbors approving of the project.
- **Committee Discussion:**
 - Proposed side yard setbacks at 2'6" on south and 3'3" on the north are less than the minimum recommended in the La Jolla Shores PDO and Design Manual.
 - The proposed south side eave setback is at 6 inches and is not in conformance with the neighborhood.
 - The project is in the Campus and Beach Parking Overlay Zone and has 5 bedrooms. Therefore, additional off-street parking needs to be provided in accordance SDMC.
 - The project lacks articulation of the exterior walls. When combined with the small side setbacks, the bulk and scale is out of proportion with the neighborhood and is contrary to the La Jolla Shores PDO, Design Manual and Community Plan.

- The committee recommends providing at least 4 ft side yard setbacks for the addition to provide opportunity for massing transition between neighboring structures thus providing articulation from the existing one story wall plane to the second story.
- **MOTION:** No motion was made at this time. The applicant’s representative agreed to discuss these concerns with their client and return to the LJSPRC for further review.
- c. **4:45-5:00pm Charter/ Bylaws - Revision - Review/Approval**
 - **Discussion of existing LJSPRC Charter and Proposed Revision of Charter/ Creation of Bylaws**
 - Since the last LJSPRC meeting, the LJCPA once again, postponed the discussion/ approval of the LJSPRC Bylaws at the behest of the LJSA Chair. A committee was formed by the LJSA and did a complete re-write creating a separate Charter and Bylaws which was subsequently approved by the LJSA Board.
 - These documents have been distributed to the LJSPRC and made available to the public.
 - Janie Emerson claimed that the LJSPRC Charter is very specific about what the LJSPRC can do, it does not state it can write, revise, nor vote on Bylaws. Therefore, Emerson feels this is outside the scope of what the LJSPRC is allowed to do and therefor any action of that type is illegal.
 - Chair (David Gordon) stated that it has been confirmed by City staff (Marlon Pangilinan – La Jolla Community Planner) that it was legal and appropriate for the LJSPRC to discuss the Bylaws/ Charter.
 - Emerson stated she would not participate in the discussion and left the meeting at 5:26pm.
- MOTION:** That the Draft Charter and Draft Bylaws with agreed upon edits be forwarded to the LJCPA for review and vote. (Crisafi/ Fotsch)
- VOTE: 5-0-0**
- d. **5:30-5:45pm Discussion of Future Meeting Dates**
 - Since this item was requested by Janie Emerson and she had left the meeting early, there was no discussion on the topic.

Adjourn to next PRC meeting Monday, March 18th, 2019 @ 4:00 p.m.

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE

LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Minutes – Tuesday Feb 12, 2019 – 4:00 pm
La Jolla Recreation Center – 615 Prospect Street, Room 1
La Jolla, California

1. NON-AGENDA PUBLIC COMMENT

- Costello: Has a copy of DPR By-Laws
- Costello: Brown Act – please do not discuss projects amongst yourselves outside public meetings. Please send any correspondence to our Chairman Mr. Will.

2. APPROVAL OF MEETING MINUTES

Meeting Jan 15, 2019

3. PRELIMINARY REVIEW 2/12/2019

Project Name: Stylii – 9046 La Jolla Shores Ln
 Permits: CDP/SDP
 Project No.: 543042 DPM: Glenn Gargas
 Zone: RS-1-7, RS-1-4 Applicant: Gary Cohn
 Project Info: <https://opends.sandiego.gov/Web/Projects/Details/543042>

LA JOLLA - (Process 3) Coastal Development Permit (Amendment to CDP No. 92-0571) and Site

Development Permit for a 1,943 square foot addition to an existing 9,799 square ft single dwelling unit for a total of 11,742 square feet. The 0.87-acre site is located at 9046 La Jolla Shores Lane is in the Coastal Overlay Zone (Appealable area), in the RS1-7 & RS1-4 base zone of the La Jolla community plan area. Council District 1.

2/12/2019 APPLICANT PRESENTATION: Cohn

- Garage addition, guest room, office above, and cantilevered deck, 3 car garage expanded to 6 car (tandem).
- Contemporary “donut” floor plan
- No increase to overall structure height, Garage below accessed from sloping street, glass rail
- Hatch region to West is dedicated public view easement
- Upgrading the curb cut, replace sidewalk to accessibility standards,
- New roof at existing roof access steps to make hallway through to guest room
- Exterior stucco to max existing
- No additional mechanical or PV on roof
- 5 bedrooms

2/12/2019 PUBLIC COMMENT:

- none

2/12/2019 COMMITTEE DELIBERATION:

- Leira: seems to fit within existing development footprint

2/12/2019 DELIVER NEXT MEETING:

- Aerial/photo of neighborhood showing roof, outline areas of expansion
- Parking plan (show how to fit 6 cars in expansion)
- 8.5x11 of basic project data

4. PRELIMINARY REVIEW 2/12/2019

Project Name: Tuszynski Residence – 5692 Dolphin Pl
Permits: CDP/SDP
Project No.: 611654 DPM: Francisco Mendoza
Zone: RS-1-7 Applicant: Mark Tuszynski
Project Info: <https://opendsd.sandiego.gov/Web/Projects/Details/611654>

LA JOLLA (PROCESS 3)- Coastal Development Permit & Site Development Permit for additions & alterations to an existing 2,479 square-foot single-family dwelling at 5692 Dolphin Place. Additions & alterations include a second floor addition of approx. 1,062 square feet; new roof top terraces; & interior & exterior alterations to first floor. The 0.17 acre site is located in the RS-1-7 zone & the Appealable area of the Coastal Overlay Zone in the La Jolla community Plan area. Council District 1.

2/12/2019 APPLICANT PRESENTATION: Tuszynski

- Request feedback – plans submitted do not meet current zoning code. 2 adults + 3 teenagers in residence.
- Existing is a Main house + detached master bedroom + detached garage. Prefer to connect the structures together with second floor addition.
- Expanding square footage by more than 50%
- Imposition of a 15’ front setback, plus new bluff setback would force removal of main house on SW quadrant and result in no choice but to design a two story box laterally across the lot.
- Current house built to within 10’ of bluff
- Expand to 4,000 sf where 4,400 is allowed, includes garage to be widened to 2 cars.
- Currently proposing to maintain reduced setback.
- Addition and two story within SE quadrant of lot (to 26’) current ridge at 16’.
- proposed second floor steps back 3-4’ from existing 5’ setback

2/12/2019 PUBLIC COMMENT:

- David Shepardson: appreciates plan and sensitivity to views of neighbors
- Melinda Merryweather: asked if a view easement will be requested along South setback.

2/12/2019 COMMITTEE DELIBERATION:

- pattern of development on street is 0 setback, proposed project maintains that aspect of community character.
- Costello: would like to see survey of existing setbacks in the neighborhood (particularly on Dolphin)
- Costello: The CCC ideal bluff setback is 40', often 25' is allowed when soils report supports it.
- Costello: appreciate effort to maintain character and preserve view.
- Leira: prefer to see step back of second floor from street (at garage)
- Leira: can side setback be maintained as view (along South setback)

2/12/2019 DELIVER NEXT MEETING:

- Spread sheet of surrounding setbacks in neighborhood
- Satellite view of neighborhood, how do setbacks and second floor development pattern in neighborhood.
- Demonstrate consistency of development with neighborhood
- Survey of neighboring FAR
- Roadmap to approval

5. PRELIMINARY REVIEW 2/12/2019

Project Name: Villa K-L – 1228 Park Row
 Permits: NDP/CDP
 Project No.: 619886 DPM: Xavier del Valle
 Zone: RS-1-7 Applicant: Scott Kivel
 Project Info: <https://opends.sandiego.gov/Web/Projects/Details/619886>

LA JOLLA (Process 2) - A Neighborhood Development Permit (NDP) and an amendment to Coastal Development Permit (CDP) No. 1217056 for two gates encroaching into the public right-of-way at 1228 Park Row. The 0.22-acre site is located in the RS-1-7 Zone, and Coastal Overlay Zone (Non-Appealable) within the La Jolla Community Plan Area and Council District 1.

2/12/2019 APPLICANT PRESENTATION: Kivel, Epley

- Request gates in public ROW, needed to correct visibility triangles
- EMRA for walls in ROW, city planner is waiting for NDP/CDP to approve EMRA
- Walls were built higher than permitted, neighbors are happy with existing conditions
- Abided by CDP, footprint is identical to CDP
- Issues are visibility triangle, trellis, and gates, AC condensers
- Driveway gates and wall were built in ROW – should not have been built ~8" into ROW (on Park Row)
- Curb to PL is 13' on Park Row
- Walls in ROW on Silverado, gate is not far enough from back of sidewalk (should be 20')
- Asking for colonnade to be dimensioned and shown to be outside of front setback
- Applicant follow-up post public comment
 - City does not find height issue
 - Cut down wall within visibility triangle
 - State boards issues with previous architect

2/12/2019 PUBLIC COMMENT:

- Merryweather: Disturbed by anything in PROW. Drove the circle, not a single gate to garage on entire circle. This is only one. Seems out of place
- Weiss: mother in law was next door neighbor, she and her husband do not endorse these gates. Illegal and does not fit in neighborhood. There are other issues as well. Building and height issues as well.

- McInerney: Went to trial and exonerated. Issues tonight have nothing to do with work I did. Applicant continued additions after release of architect. Specificity of site. Silverado and Park (commercial and residential). Kivel has not been forthright. Has not abided by floor plan, enclosed a previously approved carport and now exceeds the limit of FAR, Drawings presented to committee are copyright infringement and edited to be false. 2 neighbors in favor does not constitute a community. Park Row gates are 4' over PL, Silverado gate is 1' over PL. Risk backing out of driveway, Visibility triangle is imperative. Need to remove existing structure to create visibility. Chain link is not allowed in front yard setback. Street trees do not satisfy approved tree list. Plans have been "bleached" to suit current agenda. Pergola is in setback. BBQ is in setback. Metal poles are all above the height limit. Accessory structure has a 15' height limit. Drawings provided by applicant are false.
- Benton: 20' pull-in required before garage doors AND gates. Ask for additional information and look at photos.
- Merten: City is liable for whatever is built in PROW, if gate is in view triangle and injury results, it becomes the city's liability.

2/12/2019 COMMITTEE DELIBERATION:

- Leira: was storage shed converted to garage? Community pattern is picket fences at PL. planter area on Silverado is too much. If it is not already permitted, perhaps it should go. Automobile gates are atypical for Park Row.
- Leira: gate on Silverado appears to be a hazard, they are inconsistent with scale and character of neighborhood.
- Costello: original project was well received. On another project where a gate was installed incorrectly, the owner/contractor are working diligently to fix it at great cost. Disappointed to see carport turned garage.

2/12/2019 DELIVER NEXT MEETING:

- 24x36 boards, presentation materials are inadequate
- Key photos to drawings
- Photos of streetscape adjacent to project along with aerial/satellite view
- Bring previously permitted Exhibit A
- Must correct or explain enclosed carport.
- Please ensure drawings are accurate, this is a controversial item
- Diagram with view triangle/gates/and yard setbacks, and gate clearance setback
- Exhibit for height conformance

They will return next week.

6. PRELIMINARY REVIEW 2/12/2019

Project Name: Panorama Homes – 1188 Muirlands Dr
 Permits: CDP
 Project No.: 620974 DPM: Xavier del Valle
 Zone: RS-1-2 Applicant: Tim Golba
 Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/620974>

LA JOLLA - (Process 2) Coastal Development Permit for the construction of 2 new SFDUs on 2 vacant lots. The West House at 1188 Muirlands Drive totals 8,451 square feet, and the East House at 1200 Muirlands Drive totals 8,510 square feet. The vacant lots total .56 acres and .61 acres, respectively. The site is located in the RS-1-2 Base Zone and Coastal (Non-Appealable) overlay zone within the La Jolla Community Plan area, and Council District 1. Code Case CE-0502994

2/12/2019 APPLICANT PRESENTATION: Golba, Horton, Christensen

- 3 legal lots, today is only the center and eastern lot.
- Current site below street level,
- Pad, parking and garage approx one story below street, two story house and habitable walk out basement on view side. Max height is 13-14' above Muirlands street elevation

- Proposed patio/terracing assists in managing drainage
- Extra guest parking provided as street parking is non-existent, 3 car garage + 3 guest spaces
- Second floor steps back from view to stay under sloping height limit. Basement limited to view “half” of site.
- Similar for both homes, grading permit for both properties because previously graded (grubbed)
- Mediterranean style for each, some differences
- Applicant will provide new easement with water collection and pipe down to Muirlands Vista.
- City cleared historic – proposed project will preserve some ornament from existing and as built drawings have been provided.
- There were approved demo permits, there was NOT a grading permit for the grubbing already performed.
- Demo permit was heavily reviewed prior to approval, structures were built without permit.
- Presented photos of demo’d structures, state of disrepair and non-compliance to code
- Grading permit to revegetate is not before us (on West lot only)
- Grubbing only is code compliance case on center and East lots only.

2/12/2019 PUBLIC COMMENT:

- Hayes: Concerned about drainage, familiar with Christensen (past client), there was a previous failure on Muirlands, hillside collapsed. Expect new project to handle it’s own drainage without their (Hayes’s) temporary remedy. Disappointed to see grading without permit and demo. Mature trees are now gone.
- Merten: 2007 retained to investigate redesign, owner fell ill and plans stalled.
 - Site was heavily landscaped, huge mature trees, like walking through Balboa Park.
 - Demo should have required a CDP. City response that non-attached structure may be demo’d. Described email to city and DSD director Lowe.
 - Grading/Grubbing was done without permit. 6 months to answer code compliance issue. Need to see grading permit to make current situation in conformance
 - No issue with proposed homes.
 - Disappointed to see denuded site
 - Suggested that a previous structure across lot line de facto merged the lots. (per Civil engineer, that is not the case)
 - City email response to Muni Code violations was “idiotic”

2/12/2019 COMMITTEE DELIBERATION:

- Costello: does not appreciate that the contractor, or whomever, played naïve about the need for permits for grubbing, grading, demo work.

2/12/2019 DELIVER NEXT MEETING:

- Drainage plan and details of water course and rear channel
- Grading plan and how it transitions to natural grade at project boundaries.
- Materials Board
- Which trees are existing in the landscape plan
- Bring plans of as-built original building to be torn down
- 8.5x11 of setbacks, FAR, area, height.

7. PRELIMINARY REVIEW 2/12/2019

Project Name: Encelia/Romero – 7248 Encelia, 7231 Romero
 Permits: CDP/SDP
 Project No.: 624464 DPM: Xavier del Valle
 Zone: RS-1-4 Applicant: Susan Smith
 Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/624464>

LA JOLLA - (Process 3) A CDP and SDP to demolish an existing house on one lot located at 7248 Encelia

Dr. (0.23-acres) damaged due to a landslide that occurred on a second lot located at 7231 Romero Dr. (0.43-acres), and constructing a 3-story SDU on each lot. The lots contain ESL, and a lot line adjustment is proposed. The project site is located in the RS-1-4 zone and Coastal Overlay Zone (Non-Appealable) within the La Jolla Community Plan area, and Council District 1.

2/12/2019 APPLICANT PRESENTATION: Smith and Smith

- Owner intends to build lower lot first, move there after complete, then build upper.
- City issued emergency CDP to build stabilizing retaining walls. 100' caissons.
- Minimum lot size in RS-1-4 is 10,000, proposing 10,030 and 19000sf lots after adjustment.
- Satisfy all setbacks, FAR, height limit.
- 80' of elevation between properties. (almost all on lower property)
- Encilia (19,000sf lot) has .45 FAR (.46 allowed).
 - Showed perspectives
 - 968sf enclosed courtyard without roof (not included in FAR)
 - Massive FAR exempt basement
 - 2,000sf second (upper) floor master
 - 5 bouganvilia trellises “lillypad”
 - Carport exempt from FAR
 - 2 parking spaces
 - Built exactly to side setbacks
- Romero (10,030 lot)
 - Below grade “buried” basement
 - Short front setback due to steep slope
 - Pushed into ground
 - FAR exempt firstfloor
 - Some FAR exempt on second floor
 - Third floor (3 + basement)

2/12/2019 COMMITTEE DELIBERATION:

- none

2/12/2019 DELIVER NEXT MEETING:

- locate lot lines on photo and/or satellite view
- movie (as suggested by applicant)
- landscape plan (colored)
- Topo map and grading plan
- Drainage plan
- Aerial photo of neighborhood with proposed footprints
- FAR + exempt, full zoning analysis
- Materials board
- Colored rendering if possible
- Alternate parking options
- New Site/retaining walls
- Curious about seasonal light/window feature
- Roof materials

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE

LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Minutes – Tuesday Feb 19, 2019 – 4:00 pm
La Jolla Recreation Center – 615 Prospect Street, Room 1
La Jolla, California

2. NON-AGENDA PUBLIC COMMENT

- Limit 2 minutes per person

8. APPROVAL OF MEETING MINUTES

Meeting Feb 12, 2019

- Costello and Leira corrections to 2/12 minutes.

9. FINAL REVIEW 2/19/2019

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

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

1/15/2019 – APPLICANT PRESENTATION: Joe LaCava

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

DPR Questions

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

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

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

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

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

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

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

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

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

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

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

Community Questions

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

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

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

Deliverables for next meeting:

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

2/19/2019 APPLICANT PRESENTATION - LaCava

- Jumped to five items from previous meeting. Amendment to existing CUP to expand boundaires and SDP to convert one building.
- Proposed building will be reconfigured for meeting space and education use only.
- Project not consistent with PDO, landscaping and educational use instead of retail.
- Additional property North of existing property along Girard. Constrained site. Only plan for expansion ad hoc, if property becomes available.
- Integrative Architectural Design, campus has grown organically. Not duplicate existing architecture, complement instead. Brick, stucco, fascia to replicate existing campus. Also added trellises to tie styles together. Sympathetic and informed
- Pedestrian Circulation – Shown on site plan. School has been there 60 years. Thought long/hard about how/if this space is safe and practical for this use. No changes to pick-up and drop-off.
- Improving parking situation. CUP requires 25, with this addition there will be 37 spaces.
- Aerial provided. No negative impact to traffic or parking.
- Street scene provided. Color scheme to complement campus “space”. Leaving behind retail.
- Landscape: Do not meet PDO requirement. Provide planter boxes to buffer buildings, two street trees where currently none exist, similar to trees in front of existing campus. Sets a new “zone”.

2/19/2019 PUBLIC COMMENT

- none

2/19/2019 COMMITTEE DELIBERATION

- Costello: Is there an excess of retail space in PDO zone 1? (Previous owner had difficulty leasing space. Challenge in village is too much retail space. PDO committee reacted favorably.)
- Ragsdale: Question about landscape? (Addition of planters + 2 trees, is big significant change) (PDO found that it does NOT conform. We knew that) Happy with the project though.
- Welsh: (School concluded they cannot preserve alley access across campus. Parking lot will be available.)

2/19/2019 COMMITTEE MOTION

- Motion that findings CAN be made for CUP, SDP, CDP as presented (Costello/Ragsdale)
 - In Favor: Costello, Welsh, Ragsdale, Collins
 - Opposed: none
 - Abstain: Will (as-chair)
 - Motion PASSES 4-0-1

10. FINAL REVIEW 2/19/2019

Project Name: Villa K-L – 1228 Park Row
Permits: NDP/CDP
Project No.: 619886 DPM: Xavier del Valle
Zone: RS-1-7 Applicant: Scott Kivel
Project Info: [https://opends.sandiego.gov/Web/Projects/Details/ 619886](https://opends.sandiego.gov/Web/Projects/Details/619886)

LA JOLLA (Process 2) - A Neighborhood Development Permit (NDP) and an amendment to Coastal

Development Permit (CDP) No. 1217056 for two gates encroaching into the public right-of-way at 1228 Park Row. The 0.22-acre site is located in the RS-1-7 Zone, and Coastal Overlay Zone (Non-Appealable) within the La Jolla Community Plan Area and Council District 1.

2/12/2019 APPLICANT PRESENTATION: Kivel, Epley

- Request gates in public ROW, needed to correct visibility triangles
- EMRA for walls in ROW, city planner is waiting for NDP/CDP to approve EMRA
- Walls were built higher than permitted, neighbors are happy with existing conditions
- Abided by CDP, footprint is identical to CDP
- Issues are visibility triangle, trellis, and gates, AC condensers
- Driveway gates and wall were built in ROW – should not have been built ~8” into ROW (on Park Row)
- Curb to PL is 13’ on Park Row
- Walls in ROW on Silverado, gate is not far enough from back of sidewalk (should be 20’)
- Asking for colonnade to be dimensioned and shown to be outside of front setback
- Applicant follow-up post public comment
 - City does not find height issue
 - Cut down wall within visibility triangle
 - State boards issues with previous architect

2/12/2019 PUBLIC COMMENT:

- Merryweather: Disturbed by anything in PROW. Drove the circle, not a single gate to garage on entire circle. This is only one. Seems out of place
- Weiss: mother in law was next door neighbor, she and her husband do not endorse these gates. Illegal and does not fit in neighborhood. There are other issues as well. Building and height issues as well.
- McInerney: Went to trial and exonerated. Issues tonight have nothing to do with work I did. Applicant continued additions after release of architect. Specificity of site. Silverado and Park (commercial and residential). Kivel has not been forthright. Has not abided by floor plan, enclosed a previously approved carport and now exceeds the limit of FAR, Drawings presented to committee are copyright infringement and edited to be false. 2 neighbors in favor does not constitute a community. Park Row gates are 4’ over PL, Silverado gate is 1’ over PL. Risk backing out of driveway, Visibility triangle is imperative. Need to remove existing structure to create visibility. Chain link is not allowed in front yard setback. Street trees do not satisfy approved tree list. Plans have been “bleached” to suit current agenda. Pergola is in setback. BBQ is in setback. Metal poles are all above the height limit. Accessory structure has a 15’ height limit. Drawings provided by applicant are false.
- Benton: 20’ pull-in required before garage doors AND gates. Ask for additional information and look at photos.
- Merten: City is liable for whatever is built in PROW, if gate is in view triangle and injury results, it becomes the city’s liability.

2/12/2019 COMMITTEE DELIBERATION:

- Leira: was storage shed converted to garage? Community pattern is picket fences at PL. planter area on Silverado is too much. If it is not already permitted, perhaps it should go. Automobile gates are atypical for Park Row.
- Leira: gate on Silverado appears to be a hazard, they are inconsistent with scale and character of neighborhood.
- Costello: original project was well received. On another project where a gate was installed incorrectly, the owner/contractor are working diligently to fix it at great cost. Disappointed to see carport turned garage.

2/12/2019 DELIVER NEXT MEETING:

- 24x36 boards, presentation materials are inadequate
- Key photos to drawings
- Photos of streetscape adjacent to project along with aerial/satellite view
- Bring previously permitted Exhibit A

- Must correct or explain enclosed carport.
- Please ensure drawings are accurate, this is a controversial item
- Diagram with view triangle/gates/and yard setbacks, and gate clearance setback
- Exhibit for height conformance

2/19/2019 APPLICANT PRESENTATION Kivel, Epley

- Gates are discretionary. Have new larger exhibits and photos to share.
- 2 gates: 1 on park row, 1 on Silverado. City issue that there is not 20' auto "queue" space off the ROW. Applicant believes gates are in keeping with the character. Sliding gates do not interfere with pedestrian sidewalks.
- Not providing the 20' discourages parking from parking and blocking sidewalk.
- Gate is set back from line of white fence on property to East.
- Gate 2 (on Park Row). Very low planter curbs in ROW (requiring EMRA)
- Applicant believes they are beautifying street along Silverado.
- What is curb to gate and edge sidewalk to gate. 15'-8" back of sidewalk to gate on Silverado.
- 21'-5" from curb to gate. Backing out looking at 4 or 5' high wall.
- Perimeter walls were cut down to clear visibility triangle.
- Gates do NOT encroach into ROW. Contradiction to project description. Actually Park Row gate is in ROW.
- Costello, discussion of items that are non-compliant from city cycle issues. (all those items are being addressed, they are being corrected) AC units are now approved. Trellis is in setback. Bird wire height issue. Changing the plans. These issues are all on permit.
- Costello: Issues are on permit request, not actually approved. Do ACs pass Noise ordinance?
- Entire project under review.
- Bird stations exceed 15' height limit on accessory structure (approx. 16'-8")
- What other homes in area have a sliding gate? None identified. Some around the corner. Nearest are on Ivanhoe and Cave st (within 75 yds approx.)
- Per surveyor and applicant drawing, there is 13-7 curb to PL

2/19/2019 PUBLIC COMMENT

- Weiss – neighbor, trustee of CPA (would recuse if necessary). Factual observations: Own 3 houses in the neighborhood. Mother in law's house wraps around project site. Front side of park row gate is 4-5 into prow, using 10' surveyors mark, 3-10 from sidewalk. Silverado gate not quite parallel to sidewalk and higher. Plan distance (center is 13-8 from sidewalk +/-3" each end). Transparency of gate should be 80% open above 3'. Driveway on park row is excavated, steep incline to Park Row. Retaining wall built to retain for excavation. 3' ht of wall should be relative to height of driver. But can't lower wall further. Concerned about main structure height. AC condensers are very close to adjacent house. Not shielded. Carport has been enclosed and may exceed FAR. House is quite different from neighborhood, gates exacerbate this. Applicant reported neighbors in support, I own the adjacent home on both streets and they are not in favor.
- 115" gate to curb
- Merten – Is the gate on the public side of the fence (yes). Is there any protective device to shield the public (No).
- Merryweather – Project is not in conformance with neighborhood, no sliding gates on park row or residential side of Silverado. Completely different than neighborhood.

2/19/2019 COMMITTEE DELIBERATION

- Concerns for sliding gates in PROW
- Costello: infrequent that city writes scathing cycle issues. City "unacceptable". Can't support this project. EMRA is not listed, not in favor. Gates should be corrected. Contention on height limit.
- Will: track appears a few feet into PROW from photos. Not adjacent to wall.

2/19/2019 DELIVERABLE FOR NEXT MEETING

- Accurate plans, exhibits should address all project parameters
- Better site photos.

- Committee members to measure this themselves.

11. FINAL REVIEW 2/19/2019

Project Name: Panorama Homes – 1188 Muirlands Dr
 Permits: CDP
 Project No.: 620974 DPM: Xavier del Valle
 Zone: RS-1-2 Applicant: Tim Golba
 Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/620974>

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2/12/2019 APPLICANT PRESENTATION: Golba, Horton, Christensen

- 3 legal lots, today is only the center and eastern lot.
- Current site below street level,
- Pad, parking and garage approx one story below street, two story house and habitable walk out basement on view side. Max height is 13-14' above Muirlands street elevation
- Proposed patio/terracing assists in managing drainage
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- Second floor steps back from view to stay under sloping height limit. Basement limited to view "half" of site.
- Similar for both homes, grading permit for both properties because previously graded (grubbed)
- Mediterranean style for each, some differences
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- City cleared historic – proposed project will preserve some ornament from existing and as built drawings have been provided.
- There were approved demo permits, there was NOT a grading permit for the grubbing already performed.
- Demo permit was heavily reviewed prior to approval, structures were built without permit.
- Presented photos of demo'd structures, state of disrepair and non-compliance to code
- Grading permit to revegetate is not before us (on West lot only)
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- Hayes: Concerned about drainage, familiar with Christensen (past client), there was a previous failure on Muirlands, hillside collapsed. Expect new project to handle it's own drainage without their (Hayes's) temporary remedy. Disappointed to see grading without permit and demo. Mature trees are now gone.
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 - Site was heavily landscaped, huge mature trees, like walking through Balboa Park.
 - Demo should have required a CDP. City response that non-attached structure may be demo'd. Described email to city and DSD director Lowe.
 - Grading/Grubbing was done without permit. 6 months to answer code compliance issue. Need to see grading permit to make current situation in conformance
 - No issue with proposed homes.
 - Disappointed to see denuded site
 - Suggested that a previous structure across lot line de facto merged the lots. (per Civil engineer, that is not the case)

- City email response to Muni Code violations was “idiotic”

2/12/2019 COMMITTEE DELIBERATION:

- Costello: does not appreciate that the contractor, or whomever, played naïve about the need for permits for grubbing, grading, demo work.

2/12/2019 DELIVER NEXT MEETING:

- Drainage plan and details of water course and rear channel
- Grading plan and how it transitions to natural grade at project boundaries.
- Materials Board
- Which trees are existing in the landscape plan
- Bring plans of as-built original building to be torn down
- 8.5x11 of setbacks, FAR, area, height.

2/19/2019 APPLICANT PRESENTATION Golba, Horton, Christensen

- Reviewed what others have done along Muirlands. Homes are each built with motorcourt and first floor one level below street elevation. 7 spaces total (3 garage, 4 guest), 2 story with walk out basement for each.
- Demonstrated which trees are remaining.
- Demonstrated aerial survey pre and post grading. There was no grading as we usually define it done as part of the “grubbing” code compliance case.
- Civil engineer presented drainage patterns and facilities. Add curb along a portion of Muirlands. Public drainage to collection and then public easement across (between subject properties) to city facilities below. Retention basin for all on site run-off. 3rd line of defense to add swail along Northerly (downhill) boundary. Balanced grading on site to eliminate/minimize import/export of soil. Maintenance has been done already on existing.
- Old retaining wall from original estate to remain. Stacked stone. Will become landscape planter wall below proposed pool.
- Materials board showed difference between two houses.
- Demo was performed to free-up any potential lot tie.
- Site was grubbed and that constitutes grading. Erosion control system was created. Neighbor cut the pine tree, it was dying.
- 28 page historic review dismissed this idea. Getting a grading permit. There is nothing else that the applicant can do.
- Demo permit was approved. Accessory structures did not require a CDP.
- City lumps remediation in with new development plans if done within 6 months.

2/19/2019 PUBLIC COMMENT

- Merryweather – historic? (project went through a technical report and cleared by staff due to heavy (unpermitted) additions.) (Current owner building these two homes and potentially selling the 3rd lot separately.
- Merten – 1976 Coastal Act – preserve and maintain character of coastal neighborhoods, area is significant due to existing mature landscape. Contributes to character. So did the building on the site. Even un-permitted buildings are over 50 years old and contribute to community character. Coastal act requires CDP for demolition of buildings. Grubbing is included in definition of Grading. This grading (by way of grubbing) should have required a CDP. Remediation should have been required. Reviewed city ordinance regarding consequences for unpermitted work. City MAY request a “reasonable restoration of the site”. Extent of landscape is apparent on provided drawings. Landscape must be restored unless infeasible. City apparently has approved hydroseeding and straw waddle as adequate remediation. What if everyone surrounding did this? Character would have been completely changed. Premises shall be restored prior to any other permits being approved. Finding must be made that project complies with LDC and LJ Community Plan. Not preserving or enhancing the character. Site has not been remediated. Environmental review dismissed any species habitat.
- Merten: Grubbing = Grading, Grading = Development, Development requires a CDP. Large trees need to be replaced.

- Merryweather: It looks like they took out much more than grass. Sad to see all those trees lost. We are ruining La Jolla.

2/19/2019 COMMITTEE DELIBERATION

- Will: if remediation allowed as part of proposed project permit, we need to review if landscape is adequate to address grubbing loss.
 - Many large canary palms being added.
 - Wish to see more than just palm trees.
 - Sloping ground cover down slope behind pool
- Ragsdale disappointed to see loss of trees, but leaving site in current state does not help community character.
- Costello: request to improve drainage on 3rd lot.
 - Applicant willing to extend lower swale and street collection piping across to Westerly “3rd” lot. (parcel 1, map 18604)
- Welsh: Have a problem with this process. It is sad that this is lost.
- Will: Wish there was a bigger slap on the wrist.

2/19/2019 COMMITTEE MOTION

- Motion that findings CAN be made as presented with drainage extension (Ragsdale/Will)
 - In Favor: Ragsdale
 - Opposed: Costello, Welsh, Collins
 - Abstain: Will (as chair)
 - Motion FAILS 1-3-1
- Applicant to return next Meeting with revised Landscape Plan and drainage plan for Westerly (3rd) lot.

12. FINAL REVIEW 2/19/2019

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 Zone: RS-1-4 Applicant: Susan Smith
 Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/624464>

LA JOLLA - (Process 3) A CDP and SDP to demolish an existing house on one lot located at 7248 Encelia Dr. (0.23-acres) damaged due to a landslide that occurred on a second lot located at 7231 Romero Dr. (0.43-acres), and constructing a 3-story SDU on each lot. The lots contain ESL, and a lot line adjustment is proposed. The project site is located in the RS-1-4 zone and Coastal Overlay Zone (Non-Appealable) within the La Jolla Community Plan area, and Council District 1.

2/12/2019 APPLICANT PRESENTATION: Smith and Smith

- Owner intends to build lower lot first, move there after complete, then build upper.
- City issued emergency CDP to build stabilizing retaining walls. 100’ caissons.
- Minimum lot size in RS-1-4 is 10,000, proposing 10,030 and 19000sf lots after adjustment.
- Satisfy all setbacks, FAR, height limit.
- 80’ of elevation between properties. (almost all on lower property)
- Encelia (19,000sf lot) has .45 FAR (.46 allowed).
 - Showed perspectives
 - 968sf enclosed courtyard without roof (not included in FAR)
 - Massive FAR exempt basement
 - 2,000sf second (upper) floor master
 - 5 bougainvillea trellises “lilly pad”
 - Carport exempt from FAR

- 2 parking spaces
- Built exactly to side setbacks
- Romero (10,030 lot)
 - Below grade “buried” basement
 - Short front setback due to steep slope
 - Pushed into ground
 - FAR exempt firstfloor
 - Some FAR exempt on second floor
 - Third floor (3 + basement)

2/12/2019 COMMITTEE DELIBERATION:

- none

2/12/2019 DELIVER NEXT MEETING:

- locate lot lines on photo and/or satellite view
- movie
- landscape plan (colored)
- Topo map and grading plan
- Drainage plan
- Aerial photo with proposed footprints
- FAR + exempt, full zoning analysis
- Materials board
- Colored rendering if possible
- Alternate parking options
- New Site/retaining walls
- Curious about seasonal light/window feature
- Roof materials

2/19/2019 COMMITTEE CHAIR COMMENT

- no cycle issues were available today. Chair would require unanimous motion from committee to vote on this project without first seeing city’s cycle issues. None made.

2/19/2019 APPLICANT PRESENTATION

- Reviewed items from last meeting
- Zoning sheet
- Green roof on lower project (Romero)

2/19/2019 PUBLIC COMMENT

- none

2/19/2019 COMMITTEE DELIBERATION

- House is large: 15000sf on 19000sf lot when all enclosed areas included
- Carport and basement exempt from FAR. Does not look like carport could be enclosed.
- Architecture is unique and this is a neighborhood that has embraced unique architecture

2/19/2019 DELIVER NEXT TIME

- Movie
- Make us feel warm and fuzzy about size of house.
- Return March 12th.

13. PRELIMINARY REVIEW 2/19/2019

Project Name: Kuzdas – 544 Arenas St
 Permits: CDP/SDP
 Project No.: 614774 DPM: Francisco Mendoza
 Zone: RM-1-1 Applicant: Lucy Martinez, Brian Kuzdas
 Project Info: <https://opendsd.sandiego.gov/Web/Projects/Details/614774>

LA JOLLA - (Process 2)-Flat-fee-Coastal Development Permit to demolish existing single family dwelling unit and construct new single dwelling unit for a total of 3,408 square feet of construction located at 544 Arenas Street. The 0.08 acre site is located in the RM-1-1 Base Zone within the Coastal (Non-Appealable) overlay zone in the La Jolla Community Plan Area. Council District 1

2/19/2019 APPLICANT PRESENTATION

- Colored rendering
- Tesla powered smart homes. 100% net zero.
- Maximizes FAR
- Roof deck removed when driveway necessitated raising pad (actually not excavating the pad). Proposed will stay at current level
- No angled setback (chair to review)

2/19/2019 PUBLIC COMMENT

- none

2/19/2019 COMMITTEE DELIBERATION

- Will: Community Plan (available at lajollacpa.org) requires sensitivity of scale to neighborhood. Confirm and demonstrate that design is consistent with neighborhood character.
- Costello: and transition of new structures to older structures

2/19/2019 DELIVER NEXT TIME

- Street scape, photo simulation of proposed in context.
- Satellite with footprint
- Landscape site plan
- Zoning compliance matrix (FAR, height, setbacks, etc.)
- Photos or data to support design as consistent

**LA JOLLA TRAFFIC AND TRANSPORTATION BOARD
Regular Meeting: Wednesday February 20, 2019**

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

Members Absent: Ross Rudolph LJSA, Nancy Warwick LJTC

Approve Minutes of: January 16, 2019 **Motion to Approve: Gantzel, Second: Brady 6-0-2 (Goulding, Ryan)**

Public Comments on Non-Agenda LJT&T Matters: No Public Comments

Due to a scheduling conflict Ann Dynes requested to be heard first for Agenda Items 5 & 6

Agenda Item 5: Placement of New Bike Racks- Request by LJ Parks & Beaches Committee to prioritize locations for installation of bicycle racks. (Ann Dynes) **Action Item**

Ann has funding from the La Jolla Village Merchants Assn and the La Jolla Community Foundation to purchase 6-8 La Jolla branded bicycle racks. The City advised her that if her group paid for them City staff would install them. She is requesting some action from LJT&T on the placement of these bicycle racks throughout La Jolla. She is asking for one of our Board members to act as a liaison for her so that the input of LJT&T is reflected in the locations where these bicycle racks will be placed. Ann is signing an agreement with the La Jolla Community Foundation that LJP&B along with the LJVMA and LJT&T are all in support of this initiative so she needs one of our Board members to work with her on this project.

Ira Parker supports the idea of bicycle racks for the Village but he is concerned they will end up supporting the Scooters as well as other things. Ann wants the bicycle racks to be a place where scooters, and bikes and those other things end up parked in because then they will not be strewn all over our streets. There is an App that lets users know where to find a Scooter but once we

have the bicycle racks installed perhaps a GPS type App will let the user know where a bicycle rack is located so they can leave their scooter or bicycle in the rack. Ann sent Barbara Bry a message that in her City Council Proposal to regulate the scooters she should request that these Companies have a designated drop off place to leave their scooters after using them. The goal would be to have the installed bicycle racks a designated drop off place. At the Children's Pool Ann discovered scooters that were perfectly lined up within the bicycle racks.

Aaron began Board comments with his view that sidewalks do not fall under the purview of LJT&T. Dave conceded this is a difficult question. Bicycles would fall under our purview but where to park these bicycles is a gray area within our authority. Tom supports the idea of the bicycle racks; the bike racks down at the Children's Pool are attractive and functional and he supports the idea of finding placements for them. He believes there should be someone astute with bikes to act as a liaison and he is nominating Patrick to be the lead person from our Board on this project. Patrick mountain bikes and does not have a lot of experience with commuter bikes but he is very knowledgeable about the scooter world so he accepted the role of LJT&T's liaison to LJP&B.

Motion to support the request by La Jolla Parks & Beaches Inc. pertaining to installation of bicycle racks in La Jolla as reflected in an Agreement with The San Diego Foundation – La Jolla Community Foundation, and to appoint Patrick Ryan the LJT&T liaison to La Jolla Parks & Beaches for this project: Brady, Second: Gentzel 7-1-0 (Goulding)

Agenda Item 6: La Jolla Street Repair Priority List- Request to consider Streets needing repair throughout the Community (Ann Dynes) **Discussion Item**

Ann is President of La Jolla Parks & Beaches. She spoke to the Board about how her Board has a Capital Improvement Plan or a wish list of things they wanted to do that they submitted to the City and the City actually used their list to do the things her Board wanted to accomplish. She recommended that LJT&T should devise a street repair priority list; a list of streets that are in desperate need of repair and submit it to the City for consideration. The City recently renovated the concrete streets on Coast South Blvd and Westbourne Street and they were beautifully done. But there are other streets in La Jolla that are in desperate need of repairs: Via Capri, Hillside Drive, end of Via del Norte at the bike path to name a few. Ann believes that if we as a Board create a street repair priority list and submitted it to the City those streets may end up on the City's priority list for repairs. Dave suggested putting together a sub-committee to look into it: Tom, Erik and Dave volunteered for this sub-committee.

Agenda Item 1: Resident Petition for Speed Humps- on Westbourne Street between La Jolla Blvd and Draper Ave (Stephanie Jernigan) **Action Item**

Due to the constant speeding on her street especially during the school year when La Jolla High students are arriving to school and leaving school, she asked the City for 3 speed humps. She lives right next to La Jolla High, Muirlands and very close to La Jolla Elementary and the Gillispie School. The street is used daily by children of all ages and she feels it is just a matter of time before a horrible accident occurs. She petitioned her neighborhood and received approval from 75% of the neighbors in her target area. After about a year of working with the City; the Fire Dept and City staff approved Westbourne St for 3 speed humps between La Jolla Blvd and Draper Ave. City staff has asked for an endorsement by LJT&T on this request.

Melinda Merryweather lives on Westbourne and supports the need for the speed humps. Gail Forbes asked how many humps and how would they be dispersed. Stephanie responded there would be 3 humps between La Jolla Blvd and Draper Ave but she did not know how the City would disperse them. Dave responded the City would probably evenly disperse them. Gail noted the speed humps on one street often shifts traffic to another street less able to handle it. Erik uses Westbourne to drop his children off at La Jolla High and agrees that people are driving too fast.

Motion to endorse Resident Petition for 3 Speed Humps on Westbourne Street between La Jolla Blvd and Draper Ave: Gantzel, Second: Brady 8-0-0

Agenda Item 2: San Diego Food and Wine Festival- SD Junior League request for Temporary No Parking on Coast Blvd adjacent to Scripps Park related to the 19th annual event on May 10-12, 2019 (Gretchen Hopper) **Action Item**

Over 50 of San Diego's best Restaurants and Beverage purveyors will be offering flavorful bites, wines, brews and spirits in the 19th annual fundraiser for The Junior League of San Diego.

Proceeds raised from the Event are used to fund Mission Based Community Programs targeted to improve the lives of San Diego County Transition Aged Foster Youth, Homelessness, and individuals affected by Human Trafficking.

There are no street closures for Coast Boulevard but they are requesting that 15 parking spaces be closed off for two days for their load-in and load-out of Vendors.

Set up: Friday 5/10/19 6:00am

Event Starts: Saturday 5/11/19 1:00 pm

Event Ends: Saturday 5/11/19 5:00pm

Dismantle: Saturday 5/11/19 11:59pm

There are no changes to the timeline of the Event from last year's Event.

Motion to Approve San Diego Junior League Request for Temporary No Parking on Coast Blvd adjacent to Scripps Park related to the 19th annual San Diego Food and Wine Festival event on May 10-12, 2019: Ryan, Second: Gantzel 8-0-0

Agenda Item 3: La Jolla Christmas Parade and Holiday Festival- Temporary Street Closures and No Parking areas related to the 62nd annual event on Sunday December 8, 2019 (Ann Kerr Bache) **Action Item**

The Parade Route and Timeline have not changed from last year's Event. The Parade is being held on Sunday December 8, 2019 from 1:30 pm to 4:30pm.

Last year they had 2,800 Entrants, around 14 Floats, and Horses that participated in the Parade. They are one of just three Parades in Southern California that are allowed to have horses in their Parade.

The only time-line that changed is Photos with Santa and other children's activities. Last year the Christmas Parade and Holiday Festival fell on Chanukah and to accommodate event staff who celebrate Chanukah they held the Photos with Santa and other children's activities in the morning, before the Parade began, so staff could get home early to celebrate the Holiday. They discovered this arrangement was more beneficial to the children who were entertained while waiting for the parade to begin and decided to keep the children's entertainment activities in front of the Athenaeum between 10:30 am-1:00 pm. As a result, it shortened the parade time-line by 2 hours.

Event Set up 12/8/19 7:00 am

Event Starts 12/8/19 1:30pm

Event Ends: 12/8/19 4:30pm

Dismantle 12/8/19 5:00pm

Parade Day No Parking and Tow Away Zones

Vehicles will be towed promptly at 9:30 am

Both sides of Ivanhoe between Ivanhoe East and Torrey Pines Rd.

Both sides of Girard between Torrey Pines and Kline.

Both sides of Kline between Ivanhoe and Fay.

Both sides of Herschel between Torrey Pines and Silverado.

Both sides of Torrey Pines between Herschel and Virginia Way.

Vehicles will be towed promptly at 11:30 am

Both sides of Girard between Kline and Prospect.

Both sides of Prospect between Girard and La Jolla Blvd.

Both sides of Draper between Silverado and Kline.

Ann clarified that the Event is completely funded by Community donations and Grants from Foundations, Businesses, and Residents.

Boy Scouts Troop 506 put a special flyer on windshields alerting drivers to the no parking tow away zones in case they miss the no parking signage. Only one driver had their car towed at last years' event. Parade is extremely well organized so that when mishaps occur, they are quickly resolved.

Motion to Approve the La Jolla Christmas Parade and Holiday Festival request for Temporary Street Closures and No Parking areas related to the 62nd annual event on Sunday December 8, 2019: Aguirre, Second: Earley 8-0-0

Agenda Item 4: Request to Remove and Relocate Crosswalk at End of Playa Del Norte-by Neptune Place (Melinda Merryweather) Action Item

The Crosswalk at the end of Playa Del Norte that Melinda is requesting to be removed and relocated is actually a traffic stop line which cannot be removed. However, pedestrians are confusing this stop line for a crosswalk and are using it to cross Playa del Norte ending up in front of a hedge where they are forced to cross at the high curve on Neptune Street. It is a safety hazard. Traffic is very fast rounding that curve at the same time pedestrians have nowhere to go but out on the street. Melinda is requesting 'No Pedestrian Crossing' chains at both ends of Playa Del Norte where the stop line is located to discourage pedestrians from crossing.

In addition to the No Pedestrian Crossing chains Melinda is requesting that two new crosswalks be installed, one across Playa del Norte where the sidewalk ends, (at the end of the condo parking lot) to safely cross to the south side, and another crosswalk that would take pedestrians across Neptune to the stairs leading down to the beach. Melinda consulted with Jim Neri who suggested that installing a new crosswalk at that location is on a safer part of Neptune to cross. Friends of Windnsea have been working on repairing that stairway which has been washed out by the sea but it almost finished.

There are some residents on Neptune here at the Meeting to support what Melinda is saying about the need for safety measures in the form of crosswalks. Pedestrians are jumping out into the middle of the street and there is heavy traffic at certain times of the day.

Patrick asked Melinda about the property line dividing the public land from private property. If we are to approve the no pedestrian crossing signage it has to be installed on public property. Melinda responded that two small posts on either side of the stop line would be on public property.

Dave noted that there would be a need for ADA approved handicapped ramps at the new crosswalks. Patrick responded that it amounts to 4 curb cuts.

Ann Kerr Bache asked if the new crosswalks would need to undergo a petition process much like the speed humps on Westbourne Street. Dave responded that the City has a specific petition for speed humps but he is not aware if there is a specific petition for crosswalks. She is asking because at some point this is going to be on the Agenda for Town Council to ratify and if someone questions it, she wants to know how to respond to it.

Motion to establish two crosswalks with required ADA approved handicapped ramps, one on Playa del Norte and the other on Neptune Street and installing 'no pedestrian crossing' barriers on both sides of the stop line at the end of Playa del Norte: Goulding, Second: Ryan 8-0-0

Adjournment: 4:50pm

Next Meeting: Wednesday March 20, 2019

Respectfully Submitted: Donna Aprea, Secretary