

La Jolla Community Planning Association

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

Contact Us:

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President: Tony Crisafi

Vice President: Matt Mangano

2nd Vice President: Dave Gordon

Secretary: Suzanne Weissman

Treasurer: Mike Costello

FINAL MINUTES—

Regular Meeting | Thursday, December 5, 2019 – 6 p.m.

1.0 Welcome and Call to Order: Tony Crisafi, President: 6:01 pm

This is a full agenda, recorded meeting, therefore, the following rules will be enforced:

- Mobile devices off or on silent mode.
- All public and trustee comment will be addressed to the chair. Public & trustee comment will be limited to 2 minutes.
- Comments will be directed to the project or matter stated in third person for the purpose of respect & clarity
- Chair may ask for member votes. Please keep hands raised until the vote tally is announced.
- Chair will alternate order of trustee comment. Upon consensus, Chair will close discussion and call for a motion.
- Please notify chair of any organized public presentation requests prior to meeting
- It is helpful that any information submitted for distribution be received by us a week before the meeting so that it can be distributed electronically with the agenda or as a separate email for the trustees and posted on the website. If the information does not arrive soon enough, it will be distributed at the meeting.
- Subcommittee members have the right to express opinions, but their communication must state clearly that they are a subcommittee member and that the information contained within is a personal opinion, an opinion from another person or a reiteration of the subcommittee minutes.

Quorum present: Brady, Costello, Crisafi, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Little, Mangano, Manno, Neil, Will, Weissman. Absent: Kane, Shannon, Courtney (arrived 6:20)

2.0 Adopt the Agenda

Will: I'd like to add an item: the De Rykere residence, 643 Bonair St. This was a CDP to convert a garage into an ADU. This project was voted 5-0-2 by the DPR Committee; the Chair failed to get the meeting minutes to the CPA in time to include on the agenda.

Motion: Add this item to the Consent Agenda as item 4.4, (Will/Costello) **Vote** 12-1-1, Motion carries with 2/3 majority.

In Favor: Brady, Costello, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Little, Mangano, Manno, Will, Weissman

Opposed: Neil

Abstain: Crisafi, Chair

Motion: Adopt agenda as modified (Will/Fitzgerald) **Vote:** Unanimous, Chair abstains, Motion carries.

3.0 Meeting Minutes Review and Approval:

3.1 Regular meeting minutes November 7, 2019

Motion: approve minutes, (Jackson/Costello), **Vote:** Unanimous, Chair abstains. Motion carries.

4.0 Consent Agenda – 4.1 – 4.5

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. Projects may be pulled from consent agenda by anyone present. Items will be moved to full review at the present or following regular LJCPA meeting.

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

4.1 – Approval of revision of LJ CPA Membership/Attendance List & subsequent placement on the LJCPA Website.

4.2 – 2502 Calle Del Oro – Zuckerman Residence - Project No. 637710, Process 3, CDP and SDP with a lot line adjustment to demo an existing dwelling unit and construct a new 7,744 sq. ft. two story single dwelling unit & attached garage, new single story, 520 s.f. companion unit & lot line adjustment. Parcel 1&2 of lot 84. The 1.18 acre site is located in the La Jolla Shores Planned District, Coastal Overlay Zone of the La Jolla Community Plan Area, Council District 1.

PRC motion to approve 8-0-0

4.3 – 2695 Hidden Valley Rd. – Crisafulli Residence – Project No. 648660, Process 3, SDP for the addition of 1,864 s.f. and remodel of 374 s.f. to an existing 4,873 s.f. single family residence. The 0.97 acre site is located in the La Jolla Shores Planned District Zone, coastal of the La Jolla Community Plan Area, Council **District 1**.

PRC motion to approve 7-0-0

4.4 – 643 Bonair St., DeRykere residence – Project No. 635624, - (Process 2) Coastal room of 76 square feet for a total of 550 square feet located at 643 Bonair Street. The 0.14 acre site is located in the RM-1-1 base zone of the Coastal (Non-Appealable) overlay zone of the La Jolla community plan area. Council District 1. (Added above)

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.

None pulled. **Motion:** approve consent agenda, (Gordon/Jackson) **Vote:** unanimous, chair abstains. Motion carries

5.0 Officer Reports:

5.1 Treasurer - Mike Costello's report –

La Jolla Community Planning Association

Treasurer's Report

December 5, 2019 Regular Meeting

Beginning Balance as of November 1, 2019		\$398.84
Income		
• Collections, Nov 7, 2019	\$217.00	
• _CD Sales	<u>\$ 5.00</u>	
Total Income		\$222.00
Expenses		
• _Agenda printing , Nov. 7, 2019	\$75.68	
•		
Total Expenses	<u>\$75.68</u>	
Net Income/(Loss)	<u>\$146.32</u>	
Ending Balance of November 30, 2019		<u>\$545.16</u>

Costello: We need to pay overtime for the use of this room of \$260, the exact amount still under negotiation. We have other bills coming up, so please be generous.

5.2 Secretary -

If you want your attendance recorded today, you should sign in at the back of the room or let me know that you want your attendance recorded. You are welcome to attend without signing in or joining.

LJCPA is a membership organization open to La Jolla residents, property owners and local business and non-profit owners at least 18 years of age.

Eligible visitors wishing to join the LJCPA need to submit an application, copies of which are available at the sign-in table or on-line at the LJCPA website: www.lajollacpa.org/.

We encourage you to join so that you can vote in the Trustee elections and at the Annual Meeting in March.

You can become a Member after completing the application and attending one meeting. You can maintain your membership by documented attendance at one meeting per year. If you do not attend one meeting per year, your membership will expire.

To qualify as a candidate in an election to become a Trustee, a Member must have documented attendance at **three** LJCPA meetings in the preceding 12-month period.

5.2.1 Membership committee report – We now have a complete attendance sheet updated through November that is on the website and was emailed to the trustees today. The column on the right shows current members; the column just to the left shows when your membership will expire, 2/29/20 or 2/28/21.

We have an election coming up in March 2020 so it is important to monitor that sheet to make sure you are a member. If you were a member last year and you are here tonight, this will confirm your eligibility to vote.

6.0 Elected Officials – Information Only

6.1 Council District 1: Councilmember Barbara Bry. Rep: Steven Hadley, 619-236-6972, srhadley@sandiego.gov

Hadley: Passed out current Bry Bulletin. I've spent last month trying to get people information about projects and trying to steer people interested in projects as well as proponents to the right committees. I request the letter below, Item 11.4 to Council Member Bry to be copied to the Mayor or addressed to the Mayor and copy the council member. The Mayor is in charge of the departments, the executive branch of the city. The Council is the legislative branch and we are not permitted by the city charter to direct them, but we certainly can ask questions and I will do that. I'll be here to the end of the meeting to answer questions.

6.2 78th Assembly District: Assembly member Todd Gloria

Rep: Mathew Gordon 619-645-3090, mathew.gordon@asm.ca.gov Not present

6.3 39th Senate District: State Senator Toni Atkins, Senate President pro Tempore Rep: Miller Saltzman, 619-645-3133 Miller.saltzman@sen.ca.gov Not present

7.0 President's Report – Information only unless otherwise noted

7.1 Draft housing element update to City General Plan released for public review on 11/20/19. www.sandiego.gov/planning/genplan/housingelementupdate Submit comments through Friday, December 20.

7.2 The January 2020 regular LJCPA meeting will be on the second Thursday, January 9, 2020 @ 6:00 p.m.

7.3 Draft EIR of the city of San Diego Municipal Waterways Plan, PTS No. 619992, was issued on 11/26/19. Written comments due 1/10/2020. <https://www.sandiego.gov/ceqa/draft>

7.4 Special election cancelled, seat to be vacant until regular March elections per LJCPA Bylaws Article IV Sections 2 and 3.

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

8.1 City of San Diego – Community Planner: Marlon Pangilinan, mpangilinan@sandiego.gov Not present.

Courtney arrives; reflected in vote count

8.2 UCSD - Planner: Anu Delouri, adelouri@ucsd.edu Not present

Gordon reported for Delouri that the UCSD Community Advisory Committee, CAG, will start up next week

8.3 General Public

Sally Miller: Why after the rains potholes that have been repaired break down so quickly? Is there a reason for this?

Gordon: The repair is not sealed like original asphalt so water seeps in; water under asphalt breaks it down quickly. Get it Done App does a good job with repairs; way better than in the past.

9.0 Non-Agenda Trustee Comment

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

Neil: How many seats available: **Reply:** 7, 6 regular plus one vacancy

Crisafi: Anyone interested in serving on this board; there is a lot of energy here every month and pretty interesting. Submit your interest to info@lajollacpa.org.

Weissman: We need to get an Election Committee soon.

Crisafi: Will do in Jan. Questions whether needed Dec. or Jan. Do we have volunteers?

Neil, Manno, Costello will begin on Election Committee. Those who are up for re-election are not eligible to serve on the committee.

Manno: Important to sign in. To be a trustee, you need to attend 3 meetings. To those who are here tonight, if you fill out an application and attend Jan. & Feb. meetings you will be eligible to run for trustee. I encourage you to do so.

Gordon: The LJPRC normally scheduled for the 3rd Monday of the month will meet on the 3rd Tuesday in Jan. and Feb. due to holidays in Jan. Note that they will meet on the same day as the DPR in a different room in the Rec. Center. The CPA Membership/Attendance sheet showing current attendance and membership records shown in item 4.1 of the consent agenda are posted to the website. These records will be updated monthly and posted on the website so that everyone can verify their attendance.

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

10.1 Community Planners Committee, Dave Gordon

Gordon: One item was the City's change to Council Policy 600-24: the section prohibiting a slate of candidates for election has been repealed. I'm not sure what that means.

Manno: Our bylaws specifically prohibit slates of candidates. **Gordon:** this new policy overrides bylaws so they will need to be changed. I will have to talk to Marlon.

Manno: Rule against slates a good rule.

Hadley: Is this final? **Gordon:** The document I received appeared to be final.

Crisafi: It was a legal settlement.

Little: If our bylaws prohibit slates, the city can't say we have to, only that it is available.

Weissman: We need direction about how this ruling on slates affects us; how it will work, necessity to change bylaws. It appears that a slate is now legal, but not mandatory.

Gordon: The other item was the review and comments of the recommendations of the task force for reform of Community Planning Groups. The City is moving ahead with these now. One item on the list was that planning group members participate in training workshops, COW plus Brown Act and CEQA, once a year on site, not online. I commented that we are volunteers and have limited time. An explanation of both of these items are available in detail on our website.

Little: When I read the recommendations on the website, it seems to me that the LJCPA already conforms to most of them. A list of those that are adverse to us would be helpful.

Gordon: Discussed further explanation of the reports from the CPC. Most, but not all were in line with what we do. CPC was given little time to review.

Manno: Are these rules mandatory or suggestions? **Gordon:** They will be mandatory, but is still under review, needs more work.

10.2 Coastal Access & Parking Board – No report

10.3 UC San Diego advisory Committee – No report

10.4 Hillside Drive Ad Hoc Committee – Diane Kane, Chair - No report

10.5 Airport Noise Advisory Committee – Matthew Price – No report

10.6 Playa Del Norte Stanchion Committee -- No report

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 – LJCPA Review and Action Matter 11.1 – 11.5

11.5 Approve letter to San Diego Union Tribune and La Jolla Light regarding beach groins.

Motion: Approve letter (Ish/Little) **Vote:** Unanimous, Chair abstains, Motion passes.

11.4 Approve letter to Councilmember Bry regarding LJCPA inability to review CPC public review items due to lack of time due to city's calendar.

Motion: approve with correction of 13th code update to 12th code update and copy to Mayor (Costello/Mangano) **Vote:** Unanimous, Chair abstains, Motion passes

11.3 Approve action to form Joint subcommittee to review protected view corridors and to establish parameters for review and advisement to city.

Postponed to next month due to absence of organizer, trustee Kane.

11.1 Request to eliminate red curbs on east side of La Jolla Farms Road to facilitate parking for surfers and beach goers to Black's Beach.

Crisafi: Gary Pence requested to have this moved to next month because he is working with the Coastal Commission over the exact number and location of spaces, but is fine with a general motion that will align with the City and the Coastal Commission for 10 or 11 spaces so we will hear it now.

Presentation by Melinda Merryweather. I had been told there were many red curbs in the Farms area that should not be there impeding public access points to Black's Beach. There should not have been any red curbs on the east side of LJ Farms Rd. I checked the files at the Coastal Commission and found that there, indeed, were not supposed to be red curbs on the east side of the road. Residences had asked the City to red curb the entire area, but the Coastal Commission said they could put red curbs on the west side and the cul de sacs, but not on the east side. But slowly red paint began to appear on the east side. I found this was not supposed to happen. I am fine to go with the recommendation from T & T to remove 11 spaces, but the CC is likely to ask for more to go back to the 1989 determination when no red curbs were allowed on the east side. I have letters from Surfrider and another Surf Club supporting this motion.

Little: Are you implying that the red paint is not city red paint: **Merryweather:** the red paint appeared; the city has no record of permits for it. The City wants more spaces because there are two beach access points there and a lot of red curbs block access to Black's Beach.

Brian Keating, La Jolla Farms resident:

- It is incorrect to say that no red curbs allowed on the east side of La Jolla Farms Rd. California traffic provisions allow for red curbs around curves, hills and fire hydrants and more.
- Gary Pence commissioned a traffic study that indicated that there is availability for parking in the Farms 100% of the time. Access points less than 500 ft. to the beach trails are 96% available.
- Adding 10 spaces to the 209 spaces available will have almost no impact.
- Mr Pence did new measurements after the T & T recommendation and found a math error to provide 10 spaces to be added instead of 11. Residents are OK with that calculation.
- The original 1989 coastal permit map for painting red curbs in La Jolla Farms Rd. was presented and passed around.
- The map indicates there are many red spaces on the east side of the road. There is a differential, but it is unfair to accuse the residents of doing something illegal.

- 21 spaces shown on the map that were to have red curbs were found never to have been painted (shown in green) so they should offset the 31 unpermitted spaces (shown in red) that need to be added back leaving 10 spaces to add back.

Laura Walsher, Surfrider Foundation: The CDP approved by the City and the Coastal Commission provide the legal basis. Current red curbs are nonconforming. Parking opened up will have impact because they are adjacent to the most used coastal access points for Black's Beach, an important surf area. These are highly valuable spaces.

Louise Giuseffi, Ocean Law and Policy student at UCSD. I support the request to downsize red curbs of the east side of LJ Farms Rd. to facilitate parking for surfers and beach goers. Last Tuesday it took me 4 minutes to walk from my car over 100 yards of red curb no parking zones; my time to use this public resource further limited by the parking time limits. These red curb parking limitations violate the 1976 Coastal Act that provides maximum access by the public and Section 4, Article X of the California Constitution providing free public access to waterways. Applicable code sections were read. Please restore the historical placement of the red curbs of Black's Beach access points to keep this public resource public.

Gordon: The Coastal Commission talks about public access but does not guarantee a parking space at the beach. There are many rules reducing curb cuts, not allowing red curbs next to driveways. I do think it reasonable to have parking spaces where safe, but we need to consider the impact on the residents also.

Manno: There are 2 sides to this issue. Public access is important but keep in mind the rights of residents not to have driveways blocked and the quality of daily life disrupted.

Motion: Recommend removal of maximum number of reds spaces that are not required for safety or emergency response. (Will/Little)

Discussion on motion: Courtney: It doesn't seem like the red paint should be there. These large lots allow plenty of room for resident off street parking.

Brady: T & T approved 11 spaces removed. Should we add a number to the motion?

Gordon: I suggest to modify motion to what was recommended by T & T or Pence.

Neil: Perhaps something less broad.

Will: I won't modify the motion. I don't know the justification for the other 20 spaces and if all 31 spaces are safe, the red should be removed. Parking should be available.

Vote: 10-3-2, Motion carries.

In Favor: Brady, Costello, Courtney, Fremdling, Ish, Jackson, Little, Mangano, Neil, Will

Opposed: Gordon, Manno, Weissman

Abstain: Fitzgerald, Crisafi (chair)

11.2 Pearl Street mixed use development – _CDP Project No. 638970, process 2 AFFORDABLE HOUSING EXPEDITE PROGRAM* clear the site of a demolished service station, to construct a 20,595 SF 2 story mixed use building consists of 2 retail units, & 26 residential rental units with on grade garage. The project will include 2 affordable housing units, located at 801 Pearl Street. The 0.48-acre site is in Zone 4 of La Jolla Planned District, the RM-1-1 Zone & Coastal Overlay (non-appealable 2) of the La Jolla Community Plan Area. Council District 1

DPR motion motion to deny Pearl Mixed use project 4-2-1

Neil: I have reservations about the length of time allowed for trustees to review a large amount of information that was not received until noon today.

Crisafi: An item that came up at a Community Workshop (COW) was for groups that deal with larger projects, the project managers should see that information on the projects are delivered to the planning groups earlier, at least a week, to give members time to review.

Neil: I move that we pull this item and hear next month due to the volume of information and limited time to review.

Crisafi: I think we should hear this project. People are here.

Motion dies for lack of second.

Presentation by applicant, David Bourne

I have resided in La Jolla for 37 years. I lived in a small cottage on Fay Ave. I know and understand the neighborhood and La Jolla. This project will improve and add to the attractiveness of Pearl St.

Before buying this lot a year ago I did a lot of study about what type of project was needed and came to understand a lot about the neighborhood concerns – traffic, parking, transition to the neighbor to the south, short term rentals. I have no intention of doing short term rentals on this property. Hotel, motel uses are expressly prohibited in this Zone 4. It doesn't make sense as a business plan. This is going to be traditionally operated apartment project. 6,12,18, month leases, not a B & B.

My team includes Russ Murfey, General Contractor, who turned the building at corner of Nautilus and LJ Blvd. into a beautiful building. This type of project can bring life to Pearl St. and make the neighborhood proud. Ryan with Murfey Construction, Scott and Charles with AVR, the architects, and Scott Slatter, my partner.

Slide presentation to describe project:

- Retail frontage along Pearl St. with a separate entrance to apartments at left of retail. Four residential units above all under 30 ft. height limit.
- Project complies with all governmental regulations: San Diego Municipal Code; La Jolla Planned District overlay, 30' height limit; setbacks; special effort to shield south side; density with affordable units allows increase of double the number of units than the previous project with less sq. footage; more parking than required by code. Qualifies as Process 2, administrative non-discretionary project.
- New regulations promulgated by local government and encouraged by the state governments want to increase amount of affordable housing by increasing density. The 30' height limit in the coastal zone is the biggest factor limiting density and is why housing is so unaffordable. We worked out a way to make better use of the land within the 30' height limit. To comply with the law giving increased density we are giving two affordable units. That is how we are allowed to have the increased density from 12 (rounded up to 13) units in the previous project to double that or 26 in this one with, overall, significantly less sq. footage. On average each unit can't exceed 600 sq. ft. per state and local rules. To make market rents affordable, the units have to be smaller. Some can be larger but must be compensated by some smaller.
- Several diagrams followed showing the layout and massing of the units.
 - 6 studio units on south side of property 3' below grade
 - Parking between retail units facing Pearl St. and the 6 units on the south
 - 2nd level, 4 units above retail space
 - 5 units on Eads side and 5 identical units on Bishops Ln. side
 - 6 units on south side above.
- Gross floor area is less than prior project; previous retail was 5400 sq. ft. now 3300 sq. ft. retail space.

Traffic and safety:

- Average daily trips about same as previous project, ½ that of the gas station.
- 5 curb cuts were existing; we have removed 4. Just one driveway into the parking area on Eads Ave. and it has been moved further south on Eads for greater safety.
- There are 23 parking spaces inside the building envelope, two more than required by code.

- Two or three more additional spots are added on Eads by removing curb cuts.

Landscaping

- Jacaranda trees on Pearl and adding trees on Eads.
- On south side planted screening high enough to shield from neighbor and provided wall to give privacy in addition to 18' setback where only 15' required.

Further slides showing elevations and materials.

I ask CPA for vote tonight. The next step goes to city staff hearing officer, then application for building permit. All rules, codes, land use matters are checked very carefully by City before permit is issued. We hope to begin construction mid 2020.

Public Comment:

Catherine Douglass: It is attractive, I like that it reduces curb cuts from 5 to 1, I hope you will consider affordable units for first responders or teachers. It will revitalize Pearl St.

Angeles Liera:

- It sets a bad precedent
- Community plan calls for 20 units/acre, this will add 54/acre
- Not enough infrastructure or busses to support increased density
- No environmental review or mitigation.
- Not enough parking
- No provisions for handicapped
- Needs more affordable units
- Needs wider sidewalks.

Joanne Stanley: \$4,000 for an 800 ft. unit is not affordable. Nearby units go for \$2,700.

Evert Delano, representing neighbor to south: Impacts on south neighbor not properly addressed. A 2 story building so close to the property line is a problem and an additional 3' setback is not enough.

Tara Hammond: Request you to go to T & T. Traffic will get worse and it is a dangerous area now.

Colin Orfice. Attractive project, but too dense; perhaps 20 units would be better. Needs better access to 2nd floor. Furnished rental units will have greater turnover.

Laura Ducharme Conboy: An attractive project. I like that it encourages walkability.

Trustee Comment:

Will: What do we want for the future of LJ. We all want walkability; to achieve this we have to have development that encourages walking. This project will help make La Jolla a busy, exiting place that it once was.

Courtney: Is there 1 space per unit? **Reply:** There are 23 spaces for 26 units plus 2 or 3 on street spaces added as a result of removal of curb cuts. We are targeting tenants who do not have a car. Today many companies provide transportation for their employees – Apple provides a mini-bus to take employees door to door. Qualcomm drives people from the trolley stop to their campus. The point of this project is to fit in with the idea of not having a car. Our management will have strict control of applicants. Those with 2 cars will not qualify. To improve traffic in and out of La Jolla Village we need smart solutions. Sandag's future plans for this region call for greater public transportation with point to point minibuses. Projects like this need to be in place to have enough people to support an increase in public transportation.

Courtney: How much landscaping is on the project rather than on the public right of way. **Reply:** Only the Jacaranda trees are outside the property. All other green is on property plus more on the 2nd level.

Courtney: Why not go to T & T. **Reply:** It is not required; a traffic study was done in 2015; I will be going to T & T in the near future.

Fitzgerald: This is a great improvement over what is there now. I am concerned about density, but this location is good for greater density. The law now is calling for smaller, more dense projects. Tenants will be self-selecting. Higher ceilings and well-designed small spaces will make the units more livable. An elevator would be helpful for access to 2nd floor. On balance, this is a good project.

Little: It sets a bad precedent. All of La Jolla Blvd. will be turned into an overly dense bedroom community. The City can't provide the infrastructure but wants to house more people. This project attempts social engineering. Management cannot predict what type of people to whom it will rent. You can't guarantee you will be the manager forever.

Jackson: Good compromise.

Costello: Distributed copies of comments from Beth Gaenzle. The applicant also made copies of those comments available with his rebuttal shown in red.

The information presented to the trustees is not the same as that presented at the DPR meeting. **Reply:** Applicant strongly denies.

Objections to the project by Costello:

- Not enough parking.
- Handicapped requirements not met in units; needs elevator
- Density too great – numbers rounded up improperly in calculation for number of affordable units
- Abrupt transition from residential to commercial inconsistent with Community Plan.
- It needs a plan for hazardous waste analysis and mitigation if needed, and environmental review

Motion: Findings cannot be made for the above reasons. (Costello/Little)

Crisafi: This motion is out of order because we haven't completed trustee review, but since it has been made and seconded I will call for a vote.

Vote: 3-10-1, (per voting sheets, Ish has left) Motion fails.

In Favor: Costello, Little, Neil

Opposed: Brady, Courtney, Fitzgerald, Fremdling, Gordon, Jackson, Mangano, Manno, Will, Weissman

Abstain: Crisafi (chair)

Will: Gives explanation why the transition from residential to commercial is proper in this project.

Manno: What do you mean by corporate housing? **Reply:** I was referring to the conceptual idea of corporations providing transportation for their employees. Ultimately the market will determine the renters. We will rent only long term. 'Corporate Housing' where a corporation rents a property to house visiting employees is not what I meant.

Gordon: It is not perfect but plenty of apartment units are built today without any parking. This is a good project.

Motion: Findings can be made for this project (Will/Gordon) Vote: 10-3-1, Motion carries

In Favor: Brady, Courtney, Fitzgerald, Fremdling, Gordon, Jackson, Mangano, Manno, Will, Weissman

Opposed: Costello, Little, Neil

Abstain: Crisafi (chair)

XX. Adjourn at 8:45 pm. to next regular LJCPA Meeting: Thursday, January 9, 2020 at 6:00 pm.