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**Subject:** Item #12 LJ Shores Parking

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To The La Jolla Shores Planned District Ordinance Advisory Board:

On October 27, the homeowners on the east side of La Jolla Shores Drive between Avenida de la Playa and Paseo Dorado received a letter informing them of a plan by the "La Jolla Shores Business Association" to pave a 26 space parking lot directly in front of their homes on the city-owned strip of land between La Jolla Shores Drive and the shared driveway that provides the only access to their homes. Although my house fronts on Avenida de la Playa, I was thankfully included because the west side of my property (my bedroom) also abuts the proposed parking lot.

This letter was the first any of us had heard of this plan, which was apparently devised by the Avenida de la Playa restaurant owners seeking to preserve their in-street dining permit. At a meeting on November 2, we were all stunned to learn that plans had not only already been drawn for this project, but they had been submitted to the City -- needless to say, without any input whatsoever from the adjacent property owners who will be negatively impacted. What a betrayal by the restaurant owners whom we so conscientiously supported during the pandemic!

I am unalterably opposed to this plan for many reasons.

First of all, why would the city allow commercial activity to jump across La Jolla Shores Drive, which has always been the dividing line between residential and commercial use in La Jolla Shores? This would set a terrible precedent and potentially open the door to commercializing the entire east side of La Jolla Shores Drive, now a lovely residential neighborhood. A parking lot is inconsistent with residential use, and the restaurant owners should not be allowed to use a residential area to solve their business problems. Essentially, they are asking the residents of this block to forfeit their privacy, safety, peace and quiet and property values so the restaurant owners can have a few extra tables from which to profit.

And why should the restaurants be able to use city-owned land for this purpose? Again, this sets a terrible precedent. We also live and pay taxes in San Diego. Shouldn't our needs and problems be considered too? Doesn't the city have to consider how this parking plan impacts the quality of life of its residents as well business interests?

The narrow lane in question provides the sole means of access to the houses that front La Jolla Shores Drive in that block. When we moved here in 1975, it was merely an unimproved driveway. After the city replaced the sewer line that lies underneath, much of the driveway was re-surfaced, although the portion next to my home on the north corner remains very narrow (10-12 feet wide) and unimproved. The alley is decidedly not a thoroughfare. Right now, it is a pleasant, shady walkway during the day, almost rural in ambiance, and mostly unused after dark. The traffic I see from my bedroom window is pedestrian, usually accompanied by pets and strollers. What will happen to these walkers when drivers are vying for paved parking spaces? Is it the city's policy to destroy pedestrian walkways for parking?

The current trees and shrubs on the city-owned strip west of the driveway provide a well-needed screen between our homes and the traffic noise and night lights of the commercial area across La Jolla Shores Drive. While the restaurant owners may talk about "beautification," I object to removing mature, natural landscaping next to my home, thus exposing the residents to noise pollution and glaring lights at night.

The shared driveway leading to the proposed parking lot is narrow, particularly on the north end, never wider than a single lane. There is certainly no room for cars to maneuver into tight parking spaces or to back out of them. The residents

already experience problems due to the few cars currently parking in the existing spaces, as drivers back into their driveways, mailboxes and landscaping. (Note: These are not all "new" spaces as required.) But with so many additional parking spaces, which will inevitably be used into the night by restaurant and bar patrons (who may even be a bit tipsy when departing), it is easy to foresee car horns honking, frequent fender benders, more cars backing into our landscaping, sprinkler heads being demolished, etc. Would you want this directly in front of your home? Could you sleep with this nuisance only a few feet from your bedroom?

And what about safety? Will emergency vehicles be able to access the homes fronting the alley when traffic is backed up at the end of the day? Or when parked cars block driveways or otherwise ignore parking rules as they already do throughout La Jolla Shores? Or when there is an accident? Will the residents along this driveway even be able to access their own homes?

And who will police this area and enforce parking rules? Will these new spaces become an unofficial campground? Who will pick up the garbage left by beachgoers? The residents already contend with these issues with far fewer spaces. Almost doubling the parking will only multiply the nuisance that already exists.

On a more personal note, please understand that my bedroom is directly adjacent to this driveway, only a few feet from 6 of the proposed parking spaces. Next to my bedroom window, the alley is only 10-12 feet wide. Isn't it perfectly foreseeable that cars will frequently be backing into my bushes and sprinklers only 10-12 feet behind them? Or that a drunk driver might even back into my house, not many feet farther away? For the almost 50 years my family has lived in our home, we were able to sleep at night because the shared driveway is mostly unused at night and the foliage shields us from traffic noise and the night lights across the road. By inviting more cars into this strip, especially at night, you are also inviting them into my bedroom. How am I to sleep when revelers are talking, slamming car doors, honking horns, and starting their engines practically next to my bed? How am I to sleep if you remove mature greenery so the night lights from the west side of La Jolla Shores Drive stream through my bedroom window? And who will eventually want to buy my house with this adjacent nuisance?

I am a senior citizen who just buried her husband in October. I have been distraught over this issue since October 27, and already feel it impacting my health and ability to sleep. How can the city even consider doing this to us, the local residents? Doesn't the quality of our lives matter at all?

For the reasons outlined above, I implore you to disapprove this project and preserve the quiet, residential and pedestrian character of the shared driveway in question, allowing us, the homeowners, to live in the peace and quiet of our homes without this nuisance only steps from our front doors or bedrooms.

Sincerely,

Judith Solomon

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