

I hope this email finds you well. I wanted to bring to your attention some significant concerns I have regarding a recent proposal put forth by the La Jolla Shores Association Business Association. On October 27th, I was approached by a representative of this association who informed me of their intention to commercialize the public right of way on the 8000 block of La Jolla Shores. Their primary motivation appears to be an attempt to offset Coastal Commission or City of San Diego requirements for these businesses to monetize public parking stalls, which had been temporarily sequestered for outdoor dining during the COVID-19 lockdowns.

The proposed plan involves utilizing a 10'-14' wide shared residential driveway to accommodate 25-30 additional vehicles. While I appreciate the need for creative solutions, there are several pressing concerns that I believe require careful consideration:

Metered Parking: Will this newly created area be designated for metered parking, and if so, how will it impact the residents in the area?

Lighting: Will street lights be installed, potentially causing disturbances at all hours and impacting the aesthetic of our neighborhood?

Traffic Congestion: With the potential for a dozen cars waiting at a traffic light during peak times, how will this affect residents' ability to access their homes?

Emergencies and / or Construction: If a homeowner faces an emergency or requires construction access, what provisions will be made to ensure they have adequate space and timely assistance?

Accidents: In the event of a fender bender, how will traffic flow be managed until tow trucks arrive and clear the scene?

Cleanliness and Monitoring: Who will be responsible for maintaining cleanliness, and how will parking duration be monitored to prevent abuse?

City Regulations: What city requirements will be imposed on a commercial parking lot in a residential neighborhood? Is the City Climate Initiative mandating the removal of green belts for the construction of parking lots?

Development and Land Use: How has a private development entity be given special permit to not only utilize public land for private enterprise but additionally to develop a residential neighborhood for

commercial use? Why is this entity not going through a development process like every other business in the area? How much public land is being used to satisfy this development group?

I am concerned that the current proposal does not adequately address these issues and seems to be a rushed attempt to resolve a problem of their own creation—the use of public parking in front of their businesses. While I understand the need to adapt during the COVID-19 pandemic, now that it has concluded, it is crucial that we consider the original intent of public street usage.

Furthermore, I must emphasize my firm opposition to the use of public right of way for personal enterprise, and I am committed to doing everything within my power to prevent such an outcome.

I am also concerned about the association's long-term plans, including the creation of a promenade in La Jolla Shores, which may require additional parking. Have all residents on La Jolla Shores Drive been informed of these future developments? It is vital that homeowners are given ample notice and an opportunity to voice their concerns before any board decisions are made.

In closing, I implore you not to permit a group of business owners with an ill-conceived idea to jeopardize the charm and harmony of one of San Diego's finest communities. I believe that thoughtful and community-oriented solutions can be found, but they must prioritize the well-being of our residents above all else.

Thank you for your attention to this matter, and I look forward to hearing your thoughts on these important issues.

Sincerely,

Rick Cavanaugh
8031 La Jolla Shores Drive