

I have many concerns about this proposal of a parking lot in the public right of way next to La Jolla Shores Dr between Paseo Dorado and Avenida de la Playa and the impact it will have on the value of my property and my ability to live comfortably in my home. The idea of instituting commercial use of a residentially zoned right of way space would set a terrible precedent and is something that we all strongly object to.

La Jolla Shores Drive has always been the dividing line and buffer between active commercial and quiet residential areas, and I am against bringing commercial activity (parking) east of that street. A few restaurants on Avenida de la Playa intend to keep their outside dining from covid-era dining policies that took away beach parking. They intend to do this by raising private funds with a plan on building a 26 space parking lot in order to monetize the public right of way. They expect the residents to endure this parking lot so they can make more profit. **It is not right**. Why are they allowed to monetize the public land and the rest of us are not?

When we bought our home, we were told the right of way would only be used to expand La Jolla Shores. Why should our home values suffer so that a few businesses can make more money?

The shared driveway this parking lot will feed from **is the only access to these four homes**. I have concerns about emergency vehicles being able to access these homes as the street is only wide enough for one car and during the summer and peak hour traffic there is often bumper to bumper traffic late into the night. This will undoubtedly prevent the parking lot from emptying, causing traffic outside our homes 9 months of the year. How will we access our homes? Our front doors open straight onto this thoroughfare. We do not have the benefit of a sidewalk, or the 20 ft driveways which adhere to the current code. We are at the mercy of the cars that drive by feet from our front doors. There are millions of people that enter La Jolla every year, and the Paseo Dorado and Avenida de la Playa intersections are extremely dangerous. It is not uncommon to see accidents. Cars have hit each other, bicycles and even pedestrians on many occasions. There has even been a fatality. Can we honestly approve this proposal without a traffic study???

This frontage road is a pedestrian thoroughfare. My son is learning to ride his tricycle here. Often you see strollers, dog walkers and the handicapped using this road to avoid the heavy traffic of La Jolla Shores. All of our bedrooms overlook this driveway. A 26 car parking lot without any oversight is inviting trouble and is a safety concern to the residents. Increased crime from an unsupervised 24 hour parking lot feet from our doors is inevitable. Currently the home owners keep this area clean. I clean up countless amounts of trash, drug paraphernalia, half eaten food and even found a sheet cake in my front yard this week. The city can not even keep our streets clean. How are they to supervise this parking lot and keep it clean? The city of San Diego has a climate action plan. How does that align with this parking lot proposal which will remove many trees and foliage? Will the city be removing the trees they planted here just a few months ago? The fire department states they need 20 ft wide for access. To do this they would have to move public utilities and remove critically endangered and protected Torrey Pines, the rarest pine in North America. Otherwise the width at the entrances are 14 feet and 10 feet respectively. There is no way to widen the width of this road without removing some of the pines.

This is a Process 1 decision at the city level, which means there is no public forum, no way to appeal and no traffic study. **(PRJ-1065595) That is not right**. The La Jolla shores Planned District Advisory Board has the ability to make it a process 3 decision and require a traffic study.

Millions of people will drive by this parking lot every year. I strongly believe that there is enough interest in the community that it warrants further discussion and research into the viability of this parking proposal in the Beach Parking Overlay.

If the La Jolla Business Association had involved the community in planning this parking proposal, they would have learned early on this is not a viable option. Instead of engaging the community, they acted in silence and only notified 4 houses in a bare minimum effort. They intentionally kept the community oblivious to their plans. I took it upon myself to inform the neighborhood as it is my belief that everyone should have input on a project that will fundamentally change our community. No one wants parking outside their homes. This will set a precedent that would very likely lead to parking lots in the right of way on both sides of La Jolla shores up to the Scripps institute of Oceanography. All La Jollans should be alarmed.

The slapdash attempt to satisfy parking requirements as cheaply as possible to ensure the most profit as possible at the expense of the residents safety, comfort and home values is appalling.

**Shame on you**

Sincerely,

John Pierce

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