



PO Box 889, La Jolla, CA 92038

<http://www.LaJollaCPA.org>

Voicemail: 858.456.7900

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President: Tony Crisafi

Vice President: Joe LaCava

Treasurer: Jim Fitzgerald

Secretary: Helen Boyden

La Jolla Community Planning Association

Regular Meetings: 1st Thursday of the Month

La Jolla Recreation Center, 615 Prospect Street

Thursday, 5 September 2013

DRAFT AGENDA

6:00p

1. Welcome and Call To Order: **Tony Crisafi**, President
2. Adopt the Agenda
3. **Meeting Minutes Review and Approval:** 1 August 2013
4. **Elected Officials Report** – Information Only
 - A. Council District 1 – Councilmember Sherri Lightner
Rep: **Erin Demorest**, 619.236.7762, edemorest@sandiego.gov
5. **Non-Agenda Public Comment**

Issues not on the agenda and *within LJCPA jurisdiction*, two (2) minutes or less.

 - A. UCSD - Planner: **Anu Delouri**, adelouri@ucsd.edu, <http://commplan.ucsd.edu/>
6. **Non-Agenda Items for Trustee Discussion**

Issues not on the agenda and *within LJCPA jurisdiction*, two (2) minutes or less.
7. Officer's Reports
 - A. Secretary**
 - B. Treasurer**
8. **President's Report**
 - A.** LJCPA Committee Appointments - Action Item
For ratification by trustees - La Jolla DPR committee - Alex Outwater
 - B.** Appoint Ad Hoc Subcommittee to study the issue of Short Term / Vacation Rentals in La Jolla.
 - C.** Need someone to take over the LJCPA website
 - D.** Need someone to run the Membership Table (we are not getting new members) and record attendance.
 - E.** "Proposed amendment to the LJ Community Plan and Local Coastal Program to establish an ESHA and buffer area for the Children's Pool Beach" on Planning Commission Agenda on Sept 12th – information only

9. **CONSENT AGENDA – Ratify or Reconsider Committee Action**

Consent Agenda allows the Trustees to ratify actions of our joint committees and boards in a single vote with no presentation or debate. The public may comment on consent items.

→ ***Anyone may request that a consent item be pulled for reconsideration and full discussion.***

→ ***Items pulled from this Consent Agenda are automatically trailed to the next CPA meeting.***

PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2nd Mon, 4pm

DPR – Development Permit Review Committee, Chair Paul Benton, 2nd & 3rd Tues, 4pm

PRC – LJ Shores Permit Review Committee, Chair Helen Boyden, 4th Tues, 4pm

T&T – Traffic & Transportation Board, Chair Todd Lesser, 4th Thurs, 4p

A. **"Sur la Table"**

PDO Action: Signage and store front (blade & canopy) as presented, conforms to the PDO. 9-0-0

7643-45 Girard Ave- Proposed tenant improvement and upgrade of the existing building at 7643-45 Girard. The project is a commercial tenant improvement combining the two existing retail spaces into a single space of 6,577 square feet of retail, cooking classroom area, and accessory spaces

B. **Esteban Interiors**

PDO Action: Sign conforms to the PDO, asked to return with the property line delineation. 9-0-0

7605 Girard Avenue - Review signage and storefront change

C. **Orange Theory La Jolla**

PDO Motion: storefront approved 9-0-0

7734 Girard Ave, Suite C- replacement of existing storefront measuring 17'8 x 9'6 (signage separate)

D. **Feinswog Residence**

DPR Action: Findings CAN be made that project as presented is conformance with the La Jolla Community Plan, with detailed landscaping and architectural design elements to conform to the mass and scale of the established Neighborhood Character. 6-0-1

1250 Rhoda Dr. - CDP to demolish an existing single-family residence and construct a three-story, 5,542 SF single-family residence with detached four car garage with pool cabana and lot line adjustment

E. **Brucker NDP EMRA**

DPR ACTION: Findings CAN be made that project as presented is in conformance with detailed landscaping and architectural design elements to conform to the mass and scale of the established Neighborhood Character and that this committee can support the proposed Neighborhood Development Permit and the proposed EMRA application for an improvement in the public right-of-way. 6-0-1

6380 La Jolla Scenic Drive S - Neighborhood Development Permit for six-foot masonry walls/fences, two masonry pillars with electrical lighting and mailbox, iron driveway gate, and gate call station pedestal in the public right-of-way.

10. **REPORTS FROM OTHER ADVISORY COMMITTEES** - Information only

A. COASTAL ACCESS AND PARKING BOARD – Meets 1st Tues, 5pm, Rec Center

B. COMMUNITY PLANNERS COMMITTEE – Meets 4th Tues, 7p, 9192 Topaz Way

11. **Henely Residence No. 279093- Action Item**

Appeal Deadline: Sept 25th, 2013 / Hearing Officer Hearing date: Sept. 11th, 2013

Whether to appeal Hearing Officer decision to approve an application for a Process Three Coastal Development Permit to demolish an existing residence and construct a two-story, an approximate 6,353 square foot single family residence on a 14,300 square foot property. Property is located at 615 Wrelton Drive.

CPA Previous Action (Aug 2013): That the findings are not sufficient for a Coastal Development Permit (Little, Collins: 7-5-3)

12. Cohen Residence EOT – pulled by Trustee Boyden

8130 La Jolla Shores Drive – Extension of Time for Coastal Development Permit 556216 and Site Development Permit 556217 to demolish an existing 1,690 square foot residence and construct a new 3,842 square foot single family residence with a 753 square foot garage on a 0.13 acre property.
PRC Action (July 2013): Findings cannot be made for an Extension Of Time due to public safety concerns relative to the steepness of the driveway and its impact on the adjacent sidewalk, per 126.0111 paragraph 2.G.1. 3-1-1
Applicant: Bejan Arfaa Architect

13. Sudberry Residence – pulled by Trustee Emerson

8039 Calle del Cielo - Demolition of existing SFR located at 8053 Calle del Cielo plus a portion of existing SFR located at 8039 Calle del Cielo. Construct a single SFR over walk- in basement and related site improvements over both lots (total lot size, 44,140 sf; GFA= 17,629 sf). Seeking an amendment to CDP and SDP.
PRC Action (July 2013): The findings can be made for an amendment to Coastal Development Permit and a Site Development Permit based on plans presented, dated 7-23-2013. 4-1-0
Applicant: Haley Duke, Island Architects

14. Bonair Residence – full review at request of applicant

754-758 Bonair St. - Coastal Development Permit, Tentative Map (originally a Map Waiver) & Variance to demolish an existing duplex and construct three, 3-story, detached single family residences ranging from 1,929 square feet to 2,185 square feet on a 9,225 square property. The variance is to maintain two curb cuts, where only one would be allowed.
DPR Action (Aug. 2013) Findings CAN NOT be made that project as presented is conformance with the La Jolla Community Plan, nor is it consistent with the established Neighborhood Character in terms of mass and scale. Further, the driveways are too close together and the committee CAN NOT support the proposed Variance application. 5-0-1
DPR Action (Aug. 2013): Findings CAN NOT be made that project as presented is conformance with the established Neighborhood Character: the bulk and scale of the proposed units is much larger than those in the immediate neighborhood, the second driveway is too close, and the overall scale of development is too large. 5-0-1
Applicant: Dan Linn

15. La Jolla CPA Input to the City's FY2015 Public Infrastructure Budget

Action Item - Action and recommendation on infrastructure projects that La Jolla would like funded by the City of San Diego. Can be as small as install a missing sidewalk or as big as the Torrey Pines Corridor road improvements. See Attachment for list of projects suggested at the August meeting.

References:

<http://www.lajollacpa.org/cip.html>
http://docs.sandiego.gov/councilpolicies/cpd_000-32.pdf
<http://www.sandiego.gov/iba/pdf/guidefullversion.pdf>
<http://www.sandiego.gov/iba/pdf/guidequickversion.pdf>

16. Draft Environmental Impact Report for the Airport Land Use Compatibility Plan for San Diego International Airport

Action Item - The proposed SDIA ALUCP would regulate development of new residential dwellings, commercial and industrial structures, and other noise- or risk-sensitive land uses. The ALUCP proposes a Overflight Area Boundary encompassing the south portion of La Jolla from Turquoise to Nautilus. "The proposed ALUCP would require the recordation of an Overflight Agreement document for any local agency approval of new residential development with the overflight boundary." Comment period has been extended from August 26 to September 10 at the request of CM Sherri Lightner.

DEIR: http://www.san.org/documents/land_use/13/eir/SDIA_ALUCP_Draft_EIR_13July.pdf

APPENDICES:

http://www.san.org/documents/land_use/13/eir/SDIA_ALUCP_Draft_EIR_13July_appendices.pdf

16. **Adjourn** to next Regular Monthly Meeting, Oct. 3rd, 2013, 6:00pm



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La Jolla Community Planning Association

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

Thursday, 1 August 2013

DRAFT MINUTES -- Regular Meeting

Trustees Present: Patrick Ahern, Cynthia Bond, Helen Boyden, Tom Brady, Bob Collins, Dan Courtney, Tony Crisafi, Janie Emerson, Jim Fitzgerald, Joe LaCava, David Little, Nancy Manno, Phil Merten, Bob Steck, Ray Weiss, Frances O'Neill Zimmerman
Absent: Gail Forbes, Myrna Naegle

1. Welcome and Call To Order: Tony Crisafi, President, at 6:05 PM

2. Adopt the Agenda

Approved Motion: To approve the agenda as posted (Fitzgerald, Emerson: 12-0-1)

In favor: Ahern, Bond, Boyden, Collins, Emerson, Fitzgerald, LaCava, Little, Manno, Merten, Steck, Weiss
Abstain: Crisafi

3. Meeting Minutes Review and Approval

Approved Motion: To approve the Minutes of 10 July 2013 (Merten, Collins: 12-0-1)

In favor: Ahern, Bond, Boyden, Collins, Emerson, Fitzgerald, LaCava, Little, Manno, Merten, Steck, Weiss
Abstain: Crisafi

4. Elected Officials Reports - Information Only

Council District 1 – City Council President Pro Tem Sherri Lightner

Rep: Erin Demorest, 619.236.7762, edemorest@sandiego.gov was not present, but submitted the following: Children's Pool Lifeguard Tower: The temporary lifeguard trailer has been relocated and the utilities will be transferred to it; new temporary lifeguard towers have been put up; demolition which will start next week was delayed due to difficulties getting permits from NOAA and by seagull nests; pedestrian traffic will be directed by orange mesh fencing and 8 public parking spaces will be blocked off for lifeguard and contractor parking. Bidding has been advertised for the La Jolla Cove Lifeguard Tower. It is expected that a contractor will be chosen by October 2013 with construction to start in November 2013. Laureate Park is now open. See 8 B.

39th District, California State Senate - State Senator Marty Block

Rep: Allison Don, 619.645.3133, allison.don@sen.ca.gov distributed the current newsletter and announced Senator Block's 10 minute talk at the La Jolla Town Council scheduled for August 8th at 5 PM. She stated that his bill SB 473 (adding pimping, pandering and human trafficking to the list of crimes that define a street gang, providing additional tools for law enforcement to prosecute gang members involved in human trafficking) had passed the Senate and was being heard in the Assembly.

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

UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://physicalplanning.ucsd.edu>, stated that four projects were nearing completion. The Theater District landscaping completion date is now September 2013.

Howard Tenenbaum inquired about the City Policy for replacing and repairing cast concrete streets.

6. Non-Agenda Items for Trustee Discussion - Issues not on the agenda and within LJCPA jurisdiction, two (2) minutes or less.

Trustee Merten commented on the City policy for cast concrete streets: Utility cuts are replaced with new concrete; added sections may sink at different rates. City does not have funds to replace large sections.

7. Officers' Reports

A. Secretary

Trustee Boyden stated that if you want your attendance recorded today, you should sign in at the back of the room. There are two sign-in lists: one for LJCPA members and a yellow one for guests.

LJCPA is a membership organization open to La Jolla residents, property owners and local business owners at least 18 years of age. By providing proof of attendance members maintain their membership status and become eligible for election as a Trustee. 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 are entitled to attend without signing in, but only by providing proof of attendance can you maintain membership or become a trustee. If you want to have your attendance recorded without signing in at the back, then hand to the Secretary before the end of the meeting a piece of paper with your printed full name, signature and a statement that you want your attendance recorded.

Please note that members who failed to attend a meeting between March of 2012 and February 2013 (and similar for all time periods) have let their membership lapse and will need to submit another application to be reinstated.

A. Treasurer

Trustee Fitzgerald reported that the beginning balance on July 1 was \$103.33. Donations received in July were \$124.27; expenses of \$98.06 included agenda printing and telephone expenses; leaving an ending balance of \$129.54. There were no meeting CD sales.

Trustee Fitzgerald commented on the special generosity of the Membership and Trustees and reminded Trustees, Members and guests: LJCPA is a non-profit organization and must rely solely on the generosity of the community and the Trustees. All donations are in cash to preserve anonymity.

8. President's Report –

- A.** Visin Duplex (Playa del Sur) - Planning Commission hearing on August 8th has been withdrawn by applicant to further evaluate issues with regards to historical significance.
- B.** The construction at Pump Station 27 in Laureate Park on Avenida de la Playa is complete.
- C.** Vacation Rentals – formalize discussion regarding vacation rentals in SFR zones

Approved Motion: To form an Ad Hoc Committee to investigate vacation rental policies in other cities and propose recommendations to the City. (LaCava, Fitzgerald: 13-1-1)

In favor: Ahern, Bond, Boyden, Brady, Collins, Emerson, Fitzgerald, Little, Manno, Merten, Steck, Weiss, Zimmerman

Opposed: LaCava

Abstain: Crisafi

D. Committee Appointments & Attendance – President Crisafi reiterated that committees are having a difficult time meeting quorums. Accordingly, he is reviewing attendance records and may make substitutions next month. In addition, two announced resignations, one each on DPR and PRC, will require new appointments to fill the vacancies.

9. Consent Agenda – Ratify or Reconsider Committee Action

Consent Agenda allows the Trustees to ratify actions of our joint committees and boards in a single vote with no presentation or debate. The public may comment on consent items. Anyone may request that a consent item be pulled for reconsideration and full discussion. Items pulled from this Consent Agenda are automatically trailed to the next LJCPA meeting.

PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2nd Mon, 4pm
DPR – Development Permit Review Committee, Chair Paul Benton, 2nd & 3rd Tues, 4pm
PRC – LJ Shores Permit Review Committee, Chair Helen Boyden, 4th Tues, 4pm
T&T – Traffic & Transportation Board, Chair Todd Lesser, 4th Thurs, 4pm

T&T – July meeting cancelled due to lack of quorum.

A. 1860 La Jolla Rancho CDP

DPR Action: Findings can be made for a Coastal Development Permit to demolish an existing single family residence & garage, and construct a house with basement & observation deck and one-story media building with storage and bathroom at 1860 La Jolla Rancho Rd.

5-0-1

1860 La Jolla Rancho Road- CDP (Process 2) to demolish an existing single family residence & garage, and construct a house with basement & observation deck and one-story media building with storage and bathroom on a 1.07 acre lot

B. Neptune Apartments EOT

DPR Action: Findings can be made for an Extension of Time (EOT) for Coastal Development Permit and Site Development Permit to demolish 19 dwelling units and construct a 24 unit residential apartment complex at 6767 Neptune Place. 6-0-0

6767 Neptune Place - Extension of Time (EOT) for Coastal Development Permit and Site Development Permit (Process 3) to demolish 19 dwelling units and construct a 24 unit residential apartment complex on a 0.56 acre site

C. Sprint Coast Boulevard SCR

DPR ACTION: Findings can be made for a Substantial Conformance Review to remove & replace four existing antennas with four new antennas and install four new radio remote heads at 939 Coast Blvd. 5-0-1

939 Coast Blvd. - Substantial Conformance Review to remove & replace four existing antennas with four new antennas and install four new radio remote heads.

D. Sudberry Residence – pulled by Trustee Emerson

PRC Action: The findings can be made for an amendment to Coastal Development Permit and a Site Development Permit based on plans presented, dated 7-23-2013. 4-1-0

Demolition of existing SFR located at 8053 Calle del Cielo plus a portion of existing SFR located at 8039 Calle del Cielo. Construct a single SFR over walk-in basement and related site improvements over both lots (total lot size, 44,140 sf; GFA= 17,629 sf). Seeking an amendment to CDP and SDP.

E. Cohen Residence EOT –pulled by Trustee Boyden

PRC Action: Findings cannot be made for an Extension Of Time due to public safety concerns relative to the steepness of the driveway and its impact on the adjacent sidewalk, per 126.0111 paragraph 2.G.1. 3-1-1

Extension of Time for Coastal Development Permit 556216 and Site Development Permit 556217 to demolish an existing 1,690 square foot residence and construct a new 3,842 square foot single family residence with a 753 square foot garage on a 0.13 acre property. The project site is located at 8130 La Jolla Shores Drive.

Approved Motion:

To accept the recommendations of the DPR Committee that the findings can be made for: (A) a Coastal Development Permit to demolish an existing single family residence & garage, and construct a house with basement & observation deck and one-story media building with storage and bathroom at 1860 La Jolla Rancho Rd.; (B) an Extension of Time (EOT) for Coastal Development Permit and Site Development Permit to demolish 19 dwelling units and construct a 24 unit residential apartment complex at 6767 Neptune Place; and (C) a Substantial Conformance Review to remove & replace four existing antennas with four new antennas and install four new radio remote heads at 939 Coast Blvd and forward the recommendations to the City. (Manno, Weiss: 14-0-1)

In favor: Ahern, Bond, Boyden, Brady, Collins, Emerson, Fitzgerald, LaCava, Little, Manno, Merten, Steck, Weiss, Zimmerman
Abstain: Crisafi

10. Reports from Other Advisory Committees - Information only

A. Coastal Access and Parking Board - Meets 1st Tues, 5pm, La Jolla Recreation Center. Will not meet in August.

- B. Community Planners Committee** – Meets 4th Tues, 7pm, 9192 Topaz Way, San Diego. – **Trustee LaCava** reported that the Committee heard a 40 minute presentation by Bill Fulton, recently appointed Planning Director, on the future direction of the newly reestablished department.

11. Henely Residence– Full hearing at request of applicant

615 Wrelton Dr. - CDP for an interior and exterior remodel and 4,064 sq. ft. addition to an existing 1,733 sq. ft. single-family one-story residence, and a new non-habitable accessory building and associated site improvements to include new landscaping, site walls, Jacuzzi and new driveway on a 0.32 acre property.

DPR Action (July 2013): To deny the project because the property is being illegally used as a hotel and will continue to be used as a hotel after construction. 1-2-3

DPR Action (July 2013): Findings can be made for a Coastal Development Permit at 615 Wrelton Drive. 1-1-4

DPR Action (July 2013): To table the project until the issues raised can be clarified by Code Enforcement and the City Attorney relative to this property. 5-0-1

Trustee Merten recused himself and left the room. The applicant is a client and personal friend.

President Crisafi stated that the City Attorney has opined that the San Diego Municipal Code is silent on the use of Single Family Residences as vacation rentals.

Presented by **Claude-Anthony Marengo**. This is a five bedroom house intended for owner occupancy. He stated the slope is already disturbed and the majority of the new structure is in the same place. The soil will be recompacted, to a depth of 15 feet. Drainage will be collected and pumped to the street. The second story covers about 35% of the street frontage of the first story. Geological investigation will continue, particularly with respect to the existing retaining walls, making adjustment during the construction process. Due to the short driveway, guest parking will be provided abutting the property in the street. He responded to queries by **Trustees Manno, Fitzgerald** and **Zimmerman**: the compaction resulting in no need for caissons; the FAR being .44 where .50 is allowed; the pool was staying; no deviations were being requested; and the total square footage for house and garage would be 6297.

Civil Engineer Daniel Valdez, representing neighbors, made several criticisms of the as yet incomplete geological studies, but said issues could probably be ironed out.

Neighbors testifying against the project citing current use and condition of the property, party noise, potential for flooding, view considerations, size of the usable footprint included: **Mr. Gafford, Dr. Nathaniel Rose, Charles Redfern, Alex Jvirblis, Mary Kenyon, Evelyn Hill, Brandon Wander, Elisha Shaprut, and Mike Costello**.

Additional comments and queries were made by **Trustees LaCava, Boyden, Little, Collins, Emerson, Manno, Crisafi. Weiss** and **Fitzgerald**: establishing side yard setbacks, driveway width and length, jacuzzi being built in the ground, building height, party noise from rentals, sympathizing with the noise problem, but also stating that it was a separate issue not under LCPA jurisdiction, the fact that NCCD requirements with respect to unpermitted retaining walls would be fulfilled during the permitting process.

Approved Motion: That the findings are not sufficient for a Coastal Development Permit (Little, Collins: 7-5-3)

In favor: Bond, Brady, Collins, Emerson, Little, Steck, Zimmerman

Opposed: Ahern, Boyden, Fitzgerald, LaCava, Weiss

Abstain: Courtney, Crisafi, Manno

Recused: Merten

12. Biddulph Residence– Full hearing at request of applicant

7106 Vista Del Mar – CDP and SDP (Process 3) to demolish a 3,321-square-foot, two-story residence, process a lot line adjustment, and construct a 2875-sq ft, two-story over a 2129-sq ft basement, single-family residence on a 0.12-acre site

DPR Action (July 2013): Findings can be made for a Coastal Development Permit and Site Development Permit to demolish a 3,321-square-foot, two-story residence, process a lot line adjustment, and construct a 2875-sq ft., two-story over a 2129-sq ft. basement, single-family residence located at 7106 Vista Del Mar as modified at the LJDP meeting 16 July 2013. 3-2-1

President Crisafi, architect for the applicant, recused and left the room. **Vice President LaCava**, chaired and stated that four communications for the project and 13 against had been received and previously distributed to the trustees.

Presented by **Matt Peterson** who distributed a packet of drawings and neighborhood character photos. He described compromises and redesigns made after the initial presentation to DPR (reflected in approved DPR motion): project height lowered, increased articulation, decreased basement area, increased lot area, reduced flagstone and increased landscape and added trees. The presentation included area and site maps, building envelope vs. allowed envelope and view retention overlays, and the mix of one, two and three story homes in the vicinity. He stated that the FAR is .54 and .59 is allowed.

Neighbor **Jeremy Horowitz (7105 Vista Del Mar)** made a presentation in opposition to the project. He cited page 90 of the LJ Community Plan and emphasized the increased bulk and scale created by the walk out basement, saying it effectively created a home equivalent in square footage to the lot size. He presented different views showing overlay of proposed versus current property.

Other neighbors speaking against: Tim McGarry, Julie Ellmer, Gordon Dunfee, Maureen Shifton, Drew Livermore, Nic Sacks, Elly Cochran, Melinda Callaway, Cory Kincaid, Tom Porter, Tom Shifton, Dale Beed, and Ben Hiddleston, some of whom had written letters. They emphasized the effect of the basement on bulk and scale as well as the project compromising the view along the path to the beach.

Trustees Zimmerman, Ahern, Little, Courtney, Merten, Collins, Bond, Brady, Fitzgerald, Boyden spoke about the project, most discussing the basement effect, neighborhood character, view along path to the beach and possible precedent setting.

Approved motion: The findings cannot be made because the project is not in conformance with the La Jolla Community Plan because the proposed building's bulk neither maintains nor enhances the existing neighborhood character with regard to surrounding structures as viewed from the public right of way. (Ahern, Emerson: 12-0-2)

In favor: Ahern, Bond, Brady, Collins, Courtney, Emerson, Fitzgerald, Little, Manno, Merten, Steck, Zimmerman

Abstain: Boyden, LaCava

Recuse: Crisafi

13. La Jolla CPA Input to the City's FY2015 Public Infrastructure Budget- Information Only. Action is expected to be taken at the September LJCPA meeting. Review & recommend projects that have not yet been funded, only partially funded and thus delayed, or have yet to be taken up by the City.

References:

<http://www.lajollacpa.org/cip.html>

http://docs.sandiego.gov/councilcomm_agendas_attach/2013/Infra_130520_7.pdf

<http://www.sandiego.gov/iba/pdf/cipguidefullversion.pdf>

<http://www.sandiego.gov/iba/pdf/cipguidequickversion.pdf>

Chaired by **Vice President LaCava**. He stated that the projects recommended by planning groups last year that were funded in the City's FY2014 budget were very small projects. This year the city's General Fund which is the primary fund for infrastructure is -\$100,000. The projects recommended by LJCPA last year are cited in the first link above. Trustees last month requested approximate costs for last year's recommendations and were e-mailed details. Even though there appears to be no funding available, it is always good to have projects in the wings.

The following additional proposals were received by **Vice President LaCava** prior to the meeting:

- Repair sidewalk at the northeast corner of La Jolla Boulevard and Colima

- General sidewalk restoration

- Add sidewalks to both sides of North La Jolla Scenic Drive at Pottery Canyon (maybe 700 feet total)

The following proposals were made during the discussion

- Reduce curb height at Olivetas/Coast Blvd/Prospect intersection.

- Repair street lights (this is not an infrastructure item but a maintenance issue)

- Move fence on rocks at Cove to possibly alleviate stench formation

Trustees Fitzgerald, Boyden, Little and Courtney commented. In general, there was support for retaining last year's recommendations and perhaps adding the additional proposals as lower priority items. A suggestion was made to add pictures to the applications.

14. Adjourn at 9:22 PM to next Regular Monthly Meeting, September 5th, 2013, 6:00 pm.

**UNAPPROVED MINUTES OF THE LA JOLLA
PLANNED DISTRICT ORDINANCE COMMITTEE
AUGUST 12, 2013**

Committee members present: Fitzgerald, Van Galder, Palmer, Little, Dershowitz, Morengo, Parker, and Forbes

Chair Stiegler called the meeting to order at 4:05PM.

1. **Public Comment** – Issues not on today’s agenda (2 minutes maximum.) **None**
2. **Chair Report / Board Discussion**
 - a. Review and Approve May and June Minutes
 - b. Agenda Modification: Change order of presentations was requested and accepted by PDO.

c.

3. **Recommendations to CPA**

A.

Project Name: “Sur la Table”

Project Address: 7643-45 Girard Avenue

Project Number: TBD

PDO Zone: LJPD-1

Applicant: Howard Greenberg, Trilogy Real Estate Management, Inc.

Agent: Andrew Benton, Alcorn & Benton Architects

City Project Manager: TBD

Date of App Notice: TBD

Scope of Work: Proposed tenant improvement and upgrade of the existing building at 7643-45 Girard. The project is a commercial tenant improvement combining the two existing retail spaces into a single space of 6,577 square feet of retail, cooking classroom area, and accessory spaces (restrooms, warewash, storage, hall and office). The existing footprint and height of the building will *not* be altered. The appearance of the storefront will be enhanced, which will include the removal and redesign of the awning and signage.

**Motion: Signage and store front (blade & canopy) as presented, conforms to the PDO.
Maker: Morengo/ Fitzgerald 9/0/0**

B.

Project Name: “La Plaza”

Project Address: 7863 Girard Avenue

Project Number: 330494

PDO Zone: Zones La Jolla PDO

Applicant: Jon Williams, Davlyn Investments

Agent: Jim Alcorn, Alcom & Benton Architects

City Project Manager: McInerney, Margo

Date of App Notice: n/a

Scope of Work: This is a presentation for the proposed renovation and upgrade of the existing building where Panera Bread Company is currently located. This will be a Process 1 Administrative Permit. In attempt to create a better connection to the street portions of the

building will be removed to create Paseos to allow pedestrians to freely walk into the property. Sidewalks may also be upgraded with new materials per San Diego standards to encourage pedestrians to walk into the property and these materials will be extended to the street. The Paseos reduce the leasable area of the existing building from 32,580 square feet to 28,439 square feet (4,141 square foot difference). Also, to help create a better connection to the street, new doors will be added to the storefronts on Girard Avenue and Wall Street at ground level. To upgrade the building for accessibility, a new 30' elevator/clock tower will be built on Girard Avenue. The majority of the building will remain white plaster with window storefronts. Additionally, wrought iron railing, wooden trellises, painted tile, and stone (or porcelain) pavers will be used. This presentation will include review of colors and signage.

Motion: Project started with an existing, previously non-conforming building. PDO approved the concept of elevations, 30 Ft clock tower, landscaping (improvement- non-conforming) There is a question of outdoor seating on Wall Street, the questions of encroachment was discussed, PDO has not approved these outdoor services. Applicant was asked to return to present signage, samples of building materials and proposed color scheme.

Maker: Morengo/ Fitzgerald 9/0/0

C.

Project Name: Island Architects Annex – signage

Project Address: 7614 – 7616 Herschel Ave.

Project Number: TBD

PDO Zone: LJPD-2

Applicant: Karina Urias / Tony Crisafi

Agent: same

City Project Manager: TBD

Date of App Notice: TBD

Scope of Work: New wall mounted signage

Motion: Findings can be made for the signage on the façade of the building conforms with the PDO.

Maker: Forbes/ Fitzgerald 6/3 abstentions

Findings cannot be made in the PDO that the sign presented for the side of the building conforms with PDO. Change of use for the from retail was discussed.

Maker: Stiegler/ Little 7/0/2 abstentions

D.

Project Name: Harcourts Prestige Properties

Address: 7938 Ivanhoe Ave, La Jolla Ca 92307

Project Number: NA

PDO Zone: LJPD-1

Applicant: Tiffany Torgan Philips

Agent: NA

City Project Manager: NA

Date of App Notice: NA

Scope of work: Signage

Not presented.

E.

Project Name: Orange Theory La Jolla
Address: 7734 Girard Ave, Suite C
Project Number: 333250
PDO Zone: LJPDO-1
Applicant: Billy Borja
Agent: Kyle Stephens
City Project Manager: John Sylvester
Date of App Notice: 8/2/2013

Scope of Work: Review storefront and signage for LJPDO compliance. Scope of work to include replacement of existing storefront measuring 17'8 x 9'6 and proposed new signage measuring 11'0 x 2'8.

Motion on storefront : Approved

Maker: Forbes/ Van Galder 9/0/0

Motion on signage: City of San Diego approved signage that is not conforming to the PDO, amended motion: not to exceed 23 sq ft.

Maker: Stiegler/ Van Galder 8/ 1 opposed.

F.

Project Name: Esteban Interiors
Address: 7605 Girard Avenue
Project Number: N/A
PDO Zone: Unknown
Applicant: Esteban Lopez / James Niebling
Agent: Esteban Lopez
City Project Manager: N/A
Date of App Notice: 08/08/2013

Scope of Work:

Review signage and storefront change for LJPDO code compliance in LJPDO zone

Storefront measures 12- 1/4" linear feet

The proposed sign is 2'-wide X 2'6"-tall X 7"-deep, illuminated with Max Bright Ultra White LED's

There will also be brushed stainless 1.25" extruded letters measuring 8" tall x 4.5" wide; spelling out the tile "esteban interiors" at a maximum length of 6'

Existing metal roof to be removed and replaced by a taller wall that will return into existing parapet wall; this new exterior wall will be faced with exterior rated stamped concrete 16" x 16" tile

Existing storefront window and door to be replaced with new taller UV / tempered glass

New exterior lid returns to be lightweight construction and include moisture proof modified bitumen with anodized aluminum flashing pitched at 10% with integral drip edge

Motion: Sign conforms to the PDO, asked to return with the property line delineation.

Maker: Stiegler/Fitzgerald 9/0

G.

Project Name: 7350-54 Fay Ave La Jolla Ca
Address: 7350-54 Fay Ave La Jolla Ca
Project Number: NA
PDO Zone:

Applicant: Sharok Eslamian and Sima Parsa

Agent: NA

City Project Manager: NA

Date of App Notice: NA

Scope of Work: Not Available at noticing. Confirming this project is within the purview of the LJPDO.

Outside of PDO Zone

4. Recommendations to DPR Committee

A. None

PROJECT NUMBER: 294307

PROJECT NAME: CONGER CDP & TM

COMMUNITY PLAN AREA: LA JOLLA

CITY PROJECT MANAGER: Paul Godwin, (619) 446-5190 / pgodwin@san Diego.gov

Process Four Coastal Development Permit and Tentative Map to remove an existing service station and construct a new mixed-use project with four retail units, one restaurant and 12 condo units with a subterranean garage. The property is located at 801 Pearl Street in Zone 4 of La Jolla Planned District and the RM-1-1 Zone within the La Jolla Community Plan, Coastal Overlay (non-appealable 2), Coastal Height Limit, Parking Impact Overlay Zone (Coastal), the Transit Area Overlay Zone, the Residential Tandem Parking Overlay and Council District 1. (Notice of Application dated October 29, 2012.)

Motion: The portion of the project that pertains to The PDO is found to be in conformance, with the exception of the trees species presented to be placed on Pearl Street. Note to DPR- The project can only be in conformance if the entire garage is included in the project.

Maker: Stiegler/ Van Galder 6/1/1/1

Meeting adjourned 6:05

Respectfully Submitted,

Anna Palmer, Secretary

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

COMMITTEE REPORT

For
AUGUST 2013

Aug 13 2013 Present: Benton (Chair), Collins, Costello, Grunow, Kane, Welsh

Aug 20 2013 Present: Benton (Chair), Collins, Grunow, Kane, Leira, Merten, Welsh

1. NON-AGENDA PUBLIC COMMENT 08/13/13

Benton: *A new member of the Committee has been appointed by LJCPA: Robert Mapes. He is an owner of Grunow Construction. This is the second DPR meeting of three he will attend before he will be seated on the Committee.*

2. FINAL REVIEW 08/13/13 (PREVIOUSLY REVIEWED 07/16/13)

Project Name: **BONAIR RESIDENCE**

754-758 Bonair St.

Permits: CDP

Project #: 312633

DPM: Glen Gargas, (619) 446-5142

Zone: RM-1-1

GGargas@sandiego.gov

Applicant: Daniel Linn, 858- 459-8108

Scope of Work:

Coastal Development Permit, Tentative Map (originally a Map Waiver) & Variance (Process 3) to demolish an existing duplex and construct three, 3-story, detached single family residences ranging from 1,929 square feet to 2,185 square feet on a 9,225 square property. The variance is to maintain two curb cuts, where only one would be allowed. The project site is located at 754-758 Bonair Street, in the RM-1-1 zone, Coastal (non-appealable), Parking Impact Overlay Zones and within the La Jolla Community Plan area.

APPLICANT PRESENTATION 08/13/13: (Dan Linn)

DISCUSSION 08/13/13

A discussion ensued about the placement of the 3 units on the lot, the proposed variance, and the scale of the buildings as viewed from the Bike Path to the east and Bonair Street to the south. The buildings are on a scale of 2 stories, some over basement garages.

Provided for FINAL REVIEW 08/13/13: *Applicant response in italics.*

- a) Provide a photographic study of the Neighborhood Character; include both sides of the block and the adjacent block. *Presented street elevations of houses on both sides of Bonair Street*
- b) For the above properties, provide lot areas and floor areas. *Not presented: discussed in the context of the street elevations presented.*
- c) Draw relationship of units to the bike path. *Presented*
- d) Address drainage issue. *Presented*
- e) How will the units be finished, colors? Provide materials board. *Not presented: discussed materials and finishes.*

SUBCOMMITTEE MOTION 08/13/13: Findings CAN NOT be made that project as presented is conformance with the La Jolla Community Plan, nor is it consistent with the established Neighborhood Character in terms of mass and scale. Further, the driveways are too close together and the committee CAN NOT support the proposed Variance application.

(Collins / Costello 5-0-1)

In Favor: Collins, Costello, Grunow, Kane, Welsh

Oppose: 0

Abstain: Benton as Chair

Motion Passes

SUBCOMMITTEE MOTION 08/13/13: Findings CAN NOT be made that project as presented is conformance with the established Neighborhood Character: the bulk and scale of the proposed units is much larger than those in the immediate neighborhood, the second driveway is too close, and the overall scale of development is too large.

(Costello / Kane 5-0-1)

In Favor: Collins, Costello, Grunow, Kane, Welsh

Oppose: 0

Abstain: Benton as Chair

Motion Passes

Applicant indicated that he wishes to return to the DPR in September to re-present a revised design. Pull from CPA consent agenda.

3. PRELIMINARY REVIEW 08/13/13:

Project Name: **CONGER CDP & TM**

801 Pearl Street

Permits: CDP & TM

Project #: PO# 294307

DPM: Paul Godwin, (619) 446-5190

Zone: RM-1-1

pgodwin@sandiego.gov

Applicant: Joe LaCava, (858) 488-0160

Scope of Work:

(Process 4) Coastal Development Permit and Tentative Map to remove an existing service station and construct a new mixed-use project with four retail units, one restaurant and 12 condo units with a subterranean garage. The property is located at 801 Pearl Street in Zone 4 of La Jolla Planned District and the RM-1-1 Zone within the La Jolla Community Plan, Coastal Overlay (non-appealable 2), Coastal Height Limit, Parking Impact Overlay Zone (Coastal), the Transit Area Overlay Zone, the Residential Tandem Parking Overlay and Council District 1.

APPLICANT PRESENTATION 08/13/13: (Joe LaCava and Alex Faulkner)

The proposed project was presented, reviewing the garage, access driveway from Fay Avenue, commercial spaces, building articulation, and the massing with 2 stories fronting Pearl Street and 3 stories in a separate building to the rear.

DISCUSSION 08/13/13

A discussion of the distinctions between the PDO requirements for the northerly portion of the lot ensued and it was presented that the project will be constructed as one complete parcel.

Please provide for FINAL REVIEW:

- a) A photo simulation or elevation of the Eads Street side, including at least the next 3 houses to the south.
- b) Investigate the possibility planting Jacarandas on the Pearl Street frontage, including widening the planting strip or planting larger trees.
- c) Provide a materials sample board.
- d) Investigate additional variation in the surfaces of the east elevation fronting the alley.
- e) Investigate additional planting fronting the alley.
- f) To improve the readability of the drawings, provide colors in the levels and materials of the floor plans.

FINAL REVIEW 08/20/13 (PREVIOUSLY REVIEWED 8/13/13)

APPLICANT PRESENTATION 08/20/13: (Joe LaCava and Alex Faulkner)

The proposed project was presented, with the additional information requested.

DISCUSSION 08/20/13

Further discussion ensued about the scale of the buildings, the driveway access to Fay Avenue, the changes to the landscape design, the amount of landscaped area, and the overall density of development, the height and scale of the buildings, especially at the south end, and the approach to the outdoor spaces. The concept of this project as a “transition” design from the residential neighborhood to the commercial presence on Pearl Street was discussed.

The Applicant requested that this project be continued to a later meeting.

4. FINAL REVIEW 08/13/13 (PREVIOUSLY REVIEWED 3/12/13, 3/19/13 & APPROVED BY DPR 3/19/13. APPLICANT REQUESTED A NEW REVIEW DUE TO REVISIONS TO THE PLANS. PRELIMINARY REVIEW OF REVISED DESIGN 8/13/13).

Project Name: **FEINSWOG RESIDENCE**

1250 Rhoda Dr.

Permits: CDP

Project #: PO# 308280

DPM: Jeanette Temple, (619) 557-7908

Zone: RS 1-7

JTemple@sandiego.gov

Applicant: Paige Koopman, (858) 459-1300

Scope of Work:

(Process 2) La Jolla Coastal Development Permit to demolish an existing single-family residence and construct a three-story, 5,542 square foot single-family residence with detached four car garage with pool cabana and lot line adjustment located at 1250 Rhoda Drive. The site is in the RS-1-7, Coastal (non-appealable 2) and Brush Mgmt. zones in the La Jolla Community Plan.

APPLICANT PRESENTATION 08/13/13: (Paige Koopman)

The proposed project has been in Coastal Development Permit processing: since the previous presentation, the Owner has requested changes that are to be presented. The Applicant showed changes to the configuration of the boundary between the two lots, the proposed location of a garage on the southerly lot, and changes to the configuration of the northerly residence and swimming pool terrace. A discussion ensued about the configuration of the retaining walls and the green garage. The existing house at the southerly lot will remain.

Please provide for FINAL REVIEW:

- a) Provide a 3-dimensional drawing view of the proposed improvements.
- b) Provide a colored landscape plan. This is to demonstrate the treatment of the slope and the retaining walls, as well as the upper and lower garages.
- c) Provide a materials sample board.

FINAL REVIEW 08/20/13 (PREVIOUSLY REVIEWED 8/13/13)

APPLICANT PRESENTATION 08/20/13: (Paige Koopman)

The proposed project was presented, with the additional information requested.

SUBCOMMITTEE MOTION 08/20/13: Findings CAN be made that project as presented is conformance with the La Jolla Community Plan, with detailed landscaping and architectural design elements to conform to the mass and scale of the established Neighborhood Character.

(Grunow / Kane 6-0-1)

In Favor: Collins, Grunow, Kane, Leira, Merten, Welsh

Oppose: 0

Abstain: Benton as Chair

Motion Passes

5. PRELIMINARY REVIEW 08/13/13

Project Name: **BRUCKER NDP EMRA**

6380 La Jolla Scenic Drive S

Permits: NDP, EMRA

Project #: PO# 328164

DPM: Glenn Gargas, (619) 446-5142

Zone: RS 1-2

GGargas@sandiego.gov

Applicant: Paige Koopman,
(858) 459-1300

Scope of Work:

(Process 2) Neighborhood Development Permit for six-foot masonry walls/fences, two masonry pillars with electrical lighting and mailbox, iron driveway gate, and gate call station pedestal in the public right-of-way located at 6380 La Jolla Scenic Drive South in the RS-1-2 zone of the La Jolla Community Plan area; Coastal (non-appealable 1) & Coastal Height Overlay Zones; Geo 53; Brush Management; Parking Impact-Coastal.

APPLICANT PRESENTATION 08/13/13: (Paige Koopman)

The proposed project will provide for agreements to retain an existing fence that was constructed years ago in the La Jolla Scenic South right-of-way. The Applicant presented information showing the apparent age of the fence, and discussed the available alternatives to the Owner: reduce the height of the existing fence with an EMRA, maintain the height of the fence with an EMRA and NDP, or relocate the fence.

Please provide for FINAL REVIEW:

- a) A photo survey of similar walls on La Jolla Scenic South.

FINAL REVIEW 08/20/13 (PREVIOUSLY REVIEWED 8/13/13)

APPLICANT PRESENTATION 08/20/13: (Paige Koopman)

The proposed project was presented, with the additional information requested.

SUBCOMMITTEE MOTION 08/20/13: Findings CAN be made that project as presented is in conformance with detailed landscaping and architectural design elements to conform to the mass and scale of the established Neighborhood Character and that this committee can support the proposed Neighborhood Development Permit and the proposed EMRA application for an improvement in the public right-of-way.

(Collins / Kane 6-0-1)

In Favor: Collins, Grunow, Kane, Leira, Merten, Welsh

Oppose: 0

Abstain: Benton as Chair

Motion Passes

6. PRELIMINARY REVIEW 08/20/13

Project Name: **ESLAMIAN RESIDENCE CDP**

Project #: 7350-7354 Fay Ave.

Zone: PO# 297495

Zone: RM-1-1

Permits: CDP

DPM: Paul Godwin, (619) 446-5190

Applicant: pgodwin@sandiego.gov

Sharok Eslamian,

(858) 449-0501

Scope of Work:

(Process 2) Property is developed with three dwelling units (one unit at the front facing Fay Ave and two units at the rear next to the alley). Project would demolish both units at rear of the property (7350 & 7352) and build one, 3-story unit. The single-family residence at 7354 Fay Avenue would remain. The project would also legalize the unpermitted addition at the rear of the unit which is currently an open Code Enforcement Case No. 202689, in the RM-1-1, N-App-2, CHLOZ, PIOZ-Coastal impact, RTPOZ, TAOZ, Geo Haz 52.

APPLICANT PRESENTATION 08/20/13: (Sharok Eslamian)

The proposed project was presented, reviewing the rear unit, the parking configuration, landscape plan, and building massing with 3 stories at the alley structure and the 1-story building remaining at the street front. It was noted that the Applicant presented a driveway to remain at Fay Avenue.

DISCUSSION 08/20/13

A discussion of the design focused on the articulation of the building and the functional access to the alley. It was noted that the driveway entrance and parking from Fay Avenue is not at all desired.

Please provide for FINAL REVIEW:

- a) Further study of the exterior elevations of the proposed building to provide for a more varied and interesting design.
- b) A photo survey of the buildings on the property.
- c) A photo survey of the neighborhood.
- d) Colored landscape plan.

Item continued to a later meeting.

FY2015 Capital Improvement Program - La Jolla Community Plan Area Suggested Projects from July and August LJCPA Meetings.

Projects Previously Recommended November 2012

Parks & Recreation

1. Coast Boulevard Sidewalk Improvements at Children's Pool
(Restore and enhancement of last remaining segment, endorsed by LJCPA in March 2012)
2. Scripps Park Restoration
(Restoration of Scripps Park as detailed in the 2009 plan)
3. South Coast Boulevard Park (2008 plan)
(Enhancement of park and walking path along Coast Boulevard from Climbing Wall to its southerly end. AKA "Jim Neri Plan". AKA Cuvier Park, Hospital Point & Wedding Bowl.)
4. Coast Walk Parking Feasibility Study
(Restoration of up to 6 parking spaces on Coast Walk. Endorsed by LJCPA, Oct 2011 and by LJTC, Dec 2011)

Transportation

1. Torrey Pines Road Corridor – Phase 1 (CIP S00877, S00613)
(Remove barriers in the north sidewalk from the Throat to the Village (LJCPA, Jul 2011); hillside slope stabilization on south side between Roseland and Calle Juella)
2. Torrey Pines Road Corridor – Phase 2
(Segment 4 improvements as approved by LJCPA, Jul 2011)
3. Torrey Pines Road Corridor – Phase 3
(Segments 1, 2 & 3 pursuant to the City of San Diego's 2011 Torrey Pines Road Preliminary Project Plan)
4. Prospect Street Belvedere at Girard Avenue
(Convert northbound Prospect between Girard and Herschel to pedestrian only; convert southbound Prospect to two-way traffic. Endorsed by LJCPA and LJVMA. Project LJ-T4 on community facilities finance plan.)
5. Sidewalk at Rock Park (aka La Jolla Hermosa Park)
(Connect sidewalks on W side of Chelsea Avenue S of Cam de la Costa, supported by BRCC but not previously voted on by LJCPA)

Projects Suggested at July and August 2013 LJCPA Meetings

1. Corner of La Jolla Boulevard and Colima. Install missing sidewalk at northeast corner.
2. Restore sidewalks in the Village.
3. Install sidewalk on La Jolla Scenic North along Pottery Canyon Park. During the wet season walkers are forced to walk in the street. One or both sides.
4. Reduce curb height at Olivetas/Coast Blvd/Prospect intersection.
5. Move fence on rocks at Cove to possibly alleviate stench formation

City's FY2015 Public Infrastructure Budget (Capital Improvement Plan - CIP)

Input to LJCPA from La Jolla Parks & Beaches

Excludes items for La Jolla Recreation Center and in La Jolla Shores. Excludes projects in work or committed.

- 1. Coast Boulevard Sidewalk Improvements at Children's Pool,**
Recommended last year
(Endorsed by LJCPA and by LJTC in March 2012)
- 2. Scripps Park (2009 plan),**
Recommended last year
- 3. Restore Ramp to Beach at Children's Pool,**
New proposed this year
- 4. Coast Walk Parking Feasibility Studies,**
Recommended last year
(Endorsed by LJCPA in October 2011 and by LJTC in December 2011)
- 5. South Coast Boulevard Park (2008 plan),**
Recommended last year
(Also known as Cuvier Park; includes Hospital Point & Wedding Bowl)
- 6. Fay Avenue Bike Path: Update Development Plan and Implement,**
New proposed this year
- 7. Torrey Pines Roadway Improvements - includes mini parks - S00613,**
- 8. La Jolla Pkwy/Mt Soledad Erosion Control - B10089,**
New from City this year
- 9. Torrey Pines City Park - implement development plan (only a portion in La Jolla),**
from P & R Dpt. Unfunded Park Improvements List (2012)
- 10. Charlotte Park General Development Plan,**
from P & R Dpt. Unfunded Park Improvements List (2012)
- 11. Coastal Area Park Signage,**
from P & R Dpt. Unfunded Park Improvements List (2012)
- 12. L. J. Heights Natural Park - reservoir replacement: grade, replant - B11070,**
- 13. Widen Narrow Sidewalk opposite 939 Coast Blvd.**
New proposed this year