



La Jolla Community Planning Association

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

Contact Us

Mail: PO Box 889, La Jolla, CA 92038

Web: <http://www.LaJollaCPA.org>

Voicemail: 858.456.7900

Email: info@LaJollaCPA.org

President: Cindy Greatrex

Vice President: Bob Steck

2nd Vice President: Joe LaCava

Secretary: Helen Boyden

Treasurer: Jim Fitzgerald

D R A F T AGENDA

Regular Meeting | Thursday, 3 December 2015, 6:00 pm

6:00pm

- 1.0 Welcome and Call To Order: Cindy Greatrex, President**
 - Please turn off or silence mobile devices
 - Meeting is being recorded
- 2.0 Adopt the Agenda**
- 3.0 Meeting Minutes Review and Approval: 5 November 2015**
- 4.0 Elected Officials – Information Only**
 - 4.1 Council District 1 – Council President Sherri Lightner**
Rep: **Justin Garver**, 619-236-6611, JGarver@sandiego.gov
 - 4.2 Mayor's Office – Mayor Kevin Faulconer**
Rep: **Francis Barraza**, 619-533-6397, FBarraza@sandiego.gov
 - 4.3 39th Senate District – State Senator Marty Block**
Rep: **Sarah Fields**, 619-645-3133, Sarah.Fields@sen.ca.gov
 - 4.4 78th Assembly District – Speaker of the Assembly Toni Atkins**
Rep: **Toni Duran**, 619-645-3090, Toni.Duran@asm.ca.gov
- 5.0 President's Report – Information only unless otherwise noted.**
 - 5.1 Bylaw Amendment: Slotted for January 19th 2016 City Council Review**
 - 5.2 Short-Term Vacation Rentals Update**
 - 5.3 Midway Street Bluff Repair Project Update**
 - 5.4 Status: 10th Update to the LDC**
 - 5.5 Sewer Group Job 743 Update, Cliffridge Avenue: Paula Roberts MA, Humanability**
 - 5.6 Notification of Trustee Vacancy**
- 6.0 Non-Agenda Comment**

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

 - 6.1 City of San Diego – Community Planner: TBD**
 - 6.2 UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://commplan.ucsd.edu/>**
- 7.0 Trustee Comment**

Opportunity for trustees to comment on matters not on the agenda, 2 minutes or less.
- 8.0 Officers' Reports**
 - 8.1 Treasurer**
 - 8.2 Secretary**

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

9.1 Community Planners Committee <http://www.sandiego.gov/planning/community/cpc/index.shtml>

9.2 Coastal Access & Parking Board <http://www.lajollacpa.org/cap.html>

9.3 Ad Hoc Committee on Residential Single-Family (RS) Zoning- Diane Kane presenting update

10.0 Consent Agenda- Action Item

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 Ione Stiegler, 2nd Monday, 4:00 pm

DPR – Development Permit Review Committee, Chair Paul Benton, 2nd & 3rd Tuesday, 4:00 pm

PRC – La Jolla Shores Permit Review Committee, Chair Phil Merten, 4th Tuesday, 4:00 pm

T&T – Traffic & Transportation Board, Chair David Abrams, 3rd Wednesday, 4:00 pm

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. The public may comment on consent items.

→ **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.**

→ **Items “pulled” from Consent Agenda are automatically trailed to the next LJCPA meeting.**

10.1

ESLAMIAN RESIDENCE 7350-7354 Fay Avenue CDP

(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. 7350 was 2104 sq ft and 7352 was 614 sq.ftThe 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, Non-Appealable Zone 2, Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone-Coastal impact, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, Geologic Hazard Zone 52.

DPR Recommendation: Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit to demolish both units at rear of the property (7350 & 7352 Fay) and build one, 3-story unit. The front units 7354 Fay will remain. 7-0-1.

10.2

AT&T MOUNT SOLEDAD CHURCH 6605 La Jolla Scenic Drive SCR of NUP

Neighborhood Development Permit Process 2 or 3 for the removal of 3 existing light poles presently provided with 6-foot panel antennas and 18” square radomes, and replacing these with 3 new light poles with 10-foot panel antennas and 24” square radomes, with related support equipment in the existing equipment enclosure.

DPR Recommendation: Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit for the removal of

3 existing light poles presently provided with 6-foot panel antennas and 18" square radomes, and replacing these with 3 new light poles with 10-foot panel antennas and 24" square radomes, with related support equipment in the existing equipment enclosure at 6605 La Jolla Scenic Drive. 7-0-1.

10.3

CARLEY RESIDENCE 7010 Fairway Road CDP

(Process 3) Coastal Development Permit to demolish existing single-family residence and construct new 4,342 sf single-family residence with 642 sf 2-car garage. Original sf was 2,634. The 0.48-acre site is located at 7010 Fairway Road in the RS-1-2 zone, Coastal Overlay Zone (Nonappealable), Parking Impact overlay zone, Geologic Hazard Area 22, within the La Jolla Community Plan area. DPR Recommendation: Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit to demolish existing single-family residence and construct new 4,342 sf single-family residence with 642 sf 2-car garage at 7010 Fairway Road. 8-0-1.

10.4

SWINDLE RESIDENCE 2488 Hidden Valley Road CDP and SDP

CDP and SDP to demolish an existing 3718 SF single family residence and construct a new 7430 SF single family residence with attached garage, pool & spa, retaining walls and landscaping on a 41,467 SF lot located at 2488 Hidden Valley Road in the LJSPD-SF zone of the La Jolla Shores Planned District in the La Jolla Community Plan Area and the Coastal Overlay Zone (Non-Appealable) in Council District 1.

PRC Recommendation: Findings **CAN** be made for a CDP and SDP to demolish an existing 3718 SF single family residence and construct a new 7430 SF single family residence with attached garage, pool & spa, retaining walls and landscaping on a 41,467 SF lot. 5-0-1

10.5

FAN RESIDENCE 8295 Prestwick Drive CDP and SDP

CDP and SDP to demolish an existing residence and construct a new 5,757 SF 2-story residence over a 1,381 SF basement on a 0.132 acre lot located at 8295 Prestwick Drive in the Single Family (SF) zone of the La Jolla Shores Planned District, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area. Council District 1. Original sf was 3,366.

PRC Recommendation: Findings **CAN** be made for a CDP and SDP to demolish an existing residence and construct a new 5,757 SF 2-story residence over a 1,381 SF basement on a 0.132 acre lot. 3-2-0.

10.6

BIRD ROCK MIXED USE 5702 La Jolla Blvd Building Permits, Paint Scheme

The current developer purchased the subject entitled property with the approved plans and permits, including a color palette. The originally-approved colors were Arctic White and White White. The current developer has decided to change the color palette to one more compatible with the surrounding area. Porcelain tile would not be installed in public right of ways, it would be in compliance of the PDO.

PDO Recommendation: Findings **CAN** be made for Building Permit and Paint Scheme. 9-0-0.

Prior actions by committees/boards are listed for information only.

11.0

NGALA RESIDENCE 5612-5646 Rutgers Road CDP/SDP

ACTION ITEM (Process 2) Coastal Development Permit for proposed Lot Line Adjustments of approximately 6327 sq ft from 5612 - 5646 Rutgers Rd and 1511 Copa de Oro to 1550 Via Corona. The 26,082 sq ft site is located in the La Jolla Community Plan area and the Coastal Non-Appealable Overlay zone.

DPR Recommendation: Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit for proposed Lot Line Adjustments of approximately 6327 sq ft from 5612 - 5646 Rutgers Rd and 1511 Copa de Oro to 1550 Via Corona. Motion passes 5-3-1.

12.0

SERROS RESIDENCE ADDITION 335 Dunemere Drive CDP

ACTION ITEM (Process 3) Coastal Development Permit to add a second-story Master Bedroom, bathroom and decks, and add area to an existing first story bedroom and bath to an existing single story single dwelling unit on a 4,152 sq ft lot located at 335 Dunemere Dr in the RS-1-7 Zone (Appealable), Parking Impact overlay zone, Residential Tandem parking overlay zone of the La Jolla Community Plan. Original sf was 1,287.

DPR Recommendation: Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit & Site Development Permit to add a second story Master Bedroom, bathroom and decks, and add area to an existing first story bedroom and bath to an existing single story single dwelling unit on a 4,152 sq ft lot located at 335 Dunemere Drive. The second onsite parking space is NOT recommended. Motion passes 7-1-1.

13.0 Adjourn to next LJCPA Meeting: January 7, 2016, 6:00 PM



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Secretary: Helen Boyden

Treasurer: Jim Fitzgerald

DRAFT MINUTES

Regular Meeting | Thursday, 5 November 2015, 6:00 pm

Trustees Present: Patrick Ahern, Helen Boyden, Tom Brady, Bob Collins, Mike Costello, Jim Fitzgerald, Cindy Greatrex, Joe LaCava, David Little, Jim Ragsdale, Bob Steck, Ray Weiss, Brian Will, Fran Zimmerman
Trustees absent: Dolores Donovan, Janie Emerson, Alex Outwater, Glen Rasmussen.

10.0 Welcome and Call To Order by Cindy Greatrex, President at 6:01 pm

11.0 Adopt the Agenda

Approved Motion: To adopt the agenda as posted (Fitzgerald, Collins: 10-0-1)

In favor: Ahern, Boyden, Brady, Collins, Costello, Fitzgerald, LaCava, Ragsdale, Steck, Weiss

Abstain: Greatrex (Chair)

12.0 Meeting Minutes Review and Approval: 1 October 2015

Approved Motion: To approve the October 1, 2015 minutes as corrected. (Steck, Weiss: 10-0-2)

In favor: Ahern, Boyden, Brady, Collins, Costello, Fitzgerald, Little, Ragsdale, Steck, Weiss

Abstain: Greatrex (Chair), LaCava (absent)

13.0 Elected Officials – Information Only

13.1 Council District 1 – Council President Sherri Lightner

Rep: **Justin Garver**, 619-236-6611, JGarver@sandiego.gov Upcoming dates include: November 17: Water rate proposal to the City Council; November 30: City Climate Action plan to the Environment Committee; December 3: Short Term Vacation Rentals to the Planning Commission. Mayor Faulconer appointed Brian Fennessy as City's next Fire-Rescue Chief, replacing retiring Javier Mainar. Info on El Nino preparedness may be found at www.sandiego.gov/el-nino.

13.2 Mayor's Office – Mayor Kevin Faulconer

Rep: **Francis Barraza**, 619-533-6397, FBarraza@sandiego.gov was not present

13.3 39th Senate District – State Senator Marty Block

Rep: **Sarah Fields**, 619-645-3133, Sarah.Fields@sen.ca.gov warned of need for care during rain expected from El Nino. Senator Block's office welcomes ideas re: legislation.

13.4 78th Assembly District – Speaker of the Assembly Toni Atkins was not present

Rep: **Toni Duran**, 619-645-3090, Toni.Duran@asm.ca.gov

14.0 President's Report – Information only unless otherwise noted.

The President cited the October 5 City Council denial of the LJCPA appeal of the EIR for the Whitney project.

She also noted that the City Council had named October 6, 2015 Robert A. Collins day. Mr. Collins, currently and for many years, an LJCPA trustee, moved to La Jolla in 1957 and active in community affairs since 1964.

- 14.1** Bylaw Amendment: Slotted for November 2015 City Council Action. May possibly be pushed to December. Upon approval, additional changes to the LJCPA Bylaws will be reviewed by the Ad Hoc Committee.
- 14.2** Update: Sewer & Water Group 820: **Sheila Gamueda , Vic Salazar and Maria Munoz** sought LJCPA input on the preferred location for the SCADA antenna for this project. A straw poll indicated trustee preference for Option B, utilizing the light pole location at the southeast corner of Exchange Place and Virginia Way, which will include replacing the pole to install underground wiring and installing an equipment panel 15 feet away. The presenters noted that Real Estate Assets secures leases/payments for outside equipment that is installed on City poles. **Trustees Weiss, Collins, Costello, Steck, Fitzgerald, Ahern, Boyden and LaCava** commented.
- 14.3** Cost of Service Study Presentation: **Seth Gates**, Deputy Director of Finance and IT, Public Utilities Department noted that all homeowners had received mailings describing the new rates proposed to go into effect in January 2016. Each mailing had a form to submit by mail to oppose the new structure. If 50% plus one of those mailed the forms oppose the rate structure, it will not go into effect. Otherwise the City Council can approve or not at the November 17th meeting cited above. Mr. Gates indicated that the Public Utilities Department is required to charge rates that will pay for the cost of the water, infrastructure maintenance and repair and debt service. Rates have not kept pace with the costs. 85% of the City water is purchased from outside agencies (MWD and CWA). When the Carlsbad desalination plant goes on line it will supply a third of the City water, but it will be more expensive. The City is going for State approval of its Pure Water project which will treat waste water and mix with reservoir water for city wide distribution. This water will be cheaper than investing in future desalination. Defaulting on debt would trigger City bankruptcy. Commenting were: **Phil Merten, Bob Whitney, Ed Comartin, Dave Gordon** and **Trustees: Weiss, Fitzgerald, Will, LaCava, Collins**.
- 14.4** Rose Canyon Trunk Sewer Line Repair Project: **Paula Roberts, Humanability (619-794-6406), Gregg Watanabe** presented. The project will repair 4.5 miles of sewer pipeline that has a plastic liner that deteriorated prematurely. It is in the design phase and completion is expected around Fall 2018. They are working with the Friends of Rose Canyon and will restore vegetation and keep bike trails open. Wet weather may delay construction to preserve canyon. The City has recovered about \$3 million out of the \$14 million cost from the contractor. **Bob Whitney, Ed Comartin** and **Trustee LaCava** commented.

14.5 LJCPA March 2016 Election Committee Appointment and Ratification **ACTION ITEM**

Approved Motion: To ratify trustees Emerson and Ahern as members of the LJCPA Election Committee for the March 2016 Trustee Election (Fitzgerald, Steck: 12-0-2)

In favor: Boyden, Brady, Collins, Costello, Fitzgerald, LaCava, Little, Ragsdale, Steck, Weiss, Will, Zimmerman
Abstain: Ahern (candidate) Greatrex (Chair)

It was noted that Trustee Ahern would be up for reelection and would not be able to serve on the committee if he chooses to run.

Rescinded Motion: To rescind the previous motion ratifying Trustees Emerson and Ahern.(Zimmerman, LaCava: 11-0-2)

In favor: Boyden, Brady, Collins, Costello, Fitzgerald, LaCava, Little, Ragsdale, Steck, Will, Zimmerman
Abstain: Ahern (candidate) Greatrex (Chair)

Approved Motion: To ratify trustees Emerson and Fitzgerald as members of the LJCPA Election Committee for the March 2016 Trustee Election. (LaCava, Ahern: 11-0-2)

In favor: Ahern, Boyden, Brady, Collins, Costello, LaCava, Little, Ragsdale, Steck, Will, Zimmerman
Abstain: Fitzgerald, (candidate), Greatrex (Chair)

15.0 Non-Agenda Comment

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

15.1 City of San Diego – Community Planner: Karen Bucey, KBucey@sandiego.gov was not present.

15.2 UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://commplan.ucsd.edu/> highlighted the groundbreaking for a 4500 GFA addition and other renovations to the Computer Science and Engineering Building with possible June 2016 completion. She noted that the Graduate and Professional Student and Mixed Use Housing on the east campus replacing the current housing is underway with expected completion in 2017. There is a goal for all UC campuses to be carbon neutral by 2025. She proposed a meet and greet at UCSD for either November 10 or 17.

15.3 Others

Phyllis Minick reported for Parks and Beaches that they were beginning the 7th year of the effort to improve the Children’s Pool Walk, designed by Jim Neri. They hope to start by July 2016 to finish before the seal pupping season, but need community approval to override the summer moratorium. There are several suggestions as to bench plaque reuse and also omitting overlook which would require CDP. They searching for info on the donors of the existing bench plaques: Arthur B. Murray, Love Carol; Pike (?) Walthall, 2001; SHIAWASE NO OMOIDE WA ITSU MADE MO – JULEE 1960-1988; Jane Dunn Tischoff NON ILLETITIMIS CARBORUNDUM; and Trudy Erickson – Love husband Gene.

Alex Landau, Solar Tech founder, noted that the net metering cap will be reached in the first half of 2016. The federal 30% solar tax credit will expire at the end of 2016. He urged signing an online petition.

Bob Whitney commented that a lawsuit had been filed opposing the City Council approval of the EIR for his project.

Phil Merten asked that City Cycle reviews be available to PRC member prior to committee review and suggested that the requirement be added to the PRC bylaws.

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

Trustee Zimmerman reiterated her request to have subcommittee reports include the existing square footage of properties being redeveloped. **President Greatrex** said such would be included beginning with the December LJCPA agenda.

Trustee LaCava reported that the City had denied historical status for the 1933 building at 7359 Eads that had been requested by the La Jolla Historical Society and demolition was already underway— permit status was unknown.

17.0 Officers’ Reports

8.1 Treasurer

| | |
|----------------------------------------|-----------------|
| Beginning Balance as of 10/1/15 | \$ 91.09 |
| Income | |
| • Collections | \$ 296.00 |
| • CD Sales | <u>5.00</u> |
| Total Income | \$ 301.00 |
| Expenses | |
| • AT&T telephone | <u>\$ 70.89</u> |
| Total Expenses | <u>\$ 70.89</u> |
| Net Income/(Loss) | \$ 230.11 |
| Ending Balance of 10/31/15 | \$ 321.20 |

8.2 Secretary

Trustee Boyden stated that if you want your attendance recorded today, you should sign in at the back of the room. There are three sign-in lists: white ones for LJCPA members and government representatives 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. 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 eligible for election as a trustee. You may document your attendance by signing in at the back, providing 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, or providing independently verifiable proof of attendance.

You can become a Member after attending one meeting and must maintain your membership by attending one meeting per year. 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.

For complete membership information you should refer to the current LJCPA bylaws which can be found on the website. Refer to Article III, Section 1.

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

9.1 Community Planners Committee <http://www.sandiego.gov/planning/community/cpc/index.shtml>

voted to support the City's Climate Action Plan. Trustee LaCava (Chair of the CPC) reported that his committee's charge was to react to City proposals and there had not been many lately.

9.2 Coastal Access & Parking Board <http://www.lajollacpa.org/cap.html> No Report.

9.3 Ad Hoc Committee on Residential Single-Family (RS) Zoning No report

10.0 Consent Agenda- Action Items

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 Ione Stiegler, 2nd Mon, 4:00 pm

DPR – Development Permit Review Committee, Chair Paul Benton, 2nd & 3rd Tues, 4:00 pm

PRC – La Jolla Shores Permit Review Committee, Chair Phil Merten, 4th Tues, 4:00 pm

T&T – Traffic & Transportation Board, Chair David Abrams, 3rd Wed 4:00 pm

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. The public may comment on consent items.

→ 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.

→ Items “pulled” from Consent Agenda are automatically trailed to the next LJCPA meeting.

T&T- No Recommendations to LJCPA. DPR- No Recommendations to LJCPA. PDO- Meeting

Cancelled

10.1 MOFID RESIDENCE 8656 Glenwick Lane - SCR

PRC Recommendation: Findings for 2nd story addition to a single story home **cannot** meet the substantial conformance review (SCR) under Muni Code 126.0704 a(8) nor under CDP 154134 SDP 162186, Item No. 25, regarding proposed increases in height to the structure. Motion passes 7-0-0.

10.2 MAROUF RESIDENCE 2465 Hidden Valley Road - CDP

PRC Recommendation: Findings can be made for a CDP and to construct a 2,193 SF companion unit and garage addition to an existing residence located at 2465 Hidden Valley Rd on a 12,650 SF lot. No SDP sought. The motion passes 6-0-1

Approved Motion: To accept the recommendations of the PRC that for 10.1 MOFID RESIDENCE 8656 Glenwick Lane – SCR that the Findings for 2nd story addition to a single story home CANNOT be made for a substantial conformance review (SCR) under Muni Code 126.0704 a(8) nor under CDP 154134 SDP 162186, Item No. 25, regarding proposed increases in height to the structure; and for 10.2 MAROUF RESIDENCE 2465 Hidden Valley Road – CDP that the 2465 Hidden Valley Road – CDP- that the findings CAN be made for a CDP and to construct a 2,193 SF companion unit and garage addition to an existing residence located at 2465 Hidden Valley Rd on a 12,650 SF lot. No SDP sought and forward the recommendations to the City. (LaCava, Brady: 12-0-1)

In favor: Ahern, Boyden, Brady, Collins, Costello, Fitzgerald, LaCava, Little, Ragsdale, Steck, Will, Zimmerman
Abstain: Greatrex (Chair)

11.0 MARISMA TRAVEL CENTER NUP 1654 Marisma Way- Action Item

DPR Recommendation: Findings CAN be made for a Neighborhood Use Permit for the Home Occupation at 1654 Marisma Way only, limited to one client visit per week. 4-1-1.

Presented by **Karina Uris**. There had been confusion as the original notice referred to two addresses, but this had been changed to just the above address. There was a dispute with a neighbor who was believed to have filed a Code Compliance Complaint. That neighbor has since moved. Several trustees were concerned with effect on neighborhood character. **Trustees Costello, Ahern, Brady and Little** commented.

Approved Motion: To accept the DPR recommendation that the findings CAN be made for a Neighborhood Use Permit for the Home Occupation at 1654 Marisma Way only, limited to one client Visit per week. (LaCava, Fitzgerald: 8-4-1)

In favor: Ahern, Boyden, Collins, Fitzgerald, LaCava, Ragsdale, Steck, Will
Opposed: Brady, Costello, Little, Zimmerman
Abstain: Greatrex (Chair)

12.0 Adjourned at 8:02 pm to next LJCPA Meeting, Thursday, December 3, 6:00 pm

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION
NOVEMBER 2015 MINUTES

November 10, 2015 Present: Benton (Chair), Collins, Costello, Leira, Mapes, Ragsdale, Welsh, Will
November 17, 2015 Present: Benton (Chair), Collins, Costello, Kane, Leira, Mapes, Ragsdale, Welsh, Will

1. NON-AGENDA PUBLIC COMMENT

Issues not on agenda and within LJ DPR jurisdiction. Two minutes maximum per person.

11/10/15 None Presented

11/17/15 None Presented

2. APPROVAL OF MEETING MINUTES 11/10/15

Meeting October 20, 2015

SUBCOMMITTEE MOTION: To approve the Meeting Minutes of October 20, 2015.

(Ragsdale / Costello 6-0-2)

In Favor: Collins, Costello, Leira, Mapes, Ragsdale, Welsh

Opposed: 0

Abstain: Benton, as Chair, Will

Motion Passes

3. APPROVAL OF MEETING MINUTES 11/17/15

Meeting November 10, 2015

SUBCOMMITTEE MOTION: To approve the Meeting Minutes of November 10, 2015.

(Ragsdale / Leira 7-0-2)

In Favor: Collins, Costello, Leira, Mapes, Ragsdale, Welsh, Will

Opposed: 0

Abstain: Benton, as Chair, and Kane who did not attend the meeting.

Motion Passes

4. FINAL REVIEW 11/10/15 (Previously reviewed 5/19/15)

| | | | |
|---------------|--------------------------|------------|-------------------------------|
| Project Name: | Ngala Residence | Permits: | SCR CDP & SDP |
| | 5612 – 5646 Rutgers Road | DPM: | John Fisher, (619) 446-5231 |
| Project #: | 395794 | | jsfisher@sandiego.gov |
| | Zone: RS-1-4 | Applicant: | Mark Brencick, (858) 587-8070 |

La Jolla SAP No. 24005279 (Process 2) Coastal Development Permit for proposed Lot Line Adjustments of approximately 6327 sq ft from 5612 - 5646 Rutgers Rd and 1511 Copa de Oro to 1550 Via Corona. The 26,082 sq ft site is located in the La Jolla Community Plan area and the Coastal Non-Appealable Overlay zone.

APPLICANT PRESENTATION 5/19/15 (Mark Brencick)

The project location and the purpose of the application were reviewed. It was noted that the boundary adjustment was requested to resolve a dispute between owners of adjacent residential properties, with a requirement that the two affected lots will be consolidated into one lot. Lot 78 is presently substandard and will be reduced in area from 9794 sf to 8820 sf, to an FAR of 0.33. All other lots will be minimum 10,000 sf in area. The project affects the FAR of all properties in which the boundary is adjusted: the greatest resulting FAR of all properties is 0.43.

SUBCOMMITTEE MOTION 5/19/15: The Committee wishes to consider this Preliminary Presentation as sufficient to make a finding and recommendation for this project. A unanimous vote is required.
(Will / Ragsdale 3-2-2)

In Favor: Costello, Will, Ragsdale

Oppose: Kane, Mapes

Abstain: Benton, as Chair, Welsh

Motion Fails for lack of a unanimous vote.

Please Provide for FINAL REVIEW.

- a. Please provide additional information indicating that all of the affected property owners are aware of and in concurrence with the proposed boundary adjustment.
- b. Please clarify if it is proposed that the substandard lot 78 will be reduced in size, worsening a substandard condition.

PRESENTATION 11/10/15 (Mark Brencick)

The presenter reviewed the areas to be adjusted, and the supporting documents that indicate the Planned Development Permit that indicates the changes to the boundaries of the properties. The agreements encompass an existing pattern of development that provides a level portion of 1550 Via Corona that is actually part of the lots below. This flat area was historically used by that owner by easements granted by the owners of the area. The owners of the affected lot area have not historically used those areas because they have been separated from those areas by a steep slope.

The submittal included FAR calculations for each lot, compared to the required maximum FAR. It was noted that one lot is less than the required 10,000 sf, which is noted in the PDP.

DISCUSSION 11/10/15

A discussion ensued about the character of the neighborhood subdivision pattern, the appropriateness of the PDP process, and the resulting configuration of the lots. The agreements indicating the approval by each of the affected property owners were presented.

All construction work has been completed.

The committee requested that the materials be presented today be distributed by pdf to the members of the committee to study, and then the committee will be more prepared at the next DPR meeting November 17, 2015.

No additional materials were requested for the next meeting. The presenter offered some additional materials that would clarify the land areas involved in the proposed boundary adjustment. These were received by Chair Benton and distributed to the members of the committee.

PRESENTATION 11/17/15 (Mark Brencick) (Previously reviewed 5/19/15 and 11/17/15)

The presenter had provided supporting materials which were distributed for review by the members of the Committee. The relative lot sizes were discussed, and the FAR calculations.

The substandard lot was discussed: the reduction in the lot is a sloping area that is not likely to enter into plans for developable areas of that lot. The greatest loss in lot area is approximately 1,000 sf, which is roughly 12% of the lot area.

DISCUSSION 11/17/15

A discussion ensued about the nature of the application, and it was confirmed that all parties were in agreement. The PRD application encompasses the unique features of each property, the decision to create one substandard lot, and the topography that led to the separation of the upper portions of the lot from the owners who are located downslope.

SUBCOMMITTEE MOTION : Findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit for proposed Lot Line Adjustments of approximately 6327 sq ft from 5612 - 5646 Rutgers Rd and 1511 Copa de Oro to 1550 Via Corona.

(Will / Mapes 5-3-1)

In Favor: Kane, Mapes, Ragsdale, Welsh, Will

Oppose: Collins, Costello, Leira

Abstain: Benton (Chair)

Motion Passes

5. FINAL REVIEW 11/10/15 (Previously presented 7/15/14, 8/12/14, 9/9/14)

Note: Preliminary Reviews can be voted a Final Review by a unanimous DPR Committee approval.

| | | | |
|---------------|----------------------------------|------------|------------------------------------------------------------------|
| Project Name: | SERROS RESIDENCE ADDITION | Permits: | CDP |
| | 335 Dunemere Drive | DPM: | Glen Gargas, (619) 446-5142 |
| Project #: | 363058 | | ggargas@sanidiego.gov |
| Zone: | RS-1-7 | Applicant: | Sue Skala, 619-221-0959 |

Scope of Work:

(Process 3) Coastal Development Permit to add a second-story Master Bedroom, bathroom and decks, and add area to an existing first story bedroom and bath to an existing single story single dwelling unit on a 4,152 sq ft lot located at 335 Dunemere Dr in the RS-1-7 Zone (Appealable), Parking Impact overlay zone, Residential Tandem parking overlay zone of the La Jolla community Plan.

APPLICANT PRESENTATION 07/15/14: (Ron Despojado)

The project was presented as per the scope. Applicant believes that views will not be blocked. Small addition to total FAR, 0.57, where 0.60 is allowed. Historical report will be needed.

DISCUSSION 07/15/14

Secretary of the Interior Standards for Designation discussed, how to remodel house consistent with Standards. Neighbors discussed concerns about views from the street being blocked and other visual impacts. There was discussion about how the remodeling could be done without effecting current street views. (Note: neither a View Corridor nor Scenic Overlook for Dunemere could be located in the LJ Community Plan.)

Please Provide for PRELIMINARY REVIEW:

- Please consider modifying design so as not to interfere with the view from the street.
- DPR Members should visit site.

APPLICANT PRESENTATION 08/12/14: (Ron Despojado)

The project was presented. The design was reviewed, as it pertains to the setbacks, the configurations of the additions, and the resulting elevations of the proposed house.

A discussion ensued about the scale of the second story addition, with the balcony over the northwesterly corner, which is significant in the view down the street to the west. The overall scale of the proposed design was discussed.

The applicant requested that the project be continued to the next meeting.

APPLICANT PRESENTATION 09/09/14: (Ron Despojado)

The project was presented: changes have been made to the design to accommodate 2 additional parking spaces and the exterior configuration is altered to provide a small setback at the Dunemere Drive frontage, resulting in a reduction in the total floor area at the second floor.

A discussion ensued about the historic status of the building: the historic status of the building is presently being reviewed, and a finding regarding the historic significance will be forthcoming in the future.

A discussion ensued about the current design, with the possibility that the Secretary of the Interior Standards may later be applied to this project.

DISCUSSION 09/09/14

A discussion ensued about the change the second story would present to the character of Dunemere Drive, by creating a street wall that is greater than the existing. There is a concern that the street will become “walled in” with higher buildings at the side.

Secretary of the Interior Standards for Designation discussed, how to remodel house consistent with Standards. Neighbors discussed concerns about views from the street being blocked and other visual impacts. There was discussion about how the remodeling could be done without effecting current street views. (Note: neither a View Corridor nor Scenic Overlook for Dunemere could be located in the LJ Community Plan.)

PRESENTATION 11/10/15 (Sue Skala)

Since the last presentation, the finding has been made that there is no historic significance in this property. The overall project was reviewed, with changes that had been made since the previous presentation. The second story has been relocated from the westerly wing to the center of the building. The area of the first floor addition is reduced from 612 sf to 277 sf. The second story is reduced in area from 595 to 426 (26% reduction) The overall height is reduced and well within the 30-foot height limit.

The proposed FAR is 0.53 where 0.60 is allowed.

The one parking space on the lot appears to be the correct size, located in the garage, with one additional space on the street identified by SDMC 142.0520 – leads to SDMC142.0525.c.4

DISCUSSION 11/10/15

Michael Duddy spoke about the project – most of the homes in the neighborhood are a modest size – the character of the neighborhood is changing by the construction of the various larger homes: a canyon of two-story homes is being created along the street.

James Geyer described the previous design that had the second story prominently above the street. He noted that the second-story addition is now on a higher portion of the existing one-story house.

Pete Daley described the history of the project, the modifications to the project, and the various changes: there have been many changes to the design that are a betterment and an appropriate increase in the modest scale of the house.

Julie Hatch spoke about the parking problems: the garage is 9'-6" x 19'-0", which appears to be adequate. A discussion ensued about the character of the neighborhood, the scale of the proposed development, and the location of the proposed addition. Some members of the committee are concerned that the parking is inadequate and the use of the on street parking is a detriment: an alternative appears to be providing a parking space in the east side yard, but that would require a deviation to allow a second curb cut.

SUBCOMMITTEE MOTION : Findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit to add a second-story Master Bedroom, bathroom and decks, and add area to an existing first story bedroom and bath to an existing single story single dwelling unit on a 4,152 sq ft lot located at 335 Dunemere Drive.

(Benton / Will – 1-6-1)

In Favor: Will

Oppose: Collins, Costello, Leira, Mapes, Ragsdale, Welsh

Abstain: Benton (Chair)

Motion Fails

Please provide at the next presentation:

- a. Consider a second parking space at the east side*
- b. Provide a study of the second floor as a scaled-down element using the roof and other scaling elements to give the impression that the first floor is a base for the composition and the second floor is a reduced lesser element.*

PRESENTATION 11/17/15 (Sue Skala)

A revised elevation was presented. The second-floor elements were modified to be set back from the elevation fronting the street. These areas are further detailed by the addition of roof elements, eaves and cornices, and the projection of the second-floor window. The floor area is slightly reduced: the FAR is now 0.47 where 0.60 is allowed

The addition of a second onsite parking space was reviewed. The presenter showed a location that fits at the easterly portion of the site. The parking space would not conform for the length of the driveway, placement of the parking space in the side yard setback, an impaired visibility triangle area, would remove one on-street parking space, and would require a second driveway.

DISCUSSION 11/10/15

The one-way direction of the street, and the alternatives for parking were discussed. The scale and proportion of the proposed project were discussed. The presenter reviewed the view options and the approach to the detailing of the modifications to the design.

SUBCOMMITTEE MOTION : Findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit to add a second-story Master Bedroom, bathroom and decks, and add area to an existing first story bedroom and bath to an existing single story single dwelling unit on a 4,152 sq ft lot located at 335 Dunemere Drive. The second onsite parking space is NOT recommended.

(Ragsdale / Will 7-1-1)

In Favor: Costello, Kane, Leira, Mapes, Ragsdale, Welsh, Will

Oppose: Collins

Abstain: Benton (Chair)

Motion Passes

6. FINAL REVIEW 11/10/15 (PREVIOUSLY REVIEWED 8/20/13, 9/10/13, 3/18/14, 5/13/14, 10/20/15)

Project Name: **ESLAMIAN RESIDENCE CDP**

7350-7354 Fay Ave.

Permits: CDP

Project #: PO# 297495

DPM: Paul Godwin, (619) 446-5190

Zone: RM-1-1

pgodwin@sandiego.gov

Applicant: 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, Non-Appealable Zone 2, Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone-Coastal impact, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, Geologic Hazard Zone 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.

APPLICANT PRESENTATION 09/10/13: (Sharok Eslamian)

The presenter provided additional photographs of the adjacent building. The design of the building is unchanged. The presenter provided a colored landscape plan, and stated that the driveway to Fay Avenue will be eliminated.

DISCUSSION 09/10/13

The nature of the design was discussed: the presentation indicates a collection of materials and finishes that is not coherent, which does not draw from other elements in the community, and is not assembled in a way that will present a scale or composition that is appropriate for a 3-story building. The elevations facing the alley and the interior space do not provide a transition from the building to the outdoor spaces. The committee recommends that the applicant provide a redesign based upon an architectural treatment of the mass and height, with better composition of the windows and doors to provide a coherent design. The applicant requested the opportunity to consider these comments.

Please provide for FINAL REVIEW:

- a) Study other examples of similar buildings. Draw examples from these and show how they are incorporated into the proposed design. Please note that a simple assembly of parts will not suffice: you have to provide a coherent design.
- b) Show how this project will provide an appearance in keeping with the community plan in all elevations, but principally facing the alley and the interior yard.
- c) Note that the increased height of the proposed design requires an additional degree of competence and coherence in the design.

APPLICANT PRESENTATION 03/18/14: (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. The Applicant presented photographs of the buildings on the site and the adjacent buildings.

DISCUSSION 03/18/14:

A discussion of the design focused on various aspects of the landscape plan and the appearance of the proposed building. The landscape plan is colored and indicates a driveway to remain: the Applicant noted that the driveway will be closed. The impermeable areas were reviewed and discussed. The appearance of the proposed building was discussed, as were the placement of the balconies and the various window and door elements.

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) On the Landscape Plan, clearly indicate the closure of the driveway to Fay, the designation of impermeable areas, and other paved areas.
- c) Coordination of the chimney, door, and window elements between the floor plans and the elevations.
- d) Coordination of the drawings with accurate dimensional information. This note applies to all plans, elevations, and sections.

- e) An overall design and elevation drawings that show conformance to the established pattern of development, scale, and detailing of the community and this neighborhood.

APPLICANT PRESENTATION 05/13/14: (Bill Metz)

The presenter noted that this is a new design compared to previous presentations. 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. A total of 4 parking spaces are provided in a garage and carport. The existing driveway to Fay Avenue will be removed and the curb cut removed. The Applicant presented photographs of the buildings on the site and the adjacent buildings. On completion the structures will have a total 4,984 sf, for a 0.71 FAR.

DISCUSSION 05/13/14:

A discussion of the design focused on various aspects of the new building and the appearance of the proposed building. The landscape plan is colored and does not clearly indicate the driveway to be removed. The appearance of the proposed building was discussed, as were the scale and the relation to the adjacent properties.

Please provide for FINAL REVIEW:

- a) Further study of the exterior elevations of the proposed building in relation to the neighboring structures.
- b) Provide elevations and sections that demonstrate conformance to the height limits, with floor-to-floor dimensions.
- c) Extend the section through the site so that it shows the front unit in relation to the new rear unit.
- d) Add the footprint of the existing structure to the site plan in relation to the proposed new structure.
- e) On the Landscape Plan, show the revised landscaping for the former parking space fronting Fay Avenue with a pedestrian-scale walk, and clearly indicate that the driveway to Fay Avenue is to be removed.

APPLICANT PRESENTATION 07/08/14:

The Eslamian Project and Mr. Metz were called three times without a response. The project was trailed to the end of the meeting. At the end of the meeting, no one was in attendance to present the Project.

APPLICANT PRESENTATION 10/20/14: (Sharok Eslamian)

The presenter noted that this is a new design compared to previous presentations. The proposed project is now for one residential unit at the rear, with underground parking garage. The basement is the full footprint of the proposed house. The height of the building has been reduced, and a roof deck is now proposed over a portion of the roof, reached through an internal stair. The FAR is reduced from 0.71 to 0.56. The code compliance issues will be resolved with this project.

The project continues to propose that the parking space and curb cut fronting Fay will be retained.

DISCUSSION 10/20/15:

A discussion of the design was a review of the various elements of the project. The garden between the two units is retained, and the placement of the new unit is roughly the same as previously. The relationship of the new unit to the adjacent units on Bishops Lane was discussed. The steepness of the driveway and the relatively tight space of the basement garage were discussed.

Please provide for FINAL REVIEW:

- a) Prepare a drawing showing the proposed house on the photograph set into the Bishop's Lane elevation, showing the relationship of the proposed house to the adjacent buildings.
- b) Consider the practical maneuvering of cars within the garage in either parking space.
- c) Present written information from the planners confirming that the existing driveway and curb cut leading to Fay Avenue can be maintained.

PRESENTATION 11/10/15 (Sharok Eslamian)

The presenter reviewed the requested materials. The garage entrance and the parking areas were widened to make the maneuvers easier.

The presenter offered an email by Peter Chou that indicates that the parking space on the property that is accessed from Fay Avenue is behind the front yard setback. The size of the parking space was reviewed: the committee is concerned that the dimension of the parking space should be clearly indicated as conforming to the City standard.

The minimum parking space is 8'-0" x 18'-0" per SDMC Table 142-05K.

DISCUSSION 11/10/15

A discussion ensued about the character of the neighborhood, the proposed development, and the ways that the setbacks are applied to the parking space fronting Fay Avenue.

SUBCOMMITTEE MOTION : Findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit to demolish both units at rear of the property (7350 & 7352 Fay) and build one, 3-story unit. The front units 7354 Fay will remain. (Will / Collins 7-0-1)

In Favor: Collins, Costello, Leira, Mapes, Ragsdale, Welsh, Will

Oppose: None

Abstain: Benton (Chair)

Motion Passes

7. FINAL REVIEW 11/10/15 (Previously reviewed 10/13/15)

Project Name: AT&T Mount Soledad Church

6605 La Jolla Scenic Drive

Project #: 421377

Zone: RS-1-4

Permits: SCR of NUP

DPM: Karen Lynch, (619) 446-5351

klynchash@sandiego.gov

Applicant: Caitlyn Kes, 858-527-9938

Neighborhood Development Permit Process 2 or 3 for the removal of 3 existing light poles presently provided with 6-foot panel antennas and 18" square radomes, and replacing these with 3 new light poles with 10-foot panel antennas and 24" square radomes, with related support equipment in the existing equipment enclosure.

APPLICANT PRESENTATION 10/13/15 (Caitlyn Kes)

The Applicant presented the overall site conditions, indicating the equipment enclosure and the three light standards that are affected. The Neighborhood Development Permit is needed because the previous permit has lapsed, and it has been found that the ground equipment enclosure was constructed in a location that is within a required yard setback. The Applicant intends that this permit will resolve all of the nonconforming conditions as well as provide for all of the new work.

The existing light standards will be replaced, and the maximum height of these will be 30 feet above existing graded. The light fixtures at the top of the light standards will match the light fixtures at other light standards in the parking lot. The owner of the property has required that the antennae systems and the lights should match throughout the property.

DISCUSSION 10/13/15

A discussion ensued about the scale of the application, the need to make sure all light fixtures match and that the overall height limit of 30 feet is observed. In addition, information was requested on the ground equipment enclosure, and how events could have occurred that resulted in the construction within a required setback.

A discussion ensued about the potential risks of exposure of the cell towers, with residential uses and a school close to this site. The Applicant indicated that they would return with a coverage map and some information regarding the energy transmitted at this site.

A discussion ensued about the AT&T Wireless Site within the public right-of-way at 9170 1/3 North Torrey Pines Road. This committee made a recommendation of approval of that installation on March 20, 2012, which included a specific landscape plan with planting materials. Those landscape improvements have not yet been installed, and that will be included in this project review.

Please Provide for FINAL REVIEW:

- a. Additional information regarding the events and permits that led to the installation of the ground equipment enclosure within a required setback.
- b. A coverage map indicating the strength and direction of the signals from this proposed installation.
- c. Signal and energy data that indicates the relative signal strength of the proposed installation, compared to the signal strength of the existing installation. This is intended to advise if the signal strength is roughly equal to the existing signal, or if it is a multiple of the signal strength of the existing installation.
- d. Provide specific information including a commitment to install the landscaping at the AT&T wireless site at 9170 1/3 North Torrey Pines Road, with specific plans and a time schedule for that installation, to be a further condition of this application.

PRESENTATION 11/10/15

The presenter reviewed the materials requested in the previous meeting.

- a. Since the last presentation, the site plan was reviewed and the setbacks recalculated. The finding was that the enclosure was constructed outside of the setback area and is not in violation after all. Previous calculations inaccurately indicated a larger setback area.
- b. A coverage map was presented indicating the strength and relative intensity direction of the signals from this proposed installation.
- c. Diagrams were presented indicating the relative signal strength.
- d. The landscape planting at the AT&T wireless site at 9170 1/3 North Torrey Pines Road has been completed: an email with photographs was received and distributed, with an email by Karen Lynch.

DISCUSSION 11/10/15

A discussion ensued about the intensity of the signal and the direction of service. A map was presented that indicated the service provided by all towers in the area, and then another that indicated the service area of this proposed installation, with relative level of service.

SUBCOMMITTEE MOTION : Findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit for the removal of 3 existing light poles presently provided with 6-foot panel antennas and 18" square radomes, and replacing these with 3 new light poles with 10-foot panel antennas and 24" square radomes, with related support equipment in the existing equipment enclosure at 6605 La Jolla Scenic Drive.

(Costello / Will – 7-0-1)

In Favor: Collins, Costello, Leira, Mapes, Ragsdale, Welsh, Will

Oppose: None

Abstain: Benton (Chair)

Motion Passes

8. PRELIMINARY REVIEW 11/10/15

Note: Preliminary Reviews can be voted a Final Review by a unanimous DPR Committee approval.

| | | | |
|---------------|-----------------------|------------|--------------------------------------------------------------------|
| Project Name: | VISTA DEL MAR | Permits: | CDP, SDP |
| | 6651-53 Vista del Mar | DPM: | Edith Gutierrez, (619) 446-5147 |
| Project #: | 435996 | | egutierrez@saniego.gov |
| Zone: | RM-1-1 | Applicant: | Scott Spencer 858-459-8898 |

(Process 3) Coastal Development Permit to demolish two existing residential units and construction of two new units totaling 3,933 square feet: a 2770 sf front unit and 1160 sf rear unit, and 5 parking spaces. The 0.12-acre (5,325 sf) site is located at 6651 and 6653 Vista Del Mar Avenue in the RM-1-1 zone, Coastal Overlay Zone (Appealable), Parking Impact overlay zone, Geologic Hazard Area 52, within the La Jolla Community Plan area.

PRESENTATION 11/10/15 (Scott Spencer)

The design was presented. A total of 5 parking spaces in garages are planned, plus one outdoor space. The front residence is in two stories above the garage, with a roof deck. The rear residence is two stories above a garage and outdoor parking bay. The existing garage will be partially demolished and retained: portions of the garage are constructed within the side and rear yard setbacks.

Photograph compositions were presented that showed the character of the neighborhood and the pattern of existing development.

The presenter reviewed a landscape plan, existing driveways, a materials sample board, and the elevations of the building.

DISCUSSION 11/10/15

A discussion ensued about the scale of the proposed development. The project proposes retaining the rear portion of the existing garage to provide for a larger structure in the side yard and rear yard setbacks. The carport and garage at the rear residence allow for 2 parking spaces, where only one space would be provided if the ground level conformed to the current required setbacks.

The parking spaces in the front house approach Vista del Mar from a 12-foot wide driveway. Fronting Vista del Mar is a total of 3 garage doors, with paved drive area across the entire frontage.

The project proposes a Deviation for two curb cuts: one fronting Kolmar Avenue, and the other fronting Vista del Mar.

Suzanne Figi, the neighbor to the east on Kolmar Avenue described the bulk and scale of the proposed project, and the pattern of development has retained houses that are a smaller scale. The presence of the garages on both streets will present a stark appearance to the street.

Brian Sciraca expressed concern about the scale and bulk of the proposed residences, the extent of pavement on the Vista del Mar frontage, and the scale of the garages and the 3-story buildings.

Please provide the following at the next Presentation:

- Photograph of this project in relation to the adjacent projects. This should extend in both directions and across the street, and across the intersection.
- Scale elevation drawings showing the proposed building in scale to the adjacent buildings at each side of Kolmar and Vista del Mar, as well as the buildings across the street intersection.
- Provide colored Landscape Plan with calculations
- The community plan requires that the building is at a corner, and the building will step back at the upper floors.
- Indicate the property lines, overall height limit, and setback lines on the elevations.

- f. Provide a table indicating the FAR, height, number of stories, and setbacks of other buildings in the immediate neighborhood within 100-foot radius

On November 10 this matter is continued to a later meeting. Placed on the agenda for November 17 but postponed to a later meeting.

9. PRELIMINARY REVIEW 11/10/15

Note: Preliminary Reviews can be voted a Final Review by a unanimous DPR Committee approval.

| | | | |
|---------------|----------------------|------------|---------------|
| Project Name: | Carley Residence CDP | Permits: | CDP, SDP |
| | 7010 Fairway Road | DPM: | |
| Project #: | 437758 | Applicant: | Marc Tarasuck |
| Zone: | RS-1-2 | | 619-262-0100 |

(Process 3) Coastal Development Permit to demolish existing single-family residence and construct new 4,342 sf single-family residence with 642 sf 2-car garage. The 0.48-acre site is located at 7010 Fairway Road in the RS-1-2 zone, Coastal Overlay Zone (Nonappealable), Parking Impact overlay zone, Geologic Hazard Area 22, within the La Jolla Community Plan area.

PRESENTATION 11/10/15 (Marc Tarasuck)

The project was presented. The project is entirely a one-story house, with 3 bedrooms and a den. The house is generally lower than the 14-foot ridge line of the existing house, with higher portions at a skylight above the Kitchen and a mechanical space in the attic.

The landscape plan was presented: the landscaped area exceeds 50% of the lot area. The existing eucalyptus trees will be removed, and some of the other trees will be relocated on the property. A site plan was presented which compared the footprint of the existing house to the proposed house. The materials were described: a soft white Santa Barbara finish, mahogany doors, and wood windows.

A single driveway provides access to two parking spaces.

The roof plan, photovoltaic array, and the rooftop equipment locations were reviewed.

DISCUSSION 11/10/15

A discussion ensued about the character of the neighborhood, the views of the property and the proposed house both from the street and from below. The scale of the proposed residence was compared to other existing houses in the neighborhood.

Please provide the following at the next Presentation:

- Roof plan with locations of photovoltaic equipment*
- Articulate the color of the roof to correspond to the heights and massing of the roof areas*
- Materials sample board*
- Size and locations of outdoor HVAC equipment, with the enclosures, if any*
- In the aerial photograph, insert the drawing of the proposed house.*

PRESENTATION 11/17/15 (Marc Tarasuck)

The additional information was presented. A materials sample board was presented, and the placement of the materials was reviewed.

A plan of the rooftop equipment and the photovoltaic arrays was presented. The enclosures for the HVAC equipment were located on the plan, which will consist of sound-dampening boards around an installation on the ground.

The landscaping plan was reviewed, which indicates the trees to be removed as well as the trees to be retained. New trees will be provided at the street frontage, as well as at some locations adjacent to the building. A large eucalyptus tree at the northwest portion of the site will be retained. The existing residence is roughly 3500 sf.

DISCUSSION 11/17/15

The additional information was presented and reviewed, as was the relation to the neighbors and the character of the neighborhood.

SUBCOMMITTEE MOTION : Findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit to demolish existing single-family residence and construct new 4,342 sf single-family residence with 642 sf 2-car garage at 7010 Fairway Road.

(Collins / Costello 8-0-1)

In Favor: Collins, Costello, Kane, Leira, Mapes, Ragsdale, Welsh, Will

Oppose: None

Abstain: Benton (Chair)

Motion Passes

10. PRELIMINARY REVIEW 11/17/15

Note: Preliminary Reviews can be voted a Final Review by a unanimous DPR Committee approval.

| | | | |
|---------------|--------------------|------------|------------------------|
| Project Name: | Su Casa | Permits: | Vacation Site & CDP |
| | 6738 La Jolla Blvd | DPM: | Morris Dye |
| Project #: | 420956 | Applicant: | Claude-Anthony Marengo |
| Zone: | PDO 4 & RM-3-7 | | 858-459-3769 |

LA JOLLA (Process 5) Public Right of Way Vacation, Site Development & Coastal Development Permits to demolish an existing restaurant & apartment building, construct a 2-story 7,875 sq ft mixed use building, a 3,820 sq ft, 2-story residential building and a 3,086 sq ft 3-story residential building with a 15,312 sq ft underground parking garage at 6738 La Jolla Blvd and 350 Playa Del Sur. The 0.51 acre site is in Zone 4 of the La Jolla Planned District & RM-3-7 zone, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan area.

PRESENTATION 11/17/15 (Claude-Anthony Marengo)

The project was presented. The existing restaurant and adjacent buildings will be demolished. The project site is adjacent to serpentine streets at the north and south sides. This applicant requests encroachment into the rights-of-way of Playa del Norte and Playa del Sur. This will be a below-grade transfer of the right-of-way below the streets for the purpose of the garage, with streets and sidewalks above the transferred area on the current alignment.

The retail spaces are approached from La Jolla Boulevard, and the residential units are approached from Playa del Sur and Playa del Norte. The residential units occupy the second floor in all areas, and are a 3-story portion at the westerly portion of the site that is in RM-3-7 Zone. At the westerly end of the project, the 3-story portion is adjacent to an existing 3-story apartment building. The maximum height of the 2-story portion is 25 feet; the 3-story portion is up to 30 feet in height.

Sixteen units are proposed: a total of 12 two-bedroom units and 4 one-bedroom units are provided which account for 30 parking spaces, and the retail spaces total 3,440 sf, for which 4 parking spaces are provided. Including the 2 spaces for disabled access, the garage has a total of 38 parking spaces.

The design of the improvements will accept drainage and runoff water that has historically crossed the site, and will be treated onsite per current standards for stormwater management.

Landscaping is planned with clustering of the trees. This is proposed to be jacarandas fronting La Jolla Boulevard, with palms at the north and south sides. The landscaped area is 12% of the site.

DISCUSSION 11/17/15

A discussion ensued about the character of the neighborhood, the views of the property and the proposed approach to the project by car. There is a center turn lane in this portion of La Jolla Boulevard.

A neighbor stated that she is concerned that the building appears to be a commercial or uniform building that does not reflect the character of the neighborhood. The number and scale of the units leads to more expensive units.

A discussion of the views down the streets ensued, as it relates to the composition of the buildings in relation to the neighborhood. The proposed building does not have breezeways or other passages that lend a sense of openness and transparency to the project.

Please provide the following at the next Presentation:

- a. Show the transition of the garage area to the sidewalk and street in section.*
- b. Show the transition of the proposed 3-story portion to the adjacent apartment building to the west.*
- c. Provide a section across Playa del Norte and Playa del Sur, indicating the slope of the streets and the existing structures on the opposite sides of these streets.*
- d. Materials samples.*
- e. Provide the floor areas of the existing buildings.*
- f. Provide a study of the relationship of the building to the traffic patterns on La Jolla Boulevard, and to the vehicular access traffic to the building.*
- g. Study the elevation to reflect the nature of the site, plus use design elements to provide interest by the use of colors and materials to increase the interest in the building.*

11. PRELIMINARY REVIEW 11/17/15

Note: Preliminary Reviews can be voted a Final Review by a unanimous DPR Committee approval.

Project Name: **EADS DUPLEX CONDO**

7363 Eads Avenue

Permits: CDP, SDP

Project #: 414391
5325

DPM: Firouzeh Tirandazi, (619) 446-

Zone: RM-1-1

ftirandazi@sandiego.gov

Applicant: Chuck Orr 619-990-1943

(Process 3) Coastal Development Permit and Map Waiver to demolish an existing residence and construct two detached residential condominium units totaling 5,250 sq ft located at 7363 Eads Ave. The 0.160 acre site is in the RM-1-1 zone, Coastal (non-appealable) overlay zone within the La Jolla Community Plan area.

PRESENTATION 11/17/15 (Chuck Orr)

The project was presented. The site configuration of the site and the proposed design were presented. The project consists of two units, front and back. There is a distinction in the design fronting Eads and the alley. The rear unit is at a slightly higher elevation compared to the front unit. The front unit is 2678 sf, including the garage, excluding the basement.

The rear unit is 2572, including the garage, excluding the basement. The lot is 7,000 sf, resulting in an FAR of 0.75 which is the maximum allowed. The maximum height of the structure is 30 feet above grade.

The proposed map was presented and reviewed.

The project has a separate drive aisle for access from the alley to the garage of the front unit. The project proposes an automobile turntable for the front unit. Both units have 2-car garages.

The rear unit has a full basement for a living room, which has an exterior courtyard. The remainder of the basement is indicated as storage.

The exterior materials are stucco and siding at the exterior walls, asphalt shingles, and metal windows.

DISCUSSION 11/17/15

Connie Branscom addressed the committee regarding the approach to the proposed subdivision. She is concerned that the project scale is not compatible with the character of the neighborhood. The dark colors of the front unit were discussed, which would be more consistent with the Community Plan.

A discussion ensued about the character of the neighborhood, the views of the property and the proposed house both from the street and from below. The scale of the proposed residence was compared to other existing houses in the neighborhood, and concrete block.

Please provide the following at the next Presentation:

- a. Section through the lightwell at the rear unit.*
- b. Provide a floor area summary for the project.*
- c. Provide a copy of the historical study of the existing house*
- d. Study the frontage of Bishop's Lane and Eads Avenue, with a drawing of the building shown in the composition, showing the relative scale of the proposed development.*

On November 17, this matter is continued to a later meeting.

**LA JOLLA SHORES PERMIT REVIEW COMMITTEE
NOVEMBER 2015 EXECUTIVE SUMMARY**

6a. Klein Residence, 2585 Calle del Oro - CDP and SDP

Continued to the next meeting of the PRC

6b. Swindle Residence, 2488 Hidden Valley Road - CDP and SDP

Motion by Lucas, second by Gordon, that finding an be made for a CDP and SDP to demolish an existing 3718 SF single family residence and construct a new 7430 SF single family residence with attached garage, pool & spa, retaining walls and landscaping on a 41,467 SF lot located at 2488 Hidden Valley Road in the LJSPD-SF zone of the La Jolla Shores Planned District in the La Jolla Community Plan Area and the Coastal Overlay Zone (Non-Appealable) in Council District 1.

The motion passed 5-0-1 (Emerson abstained due to concern that although the design is basically good, the massing, viewed from the street, has the bulk and scale of a 3 story house, out of character for the neighborhood and setting a dangerous precedent.

6c. Coppel Residence, 8194 Prestwick Drive - CDP and SDP

Continued to the next meeting of the PRC.

6d. Huennekens Residence, 8476 Westway Drive - CDP and SDP

Continued to the next meeting of the PRC.

6d. Fan Residence, 8295 Prestwick Drive - CDP and SDP

Motion by Gordon, second by Emerson that findings can be made for a CDP and SDP to demolish an existing residence and construct a new 5,757 SF 2-story residence over a 1,381 SF basement on a 0.132 acre lot located at 8295 Prestwick Drive in the Single Family (SF) zone of the La Jolla Shores Planned District, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area. Council District 1. The motion passed 3-2-0. Committee discussion focused on the fact that the house, viewed from a certain point, appears to be a 3-story home and bulk and scale too large for the neighborhood.

**LA JOLLA SHORES PLANNED DISTRICT ORDINANCE
NOVEMBER 2015 MINUTES**

Present: Stiegler, Ovanessoff, Fitzgerald, Dershowitz, Underwood, Parker, Burke, Zimmerman, Van Galder.

Visitors: Rita Mahoney from ColRich

1. **Public Comment** – Issues not on today’s agenda (2 minutes maximum.)

None

2. **Chair Report / Board Discussion**

- a. Review and Approve September Minutes. October meeting was canceled due to a lack of quorum.

Fitzgerald Motion to approve. Seconded by Ovanessoff

Vote: 8-0-1 (Only those who attended the last meeting were eligible to vote. Underwood not present at September meeting)

- b. Issues regarding PDO compliance and means to promote enforcement.

Issue #1: Stiegler brought to the Committee’s attention that the “LOT” project façade on Fay Avenue was painted a dark gray color. She noted that the owners of this project originally presented their project, which was subsequently approved, with the concrete block walls being left their natural colors and not painted. At that time, the owners indicated that, even if they would decide to paint the walls, they would use a neutral color, very similar to the color of the concrete block itself.

Van Galder expressed her compliments on the project and further indicated that she thought the building looked very nice, including the painted gray walls.

Burke expressed his concern that, if the Committee did not take any action on this issue, it would set a precedent for other applicants to follow. His immediate concern was in regards to the new music hall, located across from this project, which has been approved by the PDO and the CPA.

Zimmerman expressed her thoughts that exceptions could be made in regards to public venues, such as theatres. She believed that arguments could be made in favor of these projects but not for all other private projects.

Stiegler suggested that the committee inform the LJCPA that the “LOT” building color is different from the color approved by the PDO Committee and does not conform with the PDO.

Motion by Zimmerman/seconded by Underwood: “This Committee to formally inform the LJCPA, by means of this motion, that the “LOT” project was not approved to have a painted façade and that the color of the painted façade does not conform with the PDO”. Motion passes 8-1-0.

Issue #2: Stiegler further brought to the attention of the Committee that the wine shop in Birdrock does not seem to be in compliance with what was presented and approved by the PDO. Specifically, the sidewalk in front of the project was approved to be changed and its slope was to be decreased towards the street and the slope further reduced on the North side. According to the photos that Stiegler presented to the Committee, the sidewalk had a much steeper slope nearer the street than before and that the slope of North side of the sidewalk was even more drastic than the initial condition of the site. Committee members decided to table this issue until the next meeting so that everyone could have the opportunity to visit the subject property and investigate the possible violations.

New Committee Business: Fitzgerald addressed the Committee members regarding a recent City policy statement to the LJCPA by Karen Bucey from the Development Services Dept. (DSD) on the subject of “quorum.” Per Ms. Bucey, if a quorum is lost during a meeting, for whatever reason, the Committee can no longer conduct business from that point on and this policy applies to the LJCPA and to all of its standing and ad hoc Committees.

Recommendations to DPR

- c. None

3. Recommendations to CPA Committee

- a. **Project Name:** Bird Rock Mixed Use
Address: 5702 La Jolla Blvd., La Jolla, CA 92037, APN 357-366-12, 13, & 14
Project Number:
PDO Zone: 4
Applicant: CR Birdrock, LLC
Agent: Kirk Philo, ColRich
City Project Manager: Morris Dye
Date of App Notice: May 2015, Building Permit Submittal (CR Birdrock, LLC)
Scope of Work: Building Permits, Paint Scheme

Rita Mahoney, who represented the developer, ColRich, presented the project. According to Mahoney, the current developer purchased the subject entitled property with the approved plans and permits, including a color palette. The originally-approved colors were Arctic White and White White. The current developer has decided to change the color palette to one more compatible with the surrounding area. Mahoney distributed a color board with the new proposed color scheme for the project. This color board is attached and made a part of these Minutes. Additionally, Mahoney was requested to provide the Committee, for its records, a complete set of elevations with all the colors clearly identified. Committee discussion followed regarding the color-scheme presented. During the discussions, Steigler read Article 159.03.08 from the PDO manual for the Committee so that it would be clear as to what colors are acceptable under the PDO. Stiegler asked the applicant to clarify the location of the porcelain tile within the project. She indicated that as long as the porcelain tile would not be installed in public right of ways, it would be in compliance of the PDO.

Fitzgerald motion/seconded by Parker: "The colors as presented are in compliance with the PDO". Seconded by Parker. Motion passes: 9-0-0.

After the motion passed, Van Galder expressed her concern regarding the subject property's roof color. She stated that the proposed multi-color pattern for the roof tiles, while in compliance with the PDO, appears very "dated."

Van Galder motion/seconded by Parker: "In order to improve the building's attractiveness, it is strongly advised that the applicant choose one color of tile from the existing roof-color palette and apply that one color to the entire roof." Motion passes: 9-0-0.

Applicant expressed her concern that this issue of roof color was being brought-up so late into the project timeline, especially since the October PDO Committee meeting had been cancelled and their presentation delayed a month. Although the applicant could give no guarantees, Ms. Mahoney noted that the applicant would take this advisory request under serious consideration.

4. Information Items

- a. None

Meeting adjourned at 5:20

Respectfully submitted,

Peter Ovanessoff,
Acting Secretary

**LA JOLLA TRAFFIC AND TRANSPORTATION BOARD
NOVEMBER 2015 MINUTES**

Members Present: Dave Abrams (Chairperson) LJCPA, Tom Brady LJCPA, Donna Aprea LJTC, Earl van Inwegen LJTC, Michelle Fulks BRCC, Nancy Warwick LJVMA Corey Bailey LJVMA, John Kassir LJSA.

Members Absent: Patrick Ryan BRCC, Brian Earley LJSA

Approve Minutes of Wednesday October 21, 2015. Motion to Approve: Brady, Second: Van Inwegen. 7-0-0 (Warwick not available to vote)

Public Comments on Non-Agenda Items: No Comments

Agenda Item 1: Village Parking Time-Limit Review: Patrick Ryan

Nothing to Report. Ad Hoc Subcommittee did not meet

Agenda Item 2: Traffic Signal Timing on Torrey Pines Road: Glen Rasmussen Continued from October 21. Mariana Sadek, Assistant Traffic Engineer for the City presented on City efforts with Adaptive Signal Timing to improve signal coordination at the Throat where the La Jolla Parkway meets Torrey Pines Road, La Jolla Shores Drive and Hidden Valley Road. Currently the traffic lights cycle on standard time every 120 seconds. This cycle can be manipulated by Fire Station 9 to deploy emergency vehicles through the intersection quickly but the cycles do not automatically reset back to normal operations after the emergency vehicles have preempted them resulting in major traffic congestion throughout the intersection. As a short term solution the City will be installing special timing perimeters to help the traffic lights return to normal operation after they have been preempted.

As for a long term solution, the City is testing Adaptive Signal Timing using special camera's to detect traffic waiting in queues at the Intersection and can adjust the red and green lights based on real time traffic conditions and not synchronization with other traffic lights. There will be a series of adaptive signal cameras for the Parkway, Torrey Pines, La Jolla Shores, and Ardath Road that will communicate the traffic patterns. If one camera sees a large volume of traffic sitting in front of it on Torrey Pines Road another camera will look at the traffic on La Jolla Shores Drive and make a determination how much time the light can stay green for Torrey Pines. Each adaptive signal camera will be preset with three different zone ranges and band widths to choose from that will determine how long the lights can stay red or green. If there is little movement on Torrey Pines or La Jolla Shores then most of the green light time will revert to the Parkway. The traffic lights can stay red or green for a longer amount of time than the standard cycle of 120 seconds, anywhere from 120 to 170 seconds. La Jolla Parkway is on the City's list to be part of the testing phase starting within the next six months. This will be just a Test, the City will revert back to standard synchronization if adaptive timing does not solve the traffic problems at the intersection.

Several residents living on Torrey Pines Road down by the Throat are concerned that the adaptive signal timing will cause problems for them trying to exit their driveways. Currently they have a small window of time they referred to as a gap in the traffic that they wait for to exit their driveways. They wanted to know if they would lose that gap with the new signal timing process. Mariana said the process was not even in the testing phase for La Jolla yet so she was unable to address their concerns about losing that gap in the traffic but she remained after her presentation to speak to them.

Agenda Item 3: EddieV Restaurant Request for Additional Valet Parking Spaces: Action Item. Christophe Cevasco. Continued from October 21. Mr. Cevasco appeared before the Board with a petition of support from seven of his retail neighbors and a user friendly electronic parking validation instruction booklet for the parking validation program. It appears that the seven retailers who signed his petition also signed up for his parking validation program. In two letters written to the Board, merchants from The La Jolla Gallery and the Prospect Rug Gallery wrote that the additional valet parking spaces would ensure that parking spaces would go to shoppers and not employees of neighboring businesses. Both merchants wrote about the benefits of hassle free parking for their customers outweighing the nuisance of back-ups on Prospect St. waiting to valet.

Mr. Cevasco presented a Valet Staffing Schedule from Ace detailing Off Season and Peak Season staffing schedules. Off season schedule M (3)-T (4)-W (5) TH (6)-F (6) Sat (10)-Sun (5) valet attendants. During the Peak Season schedule two additional attendants are on staff M (5)-T (6) - W (7)-TH (8) F (8)-Sat (12) and Sun (7) valet attendants. Monday through Thursday valet attendants begin their shift at 4pm ending at 10pm, Friday valet attendants begin at 4pm and end at 11pm, Saturday and Sunday valet attendants begin at 11:00am and end at 11:00pm on Saturday nights and 10:00pm on Sunday nights.

Mike from Ace Parking explained the staffing schedule that was presented to the Board. The valet attendant schedule can change depending on the events/reservations. The night of October 31, Halloween, it was dead and there was nothing going on so the 10 valet attendants normally scheduled to work that night were not all needed. The next day Sunday all of them were needed. Staffing valet attendants depends on a variety of factors not just on valet parking spaces available.

Ian Allen of Africa and Beyond an immediate neighbor to EddieV was present at the Meeting. He did not sign the petition of support for the additional parking spaces nor did he sign up for the parking validation program for his customers, although he did ask Mr. Cevasco if his customers were eligible for it. Mr. Allen spoke of having parking spaces available when they have not yet switched over to valet parking but the signage is so confusing that his customers are always asking him if they can park in the space. He also brought up the Sysco Trucks that double park on Prospect St. exceeding the 20 minute allotted time by almost one hour and causing major back-ups. Mr. Cevasco has terminated Sysco's Contract with EddieV when they could not conform to certain delivery times so that took care of one issue but there remains confusion on who is responsible for the signage alerting the public when the spaces are not valet parking. Mr. Cevasco does not know how to resolve that one.

Lincoln Foster owns the Building at 1261 Prospect St directly across from EddieV and spoke to the Board about his interactions with the Ace valet attendants. He can see them from his office window and several times he has witnessed transactions that were so bothersome that he went out to speak to them. Some cars are not being parked in EddieV's parking garage as they should be but are parked in open parking spots on the Street per the request of the car owners. Area Merchants depend on impulse shoppers for the success of their businesses; those shoppers who come to La Jolla for a cup of coffee and just to window shop and do not want to bother with valet parking or a validation program. They do make purchases and they are important to the businesses and every time we (LJT&T) turn over a parking space to valet we are taking one away from them. He requested that T&T look into a 3rd party parking study to objectively look at the valet parking program.

Corey is familiar with Mr. Foster's Building and with many of Mr. Foster's employees. He knows that there is no off street parking for them. He asked Mr. Foster if his employees were possibly using those open parking spaces since there is no place for them to park their cars. Mr. Allen of Africa and Beyond spoke of watching employees go to their cars with Windex and spraying the chalk marks off their tires every two hours so he knows that there are employees parking in those spaces. Mr. Foster does not know where his employees are parking their cars.

The discussion went back to signage alerting the public when the parking spaces were open and when they switched to valet. Deborah Marengo spoke of including the signage issue in our Motion and the City would respond to it.

Motion was made to: Approve Two Additional Valet Parking Spaces with Modifications to the Signage to clearly indicate a 2-hour parking zone during non-valet hours for all the valet spaces; staffing at a level of 1 per 10 cars; institution of a free Parking Validation Program for the benefit of area merchants; and an annual review from LJT&T. The two new valet spaces are to be only for the hours 6pm to 11pm seven days each week. Brady Second: Warwick 7-1-0 (Fulks)

Agenda Item 4: Pedestrian Crossing and Loading Zone Parking Space on La Jolla Scenic Drive North:

Michelle Kanan Montessori Institute of San Diego Continued from October 21. Montessori Institute of San Diego, a private school serving K-5, is requesting a Pedestrian Crossing and Loading Zone Parking Spaces in front of their School at 8745 La Jolla Scenic Drive North. City Staff Response to request by Michelle Kanan via email:

We are still in the process of evaluating for legality of the old white zone fronting the school on La Jolla Scenic Dr N per Michelle's request. Once we find out who the white zone was installed by then I can give an update.

Also, we are in the process of waiting for the studies in order to proceed with the Stop sign evaluation on Sugarman Dr and La Jolla Scenic Dr N intersection and also for the crosswalk. I don't have the studies yet. They could take up to 4 weeks. These requests are category 3 which could take up to 90 days until January to be completed. In the meantime, we are most likely not going to have any results this month.

Agenda Item 5: Traffic Issues on La Jolla Scenic Drive South: Ed Ward

Continued from April 23 and October 21: City Staff Response to request by resident Ed Ward via email:

At this moment we are waiting on a signed petition that was sent to Mr. Ward that will show support from the residents regarding the installation of edge lines as well as the traffic circle at the intersection of La Jolla Scenic South and Pintura Drive. His concern regarding the posted speed limit at this moment cannot be changed based on the California Speed Trap Law which determines posted speed limits based on an engineering and traffic survey. However, he was informed that the survey is expiring early next year and the study will be re-done which might change the posted speed limit. I also informed the constituent that bike lanes cannot be installed without removing the existing parking on La Jolla Scenic South as there is not enough width on the street to accommodate two travel lanes, parking and bike lanes.

Mr. Ward was not present at the Meeting but responded that he and his neighbor will be circulating the Petitions shortly.

Agenda Item 6: Four -Way Stop Sign on La Jolla Scenic Dr. North at Moonridge Dr. John Kassar.

Continued from October 21. City Staff Response to request by resident John Kassar via email:

We don't have the results of the analysis yet because we did not receive the traffic counts necessary to conduct the evaluation. This traffic request is due in early January 2016.

Agenda Item 7: Temporary Street Closure on Portion of Herschel Ave south of Wall Street for YMCA Firehouse Grand Opening: James Gable Action Item

The Shepherd YMCA Firehouse is hosting their grand opening celebration on Wednesday December 9 at 9:00 am. They are requesting a brief street closure of a portion of Herschel Ave from the corner of Herschel and Wall, up to the parking garage on Herschel, for the safety of their event performers and guests. The Street closure will be in place at 7:00 am and end no later than 11:00 am at which time the Street will reopen to resume normal

traffic flow. The Y is submitting all necessary petitions and following the protocol of the City to coordinate this brief street closure, and will have ample staff onsite to direct potential traffic to alternate Routes.

Tom cannot support a Motion to Approve the Street closure due to the YMCA not following the City of San Diego Guidelines for First Time Events which state:

The San Diego Municipal Code requires permit applications to be submitted no later than sixty (60) days prior to the actual date of your event and allows applications to be submitted as early as two years before the event date.

The Y is appearing before the Board on November 18 for a December 9 event date. Tom does not want to give the YMCA preferential treatment however Cindy Kodama Special Events Administrator for the City does not have an issue with the timing of the Y's request and the Board agreed that it is such a brief street closure and the Y has support from surrounding Businesses.

Motion to Approve temporary street closure on portion of Herschel Ave south of Wall Street on December 9 from 7:00 am to 11:00 am for YMCA Firehouse Grand Reopening: Fulks, Second: Warwick 7-1-0 (Brady).

Agenda Item 8: Request for Review of Traffic Issues on Hidden Valley Road: Tim Haas.

Tim Haas appeared before the Board to address the growing problems of traffic on Hidden Valley Road most notably:

The road experiences very high volumes of traffic – This is particularly true at “rush hour” when it backs up a half mile due to the traffic signal at La Jolla Parkway. The bridge to relieve this traffic was never built.

The road experiences high speeds – This is a winding residential road posted at 25 mph but traffic is much faster. Traffic calming is needed so residents can safely enter and exit their driveways.

The road has many cars depart the roadway – At the 2600 block there is a sharp turn where they have frequent accidents when cars can't stay on the road due to their speed. Residents have lost numerous mailboxes, several block walls, and most recently, a street light which was removed by the City but not yet replaced, adding darkness to the list of problems on that Roadway.

Dave will contact the City to get City evaluations started for Hidden Valley Road.

Meeting was adjourned at 5:18 pm

Next Meeting on Wednesday December 16, 2015

Respectfully Submitted: Donna Aprea, Secretary