



# La Jolla Community Planning Association

Regular Meetings: 1<sup>st</sup> 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](mailto:info@LaJollaCPA.org)

President: Cindy Greatrex

Vice President: Bob Steck

2<sup>nd</sup> Vice President: Joe LaCava

Secretary: Helen Boyden

Treasurer: Jim Fitzgerald

## DRAFT AGENDA

### Annual Meeting | Thursday 3 March 2016, 6:00 pm

**1.0 Welcome and Call To Order: Cindy Greatrex, President**

**2.0 Verify Quorum** (Need 20% of total Membership)

**3.0 Adopt the Agenda**

**4.0 Non-Agenda Public Comment**

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

**5.0 Officer's Reports**

5.1 Treasurer

5.2 Secretary

**6.0 Adjourn to Regular Meeting**

## DRAFT AGENDA

### Regular Meeting | Thursday 3 March 2016, 6:15 pm

6:15

**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: 3 January 2016**

**4.0 Elected Officials – Information Only**

**4.1 Council District 1 – Council President Sherri Lightner**

Rep: **Justin Garver**, 619-236-6611, [JGarver@sandiego.gov](mailto:JGarver@sandiego.gov)

**4.2 Mayor's Office – Mayor Kevin Faulconer**

Rep: **Francis Barraza**, 619-533-6397, [FBarraza@sandiego.gov](mailto:FBarraza@sandiego.gov)

**4.3 39<sup>th</sup> Senate District – State Senator Marty Block**

Rep: **Sarah Fields**, 619-645-3133, [Sarah.Fields@sen.ca.gov](mailto:Sarah.Fields@sen.ca.gov)

**4.4 78th Assembly District – Speaker of the Assembly Toni Atkins**

Rep: **TBD**

**5.0 ACTION ITEM: La Jolla Town Council Coastal Committee Sea Lion Proposal---** Steve Haskins, LJTC

## 6.0 Non-Agenda Comment

- 6.1 Opportunity for Public to speak on matters not on the agenda, 2 minutes or less.
- 6.2 City of San Diego – Community Planner: Marlon Pangilinan [mpagilinan@sandiego.gov](mailto:mpagilinan@sandiego.gov)
- 6.3 UCSD - Planner: Anu Delouri, [adelouri@ucsd.edu](mailto: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 Reports from Ad Hoc and non-LJCPA Committees Two minutes. Information only.

- 8.1 Community Planners Committee <http://www.sandiego.gov/planning/community/cpc/index.shtml>
- 8.2 Coastal Access & Parking Board <http://www.lajollacpa.org/cap.html>
- 8.3 Election Committee: Upon the close of the polls at 7:00 PM the ballots will be collected and counted by the Elections Committee. Upon final verification the Election Committee shall report the results to the LJCPA President who shall certify and immediately announce results.

## 9.0 Consent Agenda- Action Item

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**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 Thurs, 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.

**Planned District Ordinance did not meet in February 2016  
Traffic and Transportation had No Action Items in February 2016**

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### 9.1 AC WATER GROUP 1008 PPA- Muirlands PW

Public Project Assessment - (PW) WBS No. B-14117.02.06 - For 8,936 feet of pipe replacement and 2,300 feet of new pipe within the public right of way at multiple locations on various streets in the Muirlands area. Project Scope includes several service easement vacations to be completed once the facilities are relocated. The streets affected are: Avenida Manana, Avenida Wilfredo, Manana Place, Muirlands Vista Way, Muirlands Drive, Solymar Drive, Newkirk Drive, Inspiration Drive, Terryhill Drive, and Havenhurst Drive, and other streets, alleys and easements in the area.

**DPR RECOMMENDATION:** Findings **CAN** be made that the proposed project conforms to the La Jolla

Community Plan for 8,936 feet of pipe replacement and 2,300 feet of new pipe within the public right of way at multiple locations on various streets in the Muirlands area. 7-0-2

**9.2 BUCKINGHAM DEMOLITION** 1525 Buckingham Way CD

(Process 2) Coastal Development Permit to demolish existing 3235 square-foot single dwelling unit, existing 701 square-foot detached garage, existing pool house, existing swimming pool and existing shed(s). The 0.92-acre site is located in the Coastal Overlay Zone (Non-Appealable) at 1525 Buckingham in the RS-1-1 zone(s) of the La Jolla Community Plan area.

**DPR RECOMMENDATION:** Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan to demolish existing 3235 square-foot single dwelling unit, existing 701 square-foot detached garage, existing pool house, existing swimming pool and existing shed, at 1525 Buckingham Way. 5-2-1

**9.3 LA JOLLA SCENIC RESIDENCE** 6083 La Jolla Scenic Drive South CDP, SDP

(Process 3) Coastal Development Permit and Site Development Permit for environmentally-sensitive lands for the construction of a new residence with a garage for 4 parking spaces totaling 10,380 square feet. The 1.37-acre (59,853 sf) site is located at 6083 La Jolla Scenic Drive South in the RS-1-1 zone, Coastal Overlay Zone (Nonappealable), Geologic Hazard Area 53, 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 for environmentally-sensitive lands for the construction of a new residence with a garage located at 6083 La Jolla Scenic Drive South. 6-0-2

**9.4 247 KOLMAR TENTATIVE MAP WAIVER** 247-249 Kolmar Street MW and CDP

(Process 3) Map Waiver and Coastal Development Permit for the conversion of an existing 3,698 sf residential duplex into condominium ownership on a 0.115 acre property at 247-249 Kolmar Street. The project site is in the RM-1-1 zone, Coastal (non-appealable) overlay zone.

**DPR RECOMMENDATION:** Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan for the conversion of an existing duplex comprising 3,698 sf into condominium ownership on a 0.115 acre property at 247-249 Kolmar Street. 7-0-2

**9.5 5656 LA JOLLA BOULEVARD MIXED-USE** 5656 La Jolla Boulevard CDP, SDP

(Process 2) Coastal Development Permit and Site Development Permit for the demolition of two existing commercial buildings and the construction of a 2-story, 11,433 sq. ft. mixed use building with four residential units and two ground floor retail spaces at 5652-5656 La Jolla Blvd. The 0.194-acre site is in Zone 4 of the La Jolla Planned District, 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 the demolition of two existing commercial buildings and the construction of a 2-story, 11,433 sq. ft. mixed use building with four residential units and two ground floor retail spaces at 5652-5656 La Jolla Boulevard. 6-0-1

**9.6 8438 PASEO DEL OCASO** 8430 Paseo Del Ocaso CDP, SDP *Re-Review*

(Process 3) Coastal Development Permit/Site Development Permit to demolish an existing single dwelling unit and construct a new 3,816 square foot two story single dwelling unit with attached garage and partial basement. The 5,556 sf site is located within the Coastal Overlay Zone (Appealable Area) in the LJSPD-SF zone of the La Jolla Shores Planned District within the La Jolla Community Plan area and Council District 1.

**PREVIOUS PRC RECOMMENDATION:** Findings **CAN** be made for an SDP and CDP for demolition of the existing single family residence at 8438 Paseo del Ocaso and construction of a new 3,816 SF two-

story single dwelling unit with attached garage and partial basement on a 5,556 Lot is located within the Coastal Overlay Zone (Appealable Area) in the LJSPD-SF zone of the La Jolla Shores Planned District with the La Jolla Community Plan area and Council District 1. 4-0-0

**FEBRUARY 2016 PRC RECOMMENDATION RE-REVIEW:** Findings **CAN** be made for an SDP and CDP for demolition of the existing single family residence at 8438 Paseo del Ocaso and construction of a new 3,816 SF two-story single dwelling unit with attached garage and partial basement. The 5,556 Lot is located within the Coastal Overlay Zone (Appealable Area) in the LJSPD-SF zone of the La Jolla Shores Planned District with the La Jolla Community Plan area and Council District 1. 5-0-0

**9.7 ROBBINS RESIDENCE** 2340 Calle del Oro CDP, SDP

LA JOLLA (Process 3) To obtain a Coastal Development Permit and Site Development Permit to demolish existing 1-story single-family residence currently 1552 SF and attached garage and construct a new 2-story single-family residence with attached garage. Scope includes a new 1-story pool cabana as well as site and landscape improvements. Lot size: 19,597 sf. Proposed Square Footages: 4,797 SF living, 1,017 SF garage, 295 SF pool cabana.

**PRC RECOMMENDATION:** Findings **CAN** be made for an SDP and CDP to demolish an existing one-story single-family residence and attached garage and construct a new 4,797 SF two-story single-family residence with attached 1,017 SF garage, a new 295 SF one-story pool cabana and site and landscape improvements on a 19,597 SF lot size within the Coastal Overlay Zone (Appealable Area) in the LJSPD-SF zone of the La Jolla Shores Planned District with the La Jolla Community Plan area and Council District 1. 5-0-0

**9.8 SWINDLE RESIDENCE** 2488 Hidden Valley Rd -*Reconsideration*

Architect Tim Martin seeks the Committee's views on whether applicant should construct a sidewalk along the edge of the property, which is on the east side of Hidden Valley Road.

**PRC RECOMMENDATION 1 of 2:** If there is going to be a sidewalk in that section of Hidden Valley Road, it should be constructed on the west side of the road. 5-0-0

**PRC RECOMMENDATION 2 of 2:** The proposed requirement of a sidewalk on the east side of Hidden Valley Road in front of the subject property is out of character with the neighborhood and not supportable by the Committee. 5-0-0

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The following agenda items, when marked "Action Item," can be a *de novo* consideration of the Item.  
Prior actions by committees/boards are listed for information only.

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**10.0 ACTION ITEM: INCREASE SPEED LIMIT ON SOLEDAD MOUNTAIN ROAD** City Staff Proposal to increase speed limit between Pacifica Drive and Soledad Road from 35 mph to 40 mph. This is regarding the posted speed limit on Soledad Mountain Road between Pacifica Drive and Soledad Road in the community La Jolla. Local governments must follow the procedures set by the State of California when setting speed limits on public streets. City has recently surveyed the above segment of Soledad Mountain Road and the results of the study indicate that the existing posted speed limit of 35 miles per hour for both the southbound and northbound directions of traffic must be raised to 40 miles per hour in order to remain radar enforceable. Therefore, City will be changing the speed limit in both directions from 35 miles per hour to 40 miles per hour.  
T&T Recommendation: Findings **CAN** be made to raise the speed limit from 35 MPH to 40 MPH. 5-1-0.

**11.0 President's Report: Information Only unless Noticed as Action Item**

**11.1 Committee Ratification of Matthew Edwards to LJPRC. ACTION ITEM**

**11.2 LJCPA Bylaws Approved By City Council:**

**[LA JOLLA COMMUNITY PLANNING ASSOCIATION BYLAWS.APPROVED 29 FEBRUARY 2016.pdf](#)**

**12.0 Adjourn to next LJCPA Meeting: Thursday, 7 April 2016**



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President: Cindy Greatrex  
Vice President: Bob Steck  
2<sup>nd</sup> Vice President: Joe LaCava  
Secretary: Helen Boyden  
Treasurer: Jim Fitzgerald

## DRAFT MINUTES

### Regular Meeting | Thursday 4 February 2016, 6:00 pm

Trustees Present: Patrick Ahern, Helen Boyden, Tom Brady, Bob Collins, Mike Costello, Dede Donovan, Janie Emerson, Cindy Greatrex, Joe LaCava, Dave Little, Alex Outwater, Jim Ragsdale, Bob Steck, Ray Weiss, Fran Zimmerman  
Trustees Absent: Jim Fitzgerald, Brian Will

6:00pm

**7.0 Welcome and Call To Order at 6:04 pm by Cindy Greatrex, President.** She asked attendees to turn off or silence their mobile devices and announced that the meeting was being recorded: in audio by the LJCPA and in video by another party who does not wish to be identified.

#### **8.0 Adopt the Agenda**

**Approved Motion: To approve the Agenda as posted (Steck, Collins: 11-0-1).**

In favor: Ahern, Boyden, Collins, Costello, Donovan, Emerson, LaCava, Little, Ragsdale, Steck, Weiss  
Abstain: Greatrex (Chair)

#### **9.0 Meeting Minutes Review and Approval:** 3 January 2016

**Approved Motion: To approve the minutes of January 3, 2016 as distributed (Emerson, Donovan: 10-0-2)**

In favor: Ahern, Boyden, Collins, Costello, Donovan, Emerson, LaCava, Little, Steck, Weiss  
Abstain: Greatrex (Chair), Ragsdale (absent)

#### **10.0 Elected Officials – Information Only**

##### **10.1 Council District 1 – Council President Sherri Lightner**

Rep: **Justin Garver**, 619-236-6611, [JGarver@sandiego.gov](mailto:JGarver@sandiego.gov) called attention to El Nino preparedness information at [www.sandiego.gov/el-nino](http://www.sandiego.gov/el-nino). The City Council approved covering paramedics and EMTs under the Living Wage Ordinance. CD1 is looking to fill vacancies on several boards and commissions: Gang Commission, Parking Advisory Board, Community Forest Advisory Board, Senior Affairs Advisory Board, La Jolla Shores Planned District Advisory Board, Human Relations Commission, Board of Library Commissioners, International Affairs Board.

##### **10.2 Mayor's Office – Mayor Kevin Faulconer**

Rep: **Francis Barraza**, 619-533-6397, [FBarraza@sandiego.gov](mailto:FBarraza@sandiego.gov) was not present.

##### **10.3 39<sup>th</sup> Senate District – State Senator Marty Block**

Rep: **Sarah Fields**, 619-645-3133, [Sarah.Fields@sen.ca.gov](mailto:Sarah.Fields@sen.ca.gov) was not present

##### **10.4 78th Assembly District – Speaker of the Assembly Toni Atkins**

Rep: **TBD**

**11.0 Group Job 820- Update on SCADA locations: Vic Salazar and Sheila Gamueda.** Mr. Salazar noted that paving on many blocks in the Exchange Place, Silverado, Park Row, Cave Street, Ivanhoe areas was completed and striping will be done in the next two weeks. Sewer replacement on Prospect between Park Row and Exchange Place should be finished in a few weeks with seven properties to eventually be connected. The SCADA antenna on an existing light pole at the SE corner of Exchange Place and Virginia

Way is in the planning stages. It will adhere to the 30' height limit.  
**David Haney and Trustees Weiss and Little** commented.

**12.0 LJCPA March 2016 Trustee Election- Candidates Forum:** 2 minutes per speaker *Last Chance to Announce Candidacy for March Election. See <http://www.lajollacpa.org/elections.html>*

**The following trustee candidates introduced themselves: Patrick Ahern, Helen Boyden, David Haney, Phil Merten, Bob Steck, Ray Weiss and Fran Zimmerman. Ed Comartin** introduced himself, but later withdrew. Also announcing as candidates but not present were: **Dan Courtney, Steve Haskins and Glen Rasmussen.**

The chair announced that there were 8 seats to be filled. Six three term seats expiring in 2019, a two-year seat expiring in 2018 and a one-year seat expiring in 2017.

No other candidates announced prior to the end of the meeting. Write in candidates will be allowed.

**13.0 Final Report of Ad Hoc RSFZ Committee.** The report, dated January 30, 2016 had been emailed to trustees and was included in the public document folder for public review. The chair thanked the committee for its extensive work and noted that the action expected tonight was just on the report itself.

**Ad Hoc Chair Sharon Wampler** stated that the committee had restricted its consideration to the clarity and interpretation of the SDMC code, but not to enforcement. She noted the contemporaneous consideration of the Tenth Update to the Land Development by City Staff, Planning Commission and City Council. The committee was unable to interface with that process in a timely manner. They held nine meetings and entertained many possible revisions to the SDMC that might alleviate the "mansionization." They studied the policies of a number of cities. They received over 150 email and 50-55 different people attended their meetings. She expressed interest in continuing the work of the committee either as constituted or as an independent body to try to build a community consensus.

Commenters noted the need for community consensus, the possibility of doing something modest, the restrictions on committee activities in reaching out due to Brown Act considerations, and that it was premature to send a report to the City.

Commenters included **Bob Whitney, Dana Williams, Ed Comartin, Darcy Ashley and Trustees Zimmerman, Brady, Little, Costello, Ragsdale, Collins, LaCava, Outwater, Weiss, and Donovan.**

**Approved Motion: To accept the report with thanks and ask the committee to continue an independent effort to build community consensus. The LJCPA will appoint a delegate. (LaCava, Donovan: 10-4-1)**

In favor: Ahern, Boyden, Collins, Donovan, Emerson, LaCava, Outwater, Ragsdale, Steck, Zimmerman

Opposed: Brady, Costello, Little, Weiss

Abstain: Greatrex (Chair)

**Note: The RSFZ Committee has submitted its final report and is being discontinued as an ad hoc committee of the LJCPA. An independent committee is not a part of the LJCPA, is not eligible for indemnification by the City and may not use the name or non-profit status of the LJCPA in its dealing with the public and with the City.**

**14.0 Officer's Reports**

**14.1 Treasurer**

<b>Beginning Balance</b> as of 1/1/16	\$ 112.41
<b>Income</b>	
• Collections	\$ 106.01
• CD Sales	_____0
<b>Total Income</b>	\$ 106.01
<b>Expenses</b>	
• LJCPA Domain Name Renewal (5 yrs.)	\$ 60.90

• AT&T telephone	\$ <u>65.76</u>
<b>Total Expenses</b>	\$ <u>126.66</u>
<b>Net Income/(Loss)</b>	\$ (20.65)
<b>Ending Balance</b> of 1/31/16	\$ 91.76

#### 14.2 Secretary

Trustee Boyden noted that anyone wishing to vote in the March election needed to join today and that attendance at only one meeting qualified you as a voting member. She 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/](http://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 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.

#### 15.0 Non-Agenda Comment

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

**Barbara Bry**, candidate for CD 1, spoke of her qualifications.

**Ed Comartin** withdrew his candidacy for LJCPA trustee.

9.2 **City of San Diego – Community Planner: Marlon Pangilinan** [mpagilinan@sandiego.gov](mailto:mpagilinan@sandiego.gov) stated that he was the new City Planner for La Jolla. He also works with the College and Uptown CPGs. Some planners have more CPGs. He will be at the elections in March but otherwise plans to attend LJCPA meetings on a quarterly basis

9.3 **UCSD - Planner: Anu Delouri**, [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu), <http://commplan.ucsd.edu/> noted the planned construction of the Gilman Drive bridge connecting the east and west sides of the UCSD Campus. UCSD received 102,000 applications for fall 2016 admission, second in the UC system after UCLA. She offered a meet and greet for all LJCPA members, suggesting March 15-17 or 21-4. Location of a new fire station will be on the upper mesa near tennis courts at Genesee and North Torrey Pines Road. In response to **David Haney**, she stated that traffic on Genesee was not in her purview.

#### 10.0 Trustee Comment

Opportunity for Trustees to comment on matters not on the agenda, 2 minutes or less



**Trustee Boyden** noted that we needed to monitor whether projects were being developed according to plans reviewed by the LJCPA and suggested that the date of the plans reviewed be included in motions/records for review.

**Trustee Little** spoke to the same issue, noting that trees on the Silver Street project had been removed. Some discussion as to who owned the adjoining land.

## **11.0 Reports from Ad Hoc and non-LJCPA Committees** Two minutes. Information only.

**11.1 Community Planners Committee** <http://www.sandiego.gov/planning/community/cpc/index.shtml> discussed Continuing Care Retirement Communities as a new separately-regulated use and emergency homeless centers. They voted 18-9 to support the City proposal regarding increase use of bonus to create more affordable housing/density bonus.

**11.2 Coastal Access & Parking Board** <http://www.lajollacpa.org/cap.html> has not met in a long time but will begin to meet again to raise community awareness of the funds available. Trustee Weiss suggested the committee broaden its scope.

## **12.0 Consent Agenda- Action Item**

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**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 Thurs, 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.**

### **Planned District Ordinance did not meet in January 2016**

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#### **12.1 SMOLLEN HOMES** 320-322 Nautilus Street CDP, SDP

(Process 2) Sustainable Expedite Coastal Development Permit to demolish two existing dwelling units and construct two single dwelling units on two separate lots totaling 6,956 square-feet. The 0.14-acre site is located within the Coastal Overlay Zone (Non-Appealable) at 320 and 322 Nautilus Street in the RM-1-1 zone of the La Jolla Community Plan.

DPR Recommendation: Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit to demolish two existing dwelling units and construct two single dwelling units on two separate lots at 320 and 322 Nautilus Street. 6-0-1.

#### **12.2 8438 PASEO DEL OCASO** CDP, SDP Pulled by Trustee Emerson

(Process 3) Coastal Development Permit/Site Development Permit to demolish an existing single dwelling unit

and construct a new 3,816 square foot two story single dwelling unit with attached garage and partial basement. The 5,556 sf site is located within the Coastal Overlay Zone (Appealable Area) in the LJSPD-SF zone of the La Jolla Shores Planned District within the La Jolla Community Plan area and Council District 1.

PRC Recommendation: Findings **CAN** be made for an SDP and CDP for demolition of the existing single family residence at 8438 Paseo del Ocaso and construction of a new 3,816 SF two-story single dwelling unit with attached garage and partial basement on a 5,556 Lot is located within the Coastal Overlay Zone (Appealable Area) in the LJSPD-SF zone of the La Jolla Shores Planned District with the La Jolla Community Plan area and Council District 1. 4-0-0.

**12.4 59<sup>th</sup> LA JOLLA CHRISTMAS PARADE AND HOLIDAY FESTIVAL** Temporary Road Closures and No Parking areas related to the 59<sup>th</sup> Annual Event on Girard Avenue and Prospect Street on Sunday December 4 2016. Recommendation of T&T: Findings CAN be made to support Temporary Road Closures and No Parking areas. 6-0-0.

**12.5 INCREASE SPEED LIMIT ON SOLEDAD MOUNTAIN ROAD – pulled by a T&T member**

City Staff Proposal to increase speed limit between Pacifica Drive and Soledad Road from 35 mph to 40 mph This is regarding the posted speed limit on Soledad Mountain Road between Pacifica Drive and Soledad Road in the community La Jolla. Local governments must follow the procedures set by the State of California when setting speed limits on public streets. City has recently surveyed the above segment of Soledad Mountain Road and the results of the study indicate that the existing posted speed limit of 35 miles per hour for both the southbound and northbound directions of traffic must be raised to 40 miles per hour in order to remain radar enforceable. Therefore, City will be changing the speed limit in both directions from 35 miles per hour to 40 miles per hour. T&T Recommendation: Findings **CAN** be made to raise the speed limit from 35 MPH to 40 MPH. 5-1-0.

**12.6 INCREASE SPEED LIMIT ON LA JOLLA BOULEVARD** City Staff Proposal to increase speed limit between Gravilla Street and Pearl Street from 25 mph to 30 mph.

This is regarding the posted speed limit on La Jolla Boulevard between Gravilla Street and Pearl Street in the community La Jolla. Local governments must follow the procedures set by the State of California when setting speed limits on public streets.

City has recently surveyed the above segment of La Jolla Boulevard and the results of the study indicate that the existing posted speed limit of 25 miles per hour for both the southbound and northbound directions of traffic must be raised to 30 miles per hour in order to remain radar enforceable. Therefore, City will be changing the speed limit in both directions from 25 miles per hour to 30 miles per hour.

T&T Recommendation: Findings **CAN** be made to raise speed limit from 25 MPH to 30 MPH 5-1-0.

**12.7 INCREASE SPEED LIMIT ON LA JOLLA SCENIC DRIVE SOUTH** City Staff Proposal to increase speed limit between *La Jolla Scenic Drive South between La Mesa Drive and Soledad Park Road* from 25 mph to 30 mph. This is regarding the posted speed limit on La Jolla Boulevard between La Mesa Drive and Soledad Park Road in the community La Jolla. Local governments must follow the procedures set by the State of California when setting speed limits on public streets.

City has recently surveyed the above segment of La Jolla Boulevard and the results of the study indicate that the existing posted speed limit of 25 miles per hour for both the southbound and northbound directions of traffic must be raised to 30 miles per hour in order to remain radar enforceable.

T&T Recommendation: Findings **CAN** be made to raise speed limit from 25 MPH to 30 MPH 5-1-0.

**Items 12.2 and 12.5 were pulled from the agenda and will be heard de novo in March**

**Approved Motion: To accept the recommendation of the DPR committee for 12.1 SMOLLEN HOMES 320-322 Nautilus Street CDP, SDP (with DPR language clarified) that the findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit to demolish an existing duplex and construct one single dwelling unit on each of two separate lots at 320 and 322 Nautilus Street; and to accept the recommendations of the T&T board that for 12.4 59<sup>th</sup> LA JOLLA CHRISTMAS PARADE AND HOLIDAY FESTIVAL that the findings CAN be made to support Temporary Road Closures and No Parking areas on Girard Avenue and Prospect Street on Sunday, December 4, 2016; for 12.6 INCREASE SPEED LIMIT ON LA JOLLA BOULEVARD that**

**the Findings CAN be made to raise speed limit from 25 MPH to 30 MPH on La Jolla Boulevard between Gravilla Street and Pearl Street and for 12.7 INCREASE SPEED LIMIT ON LA JOLLA SCENIC DRIVE SOUTH that the Findings CAN be made to raise speed limit from 25 MPH to 30 MPH on La Jolla Scenic Drive South between La Jolla Mesa Drive and Soledad Park Road and forward the recommendations to the City. (Donovan, Little: 13-1-1).**

In favor: Ahern, Boyden, Brady, Collins, Costello, Donovan, LaCava, Little, Outwater, Ragsdale, Steck, Weiss, Zimmerman

Opposed: Emerson

Abstain: Greatrex (Chair)

With LaCava voting in favor but opposed to 12.6 and 12.7

***The following agenda items, when marked "Action Item," can be a de novo consideration of the Item. Prior actions by committees/boards are listed for information only.***

**13.0 HUENNEKENS RESIDENCE** 8476 Westway Drive SDP and CDP

**ACTION ITEM** Site Development Permit and Coastal Development Permit for a 1,692 square-foot addition and associated interior remodel to an existing single family dwelling unit. The 0.50-acre site is located within the Coastal Overlay Zone (Non-Appealable) at 8476 Westway Drive in the LJSPD-SF zone(s) of the La Jolla Shores Planned District within the La Jolla Community Plan area, Council District 1. Original SF 3952.

PRC Recommendation: Findings CAN be made for project 443644 for a Site Development Permit and a Coastal Development Permit 5-0-0.

**Matt Peterson**, representing the owner/applicant stated that the project had been approved by the LJSAB and the PRC and met the specifications of the SDMC.

**Joe Gerry**, Civil Engineer, representing neighbor **Philip Menna** who was also present. Both submitted concerns and suggestions: failure to receive notice or an invitation to the neighbor meeting, drainage concerns to property below, wanting to accept only natural flow, suggested pumping uphill to Whale Watch Way, possible excess hydraulic pressure on 2:1 retaining wall as designed.

Letters had been submitted from **Mr. Menna** and **Jennifer McIlvaine**. **Peggy Davis** stated that **Ms. McIlvaine** does not want any drainage on her property and noted that 35% of the property was being graded.

**Mr. Peterson and John Coffey, Civil Engineer**, demonstrated that notices had been sent to all neighbors. They noted that they were following the legal requirement that the flow onto neighboring properties was not being increased from existing, nor was the velocity increased or direction changed. They did state that they had were offering an alternate system, allowing for uniform dispersal of the drainage with pop-up emitters so that there would be some absorption before it reached the neighboring properties. The flow was being decreased from 1.19 cfs to 1.17 cfs. There would be percolation on the 2:1 slope, protecting the wall.

**Engineer Les Reed** also spoke on behalf of the applicants.

Other information/opinions developed: There is an existing drainage swale on the neighboring property that does not extend to the property line and with an easement it might be completed. Pumping water to Whale Watch Way would only create problems with surface runoff there. Roof water was not being discharged onto impervious surface (an improvement there). Discharging into a gravel filled pit would run the risk of causing landslides.

Trustees commenting/questioning were: **Costello, Weiss, Outwater, Emerson, Steck, Zimmerman and Little.**

**Approved Motion: That the findings can be made for a Site Development Permit and Coastal Development Permit for a project 44364, a 1692 sf addition and interior remodel at 8476 Westway Drive as presented with the drainage plan revised to utilize a runoff dispersal system with pop-up emitters and make a good faith effort to resolve drainage issues with the neighbors (Steck, Outwater: 7-4-3).**

In favor: Ahern, Boyden, Brady, Donovan, Outwater, Steck, Weiss

Opposed: Costello, Emerson, Ragsdale, Zimmerman

Abstain: Greatrex (Chair), LaCava and Little did not have enough information to evaluate.

**14.0 KLEIN RESIDENCE** 2585 Calle de Oro CDP and SDP

**ACTION ITEM (Process 3)** Coastal Development Permit/Site Development Permit to demolish an existing

single dwelling unit and construct a new 10,938 square foot two story single dwelling unit with garage attached. The 0.46-acre site is located within the Coastal Overlay Zone (Non-Appealable) at 2585 Calle Del Oro in the LJSPD-SF zone(s) of the La Jolla Shores Planned District within the La Jolla Community Plan area and Council District 1. Original SF 2867.

PRC Recommendation: Findings CANNOT be made to approve a Coastal Development Permit/Site Development Permit to demolish an existing single dwelling unit and construct a new 10,938 square foot two story single dwelling unit with garage attached 5-0-1.

**Trustee Donovan** recused herself and left the room for the duration of this item.

**Matt Peterson**, and architect **Natalie Arango**, representing the applicants spoke. **Mr. Peterson** stated that there had been a project previously approved by the LJCPA and granted a permit for this lot, but the permit had expired. This project is proposed in the same envelope as the previously permitted project. In response to concerns expressed by Ms. Donovan changes had been made including removing a terrace, lowering the east and south elevations by 3', the north and south wings moved 4' east, the parapet lowered and reducing the GFA to 10,585 sf. The height is 16.8 feet above street level and the previously approved plan was at 17'. Both higher than the existing roof, but lower than the allowable. **Engineer Patrick Deboer** also commented with respect to soils. **Architect Paul Benton** also spoke.

Information developed was that there would be a mat foundation and stability would be improved by a two-pump system draining to the street, reducing the flow by 83%.

Mr. D. Stryker representing the adjacent neighbor, stated that the side wings of the project extended much further back than customary in the neighborhood, utilizing the string line analogy, and would invade the privacy of his client. In response to a query about windows on the wing facing that neighbor's property, the applicants stated that there were no windows on the second floor and the first floor window view would be obscured by the fence between the properties. It was noted that from below this looked like a three-story building and comments were made about setting a precedent. Applicant's reps noted that many other homes on the hillside presented similar rear elevations as seen from below and that the stringline was only operative next to the shoreline.

**Kim Whitney** and the following trustees commented: **Zimmerman, Little, Boyden, Outwater, Emerson, Weiss.**

**Approved Motion: To ask the applicant to return to the LJCPA next month and address the issues raised. (Boyden, Steck: 8-2-1)**

In favor: Ahern, Boyden, Brady, LaCava, Little, Ragsdale, Steck, Weiss, Zimmerman

Opposed: Emerson

Abstain: Greatrex (Chair)

#### **15.0 COPPEL RESIDENCE** 8194 Prestwick Drive CDP, SDP

**ACTION ITEM** (Process 3) Site Development Permit and Coastal Development Permit. Demolish of an existing 465 sq. ft. garage and 2593 sq. ft. single family residence in order to develop a new 4220 single-story family residence in addition to a 1790 SF walkout basement and a 899 SF 3-car garage and a 925 SF underground mechanical storage room and a 925 SF underground mechanical storage room.

PRC Recommendation: Findings for an SDP and CDP **CAN** be made for the demolition of an existing 2593 sq. ft. single family residence with a 465 sq. ft. garage in order to develop a new 4220 SF one-story single family residence in addition to a 1790 SF walk-out basement, a 899 SF 3-car garage and a 925 SF underground mechanical and storage room. 4-0-0.

No one was present in opposition. There was no presentation, though the applicant was present.

**Approved Motion: To ratify the PRC motion that the findings for an SDP and CDP CAN be made for the demolition of an existing 2593 sq. ft. single family residence with a 465 sq. ft. garage in order to develop a new 4220 SF one-story single family residence in addition to a 1790 SF walk-out basement, a 899 SF 3-car garage and a 925 SF underground mechanical and storage room. (LaCava, Weiss: 8-2-1)**

In favor: Ahern, Boyden, Brady, Donovan, Emerson, LaCava, Ragsdale, Weiss

Opposed: Zimmerman

Abstain: Greatrex (Chair) Little (no presentation), Steck (absent at PRC)

## **16.0 President's Report**

**16.1 Trustee Seat Vacancy-** Trustee LaCava is resigning his seat as of the beginning of the April meeting.

**16.2 Trustee Recommendations on Tenth Update of Land Development Code, Issues # 23 and #25**

<http://www.sandiego.gov/development-services/pdf/industry/landdevcode/processitems.pdf>

The Chair noted that the numbering of the Issues had changed but there were no other changes.

**Phil Merten** presented against the two issues arguing that 1) changing the current code (Issue #26) would allow 1<sup>st</sup> level parking areas not to be counted in the GFA for Mixed Use (residential over commercial) buildings in Commercial zones, thus allowing more massive buildings in such areas as the LJPDO or the CC zone in the LJSPDO and that 2) for Issue #24 that the current code delineates specific measurements for visibility triangles, but that the City Engineer, contrary to public safety, eliminated the requirement for visibility areas on at least one project in La Jolla. The proposed code change would lock in the City Engineer's discretion to increase, decrease or eliminate the requirement for visibility triangles as a ministerial decision. **Trustee LaCava** felt that the proposed changes would clarify and define existing practice.

**Trustee Little** also commented. Suggestion was made that the visibility triangle measurements be codified as requirements.

**Approved Motion: To oppose Issue #26 Floor Area Calculation for Mixed Use Projects (in the Report to the Planning Commission) of the Tenth Update to the Land Development Code) (Emerson, Donovan: 10-1-1)**

In favor: Ahern, Boyden, Brady, Donovan, Emerson, Little, Ragsdale, Steck, Weiss, Zimmerman

Opposed: LaCava

Abstain: Greatrex (Chair)

**Approved Motion: To oppose Issue #24 Visibility Area (in the Report to the Planning Commission) of the Tenth Update to the Land Development Code. (Emerson, Ragsdale: 9-2-1)**

In favor: Boyden, Brady, Donovan, Emerson, Little, Ragsdale, Steck, Weiss, Zimmerman

Opposed: Ahern, LaCava

Abstain: Greatrex (Chair)

**16.3 Planning Commission Decision on Issue # 9 of Tenth Update to Land Development Code**

The Planning Commission did not include in its recommendation Issue #9 and some other items that the CPC had delegated to individual CPGs. However, they will be presented to the Land Use Committee and the City Council as a staff recommendation.

**16.4 LJCPA Bylaws to San Diego City Council:** Likely be heard Feb 22, 23, 29 or March 1.

**17.0 Adjourn at 10 pm to next LJCPA Meeting: Thursday, 3 March 2016** immediately following the 6 pm annual member meeting.

**LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE**  
**LA JOLLA COMMUNITY PLANNING ASSOCIATION**

Report – February, 2016

**February 9, 2016 Present:** Benton (Chair), Collins, Costello, Kane, Leira, Mapes, Ragsdale, Welsh, Will  
**February 16, 2016 Present:** Benton (Chair), Costello, Kane, Leira, Mapes, Ragsdale, Welsh, Will

**1. NON-AGENDA PUBLIC COMMENT 2/9/16**

- a. Diane Kane: Item 9 of the tenth LDC Update has been pulled by City staff. It will not be on the agenda of the Wednesday meeting.
- b. Diane Kane and Claude-Anthony Marengo inquired about the results of the LJ CPA vote on the SFR subcommittee at the February 4 CPA meeting. Mike Costello described that the LJ CPA had accepted the final report of the SFR subcommittee. The presenter at that LJ CPA meeting, Sharon Wampler, offered that the SFR subcommittee be allowed to continue as an independent committee and report in the future to the LJ CPA, or to have a LJ CPA representative.

**2. NON-AGENDA PUBLIC COMMENT 2/16/16**

- a. Matthew Welsh discussed the removal of the Executive Director of the Coastal Commission. The effect on the review of future projects is not known.

**2. SUBCOMMITTEE MOTION 2/9/16:**

As Chairman Benton would be late to the meeting, a Chair Pro Tem is to be elected. Michael Costello was nominated.

(Leira / Will 7-0-1)

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

Oppose: None

Abstain: Costello

**Motion Passes**

**3. APPROVAL OF MEETING MINUTES**

- a. Meeting January 19, 2016

**3. (Will / Ragsdale 4-0-3)**

In Favor: Leira, Ragsdale, Welsh, Will

Oppose: None

Abstain: Benton (Chair), Costello, Mapes

**Motion Passes**

- b. Meeting February 9, 2016

**4. (Ragsdale / Will 6-0-1)**

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

Oppose: None

Abstain: Benton (Chair)

**Motion Passes**

**4. FINAL REVIEW 2/9/16 (previously reviewed 1/19/16)**

Project Name: **AC Water Group 1008 PPA - Muirlands**

Project #:	431936	Permits:	CDP, SDP
5245		DPM:	Angelena Nazareno, (619) 446-
Zone:	N/A		<a href="mailto:anazareno@sandiego.gov">anazareno@sandiego.gov</a>
		Applicant:	Sheila Bose

Public Project Assessment - (PW) WBS No. B-14117.02.06 - For 8,936 feet of pipe replacement and 2,300 feet of new pipe within the public right of way at multiple locations on various streets in the Muirlands area. Project Scope includes several service easement vacations to be completed once the facilities are relocated.

*The streets affected are: Avenida Manana, Avenida Wilfredo, Manana Place, Muirlands Vista Way, Muirlands Drive, Solymar Drive, Newkirk Drive, Inspiration Drive, Terryhill Drive, and Havenhurst Drive, and other streets, alleys and easements in the area.*

#### **APPLICANT PRESENTATION 1/19/16: (Jericho Gallardo)**

The project was described. It is expected to start construction in June 2016, and run approximately one year. All work will be performed in the right-of-way. The streets in the area will be resurfaced upon completion of construction. Three easements will be abandoned, due to the decision to stop the use of the easement for any improvements. The existing alley will not be vacated.

The existing storm drain will be reconstructed.

The project is currently nearing the finalization of the environmental documents. It is expected that the environmental findings will be in a MND, and the issues of Archaeology and Paleontology will require mitigation.

Staging of construction offices and equipment. Traffic control will be required for this project, which is the responsibility of the Contractor.

#### **DISCUSSION 1/19/16**

The project impacts were discussed, including the loss of easements for future public projects and for the use of pedestrians, whether or not they are in use for this project.

*Please provide for the next presentation:*

- Topographic surveys and a summary of each easement, with photographs from both entrances from the public way to the right-of-way.
- Provide information on potential materials storage and laydown areas for this project.
- Provide information on the routing and discharge of the new drainage structures.

#### **APPLICANT PRESENTATION 2/9/16: (Jericho Gallardo)**

The information requested was presented, with added drawings and photographs.

- The easements were reviewed. It was noted that most of these are fenced as may be the right of the property owner, and the access is granted only at the time that city staff needs to gain access to the water line. In one case, an alley is granted as a public way and will not be vacated: the water line service through this alley will be terminated. The dedicated alley is not presently used for vehicular traffic.
- A map was presented indicating possible laydown and storage areas: these are at the widest streets: Ave Manana, Newkirk, and Muirlands Vista Way
- The drainage structure locations were reviewed, with the indication of the outfall areas for these.

#### **DISCUSSION 2/9/16**

The materials describing the project were reviewed, with discussion of the work to be performed and the access required to the work areas. Although it is not reasonable that the abandoned easements be maintained because they are on private property, sometimes with improvements above, the easements on the dedicated "Alley" will be maintained. The environmental document will likely be a Mitigated Negative Declaration, which is not yet started.

**SUBCOMMITTEE MOTION 2/9/16:** Findings CAN be made that the proposed project conforms to the La Jolla Community Plan for 8,936 feet of pipe replacement and 2,300 feet of new pipe within the public right of way at multiple locations on various streets in the Muirlands area.

(Will / Ragsdale 7-0-2)

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

Oppose: None

Abstain: Benton (Chair), Costello (not present at previous presentation)

**Motion Passes**

**5. FINAL REVIEW 2/9/16 (previously reviewed 1/12/16)**

Project Name:	<b>BUCKINGHAM DEMOLITION</b>	Permits:	CDP, SDP
	1525 Buckingham Way	DPM:	Francisco Mendoza, (619) 446-
Project #:	454176		
5433			
Zone:	RS-1-1	Applicant:	<u>fmendoza@sandiego.gov</u> Dustin Hauck

(Process 2) Coastal Development Permit to demolish existing 3235 square-foot single dwelling unit, existing 701 square-foot detached garage, existing pool house, existing swimming pool and existing shed(s). The 0.92-acre site is located in the Coastal Overlay Zone (Non-Appealable) at 1525 Buckingham in the RS-1-1 zone(s) of the La Jolla Community Plan area

**APPLICANT PRESENTATION 1/12/16:** (Dustin Hauck)

*The proposed project was presented, which is the demolition of the existing 3235-sf house, and two outbuildings. The application for a CDP is needed for demolition. The proposed demolition is of all above-ground structures, with the swimming pool remaining. There are some mature plantings that are far enough away from the structures that they can be protected. The swimming pool presently has water in it and it will be demolished and filled in. The site will be left as cleared with stormwater protections.*

*The City Historic review has determined that there is no historic significance to the structure, and the La Jolla Historical Society has determined that there is no historic significance to the structure.*

**DISCUSSION 1/12/16**

*A discussion ensued about the character of the neighborhood. Diane Kane expressed concern that the removal of the house would reduce the quality of the neighborhood, and requested that the Applicant consider "mothballing" the house and defer demolition.*

*There was a discussion about the methods to secure the property.*

**Please provide the following at the next Presentation:**

- a. Please provide a drawing showing the mature landscaping – identifying with a key legend, as well as the structures to be removed.
- b. If it is possible or desired by the Applicant to "mothball" the property, provide a summary of the structures that may be secured rather than demolished, and the ways to secure or fence the pool. This may be considered as an alternative to the demolition of the house and outbuildings.



- c. If the property is to be entirely demolished, provide information on the condition that the property will be left in.

On January 12, this project is continued to a later meeting.

**APPLICANT PRESENTATION 2/9/16:** (Dustin Hauck)

The information requested was provided, with supporting materials as requested.

- a. A site plan indicating the trees to be retained was presented and reviewed, with photographs of each one. Three of the larger trees are to be removed: they are in poor condition. The other trees are being retained as they are still attractive and may be incorporated in a later design.
- b. As to the question of mothballing – the applicant discussed this with the owner, and that is not a feasible option. All structures, including the pool will be removed, including the foundations.
- c. A split rail fence will be placed along the street frontage which matches other split-rail fencing in the neighborhood. There will be some chain-link fencing.

The possible development of this property may eventually be made in conjunction with an abutting property. The existing irrigation equipment is not working.

**DISCUSSION 1/12/16**

The viability of Tree 28 was discussed in some detail. Although this appears to be a healthy tree, it will likely be in a portion of the site that will be altered extensively or will be the location of a new structure. There was discussion of the perimeter fencing, particularly the one along Buckingham, which should match that of the property owners next door.

The site will be secured by this project, with a split-rail wood fence matching those on other properties.

**SUBCOMMITTEE MOTION 2/9/16:** Findings CAN be made that the proposed project conforms to the La Jolla Community Plan to demolish existing 3235 square-foot single dwelling unit, existing 701 square-foot detached garage, existing pool house, existing swimming pool and existing shed, at 1525 Buckingham Way. (Collins / Welch 5-2-1)

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

Oppose: Kane, Leira

Abstain: Benton (Chair), Costello (not present at previous presentation)

**Motion Passes**

**6. PRELIMINARY REVIEW 2/9/16** (Reviewed in a Courtesy Presentation 12/15/15)

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

Project Name:	<b>La Jolla Scenic Residence</b>	Permits:	SDP
	6083 La Jolla Scenic Drive South	DPM:	Gaetano Martedi
Project #:	446152		gmartedi@sandiego.gov
Zone:	RS-1-1	Applicant:	Joshua Wood

(Process 3) Site Development Permit for environmentally-sensitive lands for the construction of a new residence with a garage for 4 parking spaces totaling 10,380 square feet. The 1.37-acre (59,853 sf) site is located at 6083 La Jolla Scenic Drive South in the RS-1-1 zone, Coastal Overlay Zone (Nonappealable), Geologic Hazard Area 53, within the La Jolla Community Plan area.

**COURTESY PRESENTATION 12/15/15 (Joshua Wood)**

This application is only for a Site Development Permit, for development near steep slopes

There is a steep slope area at the southeasterly portion of the site. The site is somewhat lower in elevation than LJ Scenic South, although it is approached by a 300-foot long driveway. The applicant has provided story poles for the benefit of the neighbors. The proposed residence has the main floor that extends across the entire frontage, and a second story at the west wing next to the motor court and a “walk-out” basement at the east wing. The site steps down from the northwest to the southeast.

The driveway will be paved with concrete, with landscaping at both sides.

The roofing is built-up roof at the highest area and other areas; the deck is ipe; and there are some areas with solar collectors.

There will be approximately 600 cy export.

The highest point is 23.5’ at the west wing; 15’ at the central roof deck.

The project has a 0.17 FAR where 0.45 is permitted.

**DISCUSSION 12/15/15**

A discussion ensued about the nature of the site and the relationship of the proposed development to the adjacent properties, as well as the steep slope. The length of the driveway was discussed, as well as the treatment of the entrance.

Please bring to the next presentation:

- a. Materials sample board
- b. Grading and drainage plan
- c. An exterior lighting plan
- d. Show the solar collectors on the roof plan
- e. Indicate the locations of the heat pump compressors

This matter is continued on December 15 to a later meeting.

**PRESENTATION 2/9/16 (Joshua Wood)**

The project was reviewed in general, and the design elements and the overall configuration were reviewed. The requested additional materials and information were presented and reviewed.

- a. A materials sample board was presented
- b. The grading and drainage plan was presented, which indicates that the site will have collection and retention areas, and a portion of the stormwater will be pumped to the street.
- c. Lighting will be wall sconces and some areas near the entrance will be washed with ground lighting
- d. The site plan and grading plan were reviewed, which indicates a steep slope area to the southeast. The portion of the site to be developed is roughly 30 feet below the end of the driveway as it connects to La Jolla Scenic Drive South. The most level portion of the site to be developed is to be used for the residence.
- e. The locations of a total of 6 heat pumps were reviewed.

The design of the driveway was reviewed, as were the access and maneuverability issues for the fire department equipment. The brush management plan was presented and reviewed.

There is a covenant of easement for habitat protection is provided to protect the steeper slope areas.

**DISCUSSION 2/9/16**

The height and dimensions of the proposed house were reviewed. Two site sections were presented, which extended to the property line. There is an agreement with the neighbor immediately to the north that in a portion of the site building height will be kept lower, as reflected in the one-story portion of the design. The driveway pavement will be impervious concrete pavement due to the need to support firetrucks for access.

Please bring to the next presentation:

- a. An aerial photograph showing the site, the canyon, the driveway all the way back to La Jolla Scenic South, the existing pattern of development in the area and between the house and La Jolla Scenic South, including at both sides of the driveway and both sides of the canyon.
- b. Provide a site section through the driveway, which appears to be an extension of Section A1 presented.
- c. Please provide the staff comments on the drainage plan and brush management as they may become available.

This matter is continued on February 9 to a later meeting.

**FINAL REVIEW 2/16/16** (*Reviewed in a Preliminary Review 2/9/16 and Courtesy Presentation 12/15/15*)

**APPLICANT PRESENTATION 2/16/16** – Joshua Wood

The materials and information requested were presented. A section through the site and the driveway to La Jolla Scenic Drive South was shown. An aerial photograph including the canyon at the site, with the houses at both sides of the canyon and in the area of the site, was presented.

The landscaping of the site was discussed: the driveway will be lined with New Zealand flax along the length of the driveway. At the meeting of the driveway at the building pad area, both sides will be marked by the planting of three Coast Live Oak trees at both sides.

The height limit was created in a private agreement with the property owners to the north. The view across the property has resulted in the reduced height of the east wing of the house. The height of the 2-story garage structure at the west end is 24 feet above existing grade.

The landscaping at the driveway and the interior of the building area were discussed.

**SUBCOMMITTEE MOTION 2/16/16:** 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 environmentally-sensitive lands for the construction of a new residence with a garage located at 6083 La Jolla Scenic Drive South.

(Costello / Ragsdale 6-0-2)

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

Oppose: None

Abstain: Benton (Chair), Kane

**Motion Passes**

**7. PRELIMINARY REVIEW 2/9/16**

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

Project Name: **247 Kolmar Tentative Map Waiver**

Project #: 449128

Zone: RM-1-1

Permits: TM & CDP

DPM: Glenn Gargas (619) 446-5142

Applicant: [ggargas@sandiego.gov](mailto:ggargas@sandiego.gov)

Brian Rowe

(Process 3) Map Waiver and Coastal Development Permit for the conversion of an existing 3,698 sf residential duplex into condominium ownership on a 0.115 acre property at 247-249 Kolmar Street. The project site is in the RM-1-1 zone, Coastal (non-appealable) overlay zone.

**PRESENTATION 2/9/16 (Brian Rowe)**

The project was reviewed in terms of the information to be provided in the Tentative Map. The application is for the conversion of an existing duplex to condominium ownership. There will be no physical changes to the existing building or other improvements, to parking, or other existing uses on the site. The two units are largely flats, with one unit occupying the second floor and which is accessed from the alley.

The unit sizes are to be unchanged. The larger unit is a townhouse in two levels totaling 1256 sf, with a 231 sf garage. The smaller unit is 542 sf located on the second floor and accessed by an outdoor stair. The total area is 3698 sf (0.739 FAR Actual)

A total of 4 parking spaces exist on the site and will be maintained.

The City staff has requested a utility waiver, and the applicant has agreed to that. The City has requested a midblock street light at this site, but the applicant has declined that request. Make sure the undergrounding is done, making sure the other utilities are fairly recent and were constructed per the Building Code.

**DISCUSSION 2/9/16**

A discussion ensued about the existing uses on the site, and how these will be unchanged, and the affect on the Tentative Map. A discussion ensued about the limitations to the review by this committee, including whether there is a need to delineate the common semiprivate and private areas, as well as the method for maintenance of the common area. It is expected that these issues will be identified in further review by the city.

**SUBCOMMITTEE MOTION 2/9/16:** The Committee wishes to consider this Preliminary Presentation as sufficient to make a finding and recommendation for this project. A unanimous vote is required.  
(Ragsdale / Will 7-0-2)

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

Oppose: None

Abstain: Benton (Chair), Leira

**Motion Passes**

**SUBCOMMITTEE MOTION 2/9/16:** Findings CAN be made that the proposed project conforms to the La Jolla Community Plan for the conversion of an existing duplex comprising 3,698 sf into condominium ownership on a 0.115 acre property at 247-249 Kolmar Street.

(Will / Collins 7-0-2)

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

Oppose: None

Abstain: Benton (Chair)

**Motion Passes**

**8. PRELIMINARY REVIEW 2/9/16**

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

Project Name: **5656 La Jolla Boulevard Mixed-Use**

Project #: 458781

Permits:

CDP & SDP

DPM:

Firouzeh Tirandazeh

Zone: PDO Zone 4

Applicant: [ftirandazi@san Diego.gov](mailto:ftirandazi@san Diego.gov)  
Claude-Anthony Marengo

(Process 2) Coastal Development Permit for the demolition of two existing commercial buildings and the construction of a 2-story, 11,433 sq. ft. mixed use building with four residential units and two ground floor retail spaces at 5652-5656 La Jolla Blvd. The 0.194-acre site is in Zone 4 of the La Jolla Planned District, Coastal (Non-appealable) overlay zone.

**PRESENTATION 2/9/16 (Claude-Anthony Marengo)**

The project was presented and the overall design elements presented. The proposed design consists of commercial spaces fronting the street and four residential units on the upper floor level. The total occupied development is close to the maximum FAR.

Access to the site for parking is to the west side, from the alley. The difference in elevation from La Jolla Boulevard to the alley has sufficient slope (up to 3 feet) so that the parking will be under the building. The frontage facing west is dominated by rollup garage doors, which will have glass inserts.

Landscaping is provide at the roof decks and the balconies, and at the street frontage. Three Golden Medallion street trees are provided. The plantings are indicated as to the size and the types of vegetation to be provided.

**DISCUSSION 2/9/16**

A discussion ensued about the development in the area, and the balance of the residential and commercial uses in the mixed-use development, with the parking requirements.

The use of the roof deck for outdoor space for the units was discussed, with questions regarding the screening and the planting to be placed there.

The interior corridor from the parking area to the street required for disabled access should be substantially enhanced as a playful art work so that everyone can enjoy it. The width and design of the enclosed corridor was also discussed.

Please provide at the next presentation:

- a. A photo montage of the frontage facing La Jolla Boulevard, and extending at least 4 lots to the north and south.
- b. An aerial photograph of the site and the adjacent properties, including the properties to the west of the alley.
- c. The planting materials.
- d. A materials sample board.
- e. Colored renderings of the east and west elevations.
- f. Provide further analysis of design carácter of the interior corridor that extends from front to rear.

This matter is continued February 9 to a later meeting.

**FINAL REVIEW 2/16/16 (Reviewed in a Preliminary Review 2/9/16)**

**APPLICANT PRESENTATION 2/16/16 (Claude-Anthony Marengo)**

The project was presented and the additional exhibits and additional information requested were presented. The elevation fronting the alley was reviewed and discussed in detail.

Fronting the west side of the property is an alley, and the existing width of the alley is 15 feet: this project will grant 2.5' of additional width to the alley upon completion of construction. Control of the access to the individual parking spaces will be provided by rollup doors at each entrance to the parking garage. Most of the parking spaces are tandem.

The building materials were reviewed – the exterior finishes are the siding accented with stone, metal gates painted silver or smoke gray, and translucent glass panels. The top deck rails on the roof are enclosed by glass guard rails and planting beds. The finish at the north and south property lines will be stucco to provide fire separation.

A strip photograph fronting La Jolla Boulevard showed the relationship of the building to the adjacent buildings. The landscaping elements and the relative proportion to the adjacent buildings were discussed. The landscaping was reviewed. The visibility of the planting from the public rights of way, including both the alley and the Boulevard, were discussed.

### **DISCUSSION 2/16/16**

A discussion ensued about the proportion of the proposed design in relation to the neighborhood, and the appearance of the building both from the alley and from the Boulevard. The interior corridor was seen as an opportunity to demonstrate the connection between the street and the alley, which will be used primarily by residents and by some retail customers and workers.

The floor area in this application is 400 sf less than the maximum allowed (FAR = 1.24) for mixed-use development.

The landscape at the roof and deck areas are a plus for this design. The bougainvilleia at the trellis and the shrubbery at the planters provide accent to the building.

**SUBCOMMITTEE MOTION 2/16/16:** 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 demolition of two existing commercial buildings and the construction of a 2-story, 11,433 sq. ft. mixed use building with four residential units and two ground floor retail spaces at 5652-5656 La Jolla Boulevard. (Ragsdale / Kane)

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

Oppose: None

Abstain: Benton (Chair)

### **Motion Passes**

## **9. PRELIMINARY REVIEW 2/16/16** *(Courtesy presentation 1/19/16)*

Project Name:	<b>Zephyr Residence</b>	Permits:	CDP & SDP
	921 Muirlands Drive	DPM:	Mike Westlake (619) 446-5220
Project #:	459676		<a href="mailto:mwestlake@sandiego.gov">mwestlake@sandiego.gov</a>
Zone:	RS-1-2	Applicant:	Mike Lake

(Process 2) Coastal Development Permit to demolish an existing residence for the construction of a new 8,885 sq ft, 2-story residence with attached garage and a 703 sq ft guest house at 921 Muirlands Dr. The 0.69 acre site is in the RS-1-2 zone, Coastal (Non-appealable) overlay zone.

**APPLICANT PRESENTATION 1/19/16:** (Mike Lake, Mandy Miller, and Doug McNeff)

The project was introduced. The lot is 30,056 sf. The proposed 8,885 sf house would have a proposed FAR of 34%, where approximately 13,000 sf is allowed. A brief discussion ensued about the character of the neighborhood and the proposed design. The maximum height at the ridge is 28' - 4"; other elements will project close to or appear to exceed the 30-foot height limit.

The existing improvements on the site were discussed, and the relation to the proposed development. The change in grade at the site will not exceed 3 feet.

A stormwater detention basin will be provided at the southwesterly portion of the site. The larger existing shrubbery, principally bougainvillea, fronting Muirlands Drive will be retained. Some of the larger trees on the site, which are pines, will be retained. The landscape concept was reviewed.

#### **DISCUSSION 1/19/16**

The proposed design was reviewed, and information about the site and the landscaping were discussed.

*Please provide for the next presentation:*

- a. *A more detailed design of the proposed stormwater detention basin, with a landscape treatment.*
- b. *Provide cross sections through the road across the property, extending from the street to the property line.*
- c. *Provide a cross section through the entire property, through the stormwater detention basin, parallel to the southerly property line.*
- d. *Provide a photographic simulation of the proposed house in the view from Muirlands Drive.*
- e. *Provide a materials sample board.*

#### **APPLICANT PRESENTATION 2/16/16: (Mike Lake and Mandy Miller)**

The project was reviewed, with the additional exhibits and information requested. A materials sample board was presented, with a sample of the coping tile for the swimming pool.

The stormwater retention basin was reviewed, in relation to the proposed landscaping.

#### **DISCUSSION 2/16/16**

A discussion ensued about the placement of the house on the existing site, and the relationship to the views from the street. The proposed design with the gambrel roof, and the massing shown in the roof plan were discussed.

The relation of the proposed design to the street, including the proportion of the residence, and the landscaping at all sides, were discussed.

Please provide at the next presentation:

- a. An exhibit showing the relationship to the neighbors to the east and northeast. Extend the site sections to include the house to the north and the east, extending to the street where it fronts.
- b. Please provide photos of the existing view before the proposed house is placed there.
- c. Please provide photos of the houses on both sides of the street, extending at least 3 homes in both directions.

This matter is continued February 16 to a later meeting.

## LA JOLLA SHORES PERMIT REVIEW COMMITTEE MINUTES

Tuesday, February 23, 2016  
La Jolla Recreation Center, 615 Prospect St., La Jolla, CA

Present: Conboy, Crisafi, Donovan, Emerson. Gordon arrived at the beginning of Project Review.  
Absent: Steck, Walkush.

### **DRAFT OF Feb. 26, 2016**

#### **1. Welcome and Call to Order: Tony Crisafi, Chair**

#### **2. Adoption of the Agenda**

On motion by Emerson, second by Conboy, the agenda was adopted 4-0-0.

#### **3. Adoption of November Minutes**

On motion by Emerson, second by Conboy, the agenda was adopted 4-0-0

#### **4. Non-Agenda Public Comment**

None

#### **5. Non-Agenda Committee Member Comments**

None

#### **6. Chair Comments**

The question has arisen whether we record our proceedings. The answer is that we do. Tape-recordings of minutes may be obtained by request to the president of the La Jolla Community Planning Association at [info@lajollacpa.org](mailto:info@lajollacpa.org)

#### **7. Project Review:**

##### **a. VELTMEYER ADDITION SDP- 3<sup>RD</sup> REVIEW**

- Project #: 437378
- Type of Structure: Single Family Residence
- Location: 7632 Via Capri
- Applicant's Rep: Tim P Jones, TPJ Architecture 619-259-2150 [TpjArchitect@cox.net](mailto:TpjArchitect@cox.net)
- Project Manager: Derrick Johnson 619-446-5477  
[DNJohnson@sandiego.gov](mailto:DNJohnson@sandiego.gov)
- Project Description: LA JOLLA (Process 3) Site Development Permit for an addition to existing residence at 7632 Via Capri. The existing residence is currently 1,362 SF Main Level and 1,140 SF Lower Level. The proposed addition is 780 SF at the Main Level (Family Room) with new 324 SF deck extension and 1,312 SF Upper Level (bedrooms & bathrooms) with 517 deck area. Total finished residence living area will be 4,594 SF. The 0.51 acre site is 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.



**Motion by Crisafi, second by Emerson, that the applicant return to the next meeting of the PRC** with the following information: 1) up-to-date plans and drawings that are the same as those on file with the City; 2) a materials board; 3) inclusion in the plans of more articulation and/or fenestration and landscaping in the wall at the southeast end of the residence; 4) a landscaping plan in front of the wall of the former garage.

**The motion passed 5-0-0.**

**b. Tourmaline Properties, 8438 PASEO DEL OCASO – RE-REVIEW**

- Project #: 450023
- Type of Structure: Single Family Residence
- Location: 8438 Paseo del Ocaso
- Applicant: Sarah Horton of Golba Architecture      619-231-9905  
[shorton@golba.com](mailto:shorton@golba.com)
- Project Manager: Karen Bucey      619-446-5049  
[KBucey@sandiego.gov](mailto:KBucey@sandiego.gov)
- Project Description: LA JOLLA (Process 3) Coastal Development Permit/Site Development Permit to demolish an existing single dwelling unit and construct a new 3,816 square foot two story single dwelling unit with attached garage and partial basement. The 5,556 sf site is located within the Coastal Overlay Zone (Appealable Area) in the LJSPD-SF zone of the La Jolla Shores Planned District within the La Jolla Community Plan area and Council District 1.
- PREVIOUS MTG ACTION: Motion by Conboy, second by Gordon, that findings CAN be made for an SDP and CDP for demolition of the existing single family residence at 8438 Paseo del Ocaso and construction of a new 3,816 SF two-story single dwelling unit with attached garage and partial basement, *as presented on 01/26/2016 to the La Jolla Shores Permit Review Committee in drawings manually dated 01/26/2016 at the hearing.* The 5,556 Lot is located within the Coastal Overlay Zone (Appealable Area) in the LJSPD-SF zone of the La Jolla Shores Planned District with the La Jolla Community Plan area and Council District 1. Motion passes 4-0-0.

**Motion by Emerson, second by Gordon, that findings CAN be made** for an SDP and CDP for demolition of the existing single family residence at 8438 Paseo del Ocaso and construction of a new 3,816 SF two-story single dwelling unit with attached garage and partial basement. The 5,556 Lot is located within the Coastal Overlay Zone (Appealable Area) in the LJSPD-SF zone of the La Jolla Shores Planned District with the La Jolla Community Plan area and Council District 1. **Motion passes 5-0-0.**

**c. ROBBINS CDP SDP– 1<sup>ST</sup> REVIEW**

- Project #: 461154
- Type of Structure: Single Family Residence
- Location: 2340 Calle Del Oro
- Applicant's Rep: Sasha Varone      619-231-9905      [svarone@golba.com](mailto:svarone@golba.com)
- Project Manager: Karen Bucey      619-446-5049  
[kbucey@sandiego.gov](mailto:kbucey@sandiego.gov)

- **Project Description:** LA JOLLA (Process 3) To obtain a Coastal Development Permit and Site Development Permit to demolish existing 1-story single-family residence and attached garage and construct a new 2-story single-family residence with attached garage. Scope includes a new 1-story pool cabana as well as site and landscape improvements. Lot size: 19,597 sf. Proposed Square Footages: 4,797 s.f. living, 1,017 s.f. garage, 295 s.f. pool cabana

1.

**Motion by Emerson, second by Gordon, that findings CAN be made** for an SDP and CDP to demolish an existing one-story single-family residence and attached garage and construct a new 4,797 SF two-story single-family residence with attached 1,017 SF garage, a new 295 SF one-story pool cabana and site and landscape improvements on a 19,597 SF lot size within the Coastal Overlay Zone (Appealable Area) in the LJSPD-SF zone of the La Jolla Shores Planned District with the La Jolla Community Plan area and Council District 1. **Motion passes 5-0-0.**

2.

3.

**D. SWINDLE RESIDENCE, 2488 Hidden Valley Rd -Reconsideration**

4. Architect Tim Martin seeks the Committee's views on whether applicant should construct a sidewalk along the edge of the property, which is on the east side of Hidden Valley Road.

5.

6. **Motion by Donovan, second by Crisafi**, that, if there is going to be a sidewalk in that section of Hidden Valley Road, it should be constructed on the west side of the road. **Motion passes 5-0-0.**

7.

8. **Motion by Crisafi, second by Emerson**, that the proposed requirement of a sidewalk on the east side of Hidden Valley Road in front of the subject property is out of character with the neighborhood and not supportable by the Committee. **Motion passes 5-0-0.**

**8. Adjourn to next PRC meeting Tuesday, March 22, 2016 @ 4:00 p.m.**

**LA JOLLA TRAFFIC AND TRANSPORTATION BOARD**  
**Regular Meeting: Wednesday February 17, 2016**

**Members Present:** Tom Brady LJCPA (Acting Chair), Earl van Inwegen LJTC, Donna Aprea LJTC, Patrick Ryan BRCC, Erik Gantzel BRCC, Brian Earley LJSA, Corey Bailey LJVMA.

**Members Absent:** Dave Abrams LJCPA, John Kassar LJSA, Nancy Warwick LJVMA

**Approve Minutes:** of Wednesday January 20, 2016 **Motion to Approve Minutes: van Inwegen, Second: Ryan 5-0-1 (Gantzel abstained; Bailey not available to vote)**

**Public Comments:** The Board welcomed new Member Erik Gantzel representing Bird Rock Community Council.

Patrick commented on a letter that some Board Members received from Mr. Robert O'Neill objecting to the Speed Limit Increase that LJT&T voted on Agenda Item 4 from the meeting of January 20, 2016 (Increase Speed Limit on Soledad Mountain Road). Patrick had commented during that meeting that residents on the affected streets do not know what is going on and will appear before the Board wanting the speed limit changed back, which is exactly what Mr. O'Neill wrote in his letter to Board Members. Patrick asked if there was anything that could be done by LJT&T since the Vote had already been taken. Tom explained that the Speed Limit Increase for Soledad Mountain Road was pulled by a Member of La Jolla CPA (it was pulled by Donna Aprea at CPA meeting) so that Mr. O'Neill can appear before the LJCPA Board at the March meeting. La Jolla CPA Trustees approved the speed limit increases for the other two streets, but not for Soledad Mountain Road thereby giving Mr. O'Neill a chance to appear before them in March.

No further comments from the Public.

**Agenda Item 1: Village Parking Time limit Review** Report from Ad Hoc Subcommittee. Cont'd. item.

Tom is chairing the Ad Hoc Committee for another two months. Ninety-four businesses were surveyed on Fay Avenue between Kline and Silverado on both sides of the street and thirty responses from the Survey were received. The Committee is currently evaluating the responses. Item is continued.

**Agenda Item 2: Safety Improvements for Fay Avenue Extension Bicycle Path**  
Request by La Jolla Parks and Beaches Inc.

Stuart Gimber made the presentation on behalf of La Jolla Parks and Beaches Inc. Several community members walked the bike path on Thursday, January 14, 2016.

From that the following traffic safety issues were identified:

The La Jolla Fay Avenue Extension Bicycle Path extends from Genter Ave through to La Jolla Hermosa. From southward at Nautilus St, next to the Fire Station, the path is a Class I asphalt path to Via Del Norte. From this intersection, the path is a Class I dirt path and crosses the streets of Mira Monte, La Canada, and Camino De La Costa before connecting to the Class II bike route along La Jolla Hermosa Ave. The La Jolla Fay Avenue Extension Bicycle Path is used by pedestrians, dog walkers, joggers and bicyclists, many of which are children going to and returning from school.

While much of the asphalt is in good shape, cracks and potholes exist along the path.

There is erosion undermining the path above Starkey Park. Sections also exist where hillside erosion has left mud, sand, and rocks on the path, making the path less safe and prone to more cracking and potholes. At the street intersections, homemade concrete ramps, about 10" wide, have been installed to help bicyclists ride over the curb. These curb ramps are very narrow, hard to see by riders, and are nonstandard. Their existence points to the need for a proper sidewalk access by path users.

The following items are requested for consideration and action by the La Jolla Traffic & Transportation Committee at the following intersections:

Via Del Norte.

Remove homemade curb ramp on south side of street and replace with proper curb access and smooth to grade. Paint curbs red (both sides of street at bicycle path entrances) to prevent vehicle parking that might hinder visibility of pedestrians and bicyclists. This is so approaching cars have a clear vision of who is ready to cross the street. Road bumps (not speed bumps), bike path barriers, signage, as necessary to ensure safe crossing, especially for kids on bikes to/from school.

Mira Monte (East of La Jolla Methodist Church):

Add signage, as necessary to ensure safe crossing, especially for kids on bike to/from school.

La Canada.

Remove homemade curb ramp on south side of street and replace with proper curb access and smooth to grade. Paint curbs red (both sides of street at bicycle path entrances) to prevent vehicle parking that might hinder visibility of pedestrians and bicyclists. This is so approaching cars have a clear vision of who is ready to cross the street. Road bumps (not speed bumps), bike path barriers, signage, as necessary to ensure safe crossing, especially for kids on bikes to/from school. .

Camino De La Costa.

Remove homemade curb ramp on north side of street and replace with proper curb access and smooth to grade. Paint curbs red (both sides of street at bicycle path entrances) to prevent vehicle parking that might hinder visibility of pedestrians and bicyclists. This is so approaching cars have a clear vision of who is ready to cross the street. Road Bumps (not speed bumps!), bike path barriers, signage, as necessary to ensure safe crossing especially for kids on bikes to/from School. The bicycle path exits to La Jolla Hermosa Ave Class II bike lanes.

Patrick began Board discussion asking about their budget because the City Budget may not be available for bike path improvements. If their Committee is going to ask for City funds then a host of issues will arise from that for example ADA compliance and other issue that the City may be required to put into effect if LJP&B Inc is going to use city funding. Stuart suggested that they (LJP&B Inc) can ask for an estimate. Some members of the audience want the City to be involved while another member asked that the City not be too involved because it would attract more attention and become the City's Bike Path. Anne Dynes suggested starting with simple things like the

aesthetics of the surface and perhaps getting the Bike Coalition people involved as well as surveying area residents for their input and then starting a dialogue with the City. Sally Miller just wants some red paint to prevent cars from parking at the bike path entry ways. Visibility is reduced when cars park along the entry way.

Suggestions were made to contact Sherri Lightner's Office because things get done there.

Members of the audience at the meeting to support the Bike Path Safety issues all agreed that signage is important and discussion centered on signs warning drivers and bicyclists about each other. Drivers need to be warned that bicyclists could be exiting the Path at any time and Bicyclists need to be warned that cars could be driving down the street as they are exiting the Path. Van suggested Caution Signs for the Bike Path, i.e. Watch for Vehicles and Must Yield for Traffic. Ann Dynes informed of yet a third party issue; the walkers along the bike path. She suggested a barrier between the bikes and the walkers be put in place.

Patrick suggested that Traffic Engineer Gary Pence should be consulted for the City's interpretation of safety issues. Dave can connect a Representative of La Jolla Parks and Beaches Inc with a City Representative to get a dialogue started about the safety issues. This Item will be continued.

**Agenda Item 3: Street Closure Signage:** Issues related to City-Mandated specifications for signs required during Special Events: Nancy Warwick. Discussion Item

Nancy sent an email to the City:

We have a long standing problem in La Jolla with the no parking signs for special events.

I have included a photo below, exemplifying the problem. The problem is that drivers have a hard time reading the fine print at the bottom, which gives the actual date and time of the event. The photo I took below was up close, but drivers need to be able to read the sign from a greater distance. The effect is that parking spaces are left vacant in the days before an event, which has a bad effect on business. One of the reasons business owners get upset by street closures is this loss of business before an event even takes place.

On the Board of Traffic & Transportation, we are interested in coming up with some ideas that might work better. Before we start putting time into the problem, do you know if the City would consider changes to the signage?

City Response:

"Thank you for your e-mail. I would first like to review our signage standards. It may also be the case that the applicants aren't following the requirements. I hope to have some feedback for you by next week"

Cindy Kodama, Special Event Program Manager, was not able to provide feedback in time for this Meeting. Agenda Item is continued.

Tom asked for a Motion to Adjourn. **Motion to Adjourn until March 16, 2016**  
**Van Inwegen, Second: Ryan 7-0-0**

Meeting adjourned at 4:35 pm.

Respectfully Submitted: Donna Aprea, Secretary