



# 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: [www.lajollacpa.org](http://www.lajollacpa.org)

Voicemail: 858.456.7900

Email: [info@lajollacpa.org](mailto:info@lajollacpa.org)

President: Cindy Greatrex

Vice President: Helen Boyden

2<sup>nd</sup> Vice President: Bob Steck

Secretary: Patrick Ahern

Treasurer: Janie Emerson

## DRAFT AGENDA

### Regular Meeting | Thursday, 1 December 2016, 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

#### 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 78<sup>th</sup> Assembly District: Speaker Emeritus of the Assembly Toni Atkins

Rep: **Victor Brown**, 619-645-3090, [victor.brown@asm.ca.gov](mailto:victor.brown@asm.ca.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)

#### 5.0 President's Report – Information only unless otherwise noted

##### 5.1 Special Election: 3:00- 7:00 PM onsite. Polls close at 7:00 PM

##### 5.2 ACTION ITEM: Motion by the LJCPA to support the dissolution of the La Jolla Community Parking District due to eight years of inactivity.

##### 5.3 ACTION ITEM: Appointment of CA Marengo to DPR as LJCPA appointee

##### 5.4 ACTION ITEM: Appointment of Myrna Naegle to LJSPRC as LJCPA appointee

##### 5.5 La Jolla View Reservoir in the [La Jolla Heights Natural Park](#), Discussion

#### 6.0 Non-Agenda Public Comment

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

##### 6.1 City of San Diego – Community Planner: Marlon Pangilinan, [mpangilinan@sandiego.gov](mailto:mpangilinan@sandiego.gov)

##### 6.2 UCSD - Planner: Anu Delouri, [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu), <http://commplan.ucsd.edu/>

#### 7.0 Non-Agenda 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.

*If a Sign Language Interpreter, aids for the visually impaired, or Assisted Listening Devices (ALDs) are required, please contact the City's Disability Services Coordinator at 619-321-3208 at least (5) five work days prior to the meeting date to insure availability.*

- 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 **UC San Diego Long Range Development Plan CAG** <http://lrpd.ucsd.edu>

## 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 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 Tony Crisafi, 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 trailed to the next LJCPA meeting.**

### **10.1 RUTGERS ROAD STREET VACATION NE of Cass at Van Nuys Streets **Street Vacation and Slope Easement Vacation****

LA JOLLA/PACIFIC BEACH (Process 5) IO #14000993 Street Vacation and Slope Easement Vacation of an unimproved portion of Rutgers Road located at the northeast corner of the intersection of Cass St and Van Nuys St. The 0.1291 acre site is in the RS-1-7 zone within the La Jolla and Pacific Beach Community Plan Areas. Council Districts 1 and 2.

**DPR RECOMMENDATION:** Findings **CAN** be made for a Street Vacation and Slope Easement Vacation of an unimproved portion of Rutgers Road located at the northeast corner of the intersection of Cass St and Van Nuys St. The Committee recommends that the City adjust the boundaries of the two Committee Plan areas such that the lot in question is wholly in one Community Plan area. 5-0-1

### **10.2 JAIN RESIDENCE 1421 Soledad Avenue **CDP****

CDP Process 2 for demolition of an existing 1,878.4 sf residence and attached garage on a 7,647 sf lot, and construction of a new 3,225 sf (2) story residence over 778 sf walk out basement and 563 sf (2) car garage located at 1421 Soledad Av in RS-1-5, Coastal Overlay (Non Appealable-Area 1), Coastal Height Limit Overlay Zone of the La Jolla Community Plan.

**DPR RECOMMENDATION:** Findings **CAN** be made for a Street Vacation and Slope Easement Vacation of an unimproved portion of Rutgers Road located at the northeast corner of the intersection of Cass St and Van Nuys St. The Committee recommends that the City adjust the boundaries of the two Committee Plan areas such that the lot in question is wholly in one Community Plan area. 5-0-1

### **10.3 WEBB RESIDENCE 5192 Chelsea Street **CDP and SDP****

(Process 3) Coastal Development Permit and Site Development Permit (for Environmentally Sensitive Lands) to partially demolish an existing single dwelling unit and build a 730 square foot addition to the existing home, totaling 7,343 square feet. The 0.24 acre site is located within the Appealable Coastal Zone at 5192 Chelsea Street in the RS-1-7 Zone of the La Jolla Community Plan. (Ref. PTS 449388 for pool permit).

**DPR RECOMMENDATION:** Findings **CAN** be made for a Coastal Development Permit and Site Development Permit to partially demolish an existing single dwelling unit and build a 730 square foot addition to the existing home, totaling 7,343 square feet at 5192 Chelsea St. The Committee recommends that the rolled curbs be retained as they are a feature of the character of the neighborhood, and they are feature of safety for bicyclers and skateboarders. 5-0-1

#### **10.4 EXTENSION OF GREEN ZONE PARKING ON HIGH AVENUE**

Request to extend the existing green zone parking on south side of High Ave adjacent to animal care office at 1135 Torrey Pines Road to provide for additional customer parking.

**T&T RECOMMENDATION:** Motion to Approve extending the two green zone parking spaces to include the two non-green zone parking spaces on the south side of High Ave at 1135 Torrey Pines Road 5-1-0

**10.5 LA JOLLA HALF MARATHON** Request for Temporary Street Closure and No Parking areas related to the 36th annual event based at Scripps Park on Sunday April 23, 2017.

On Sunday April 23, 2017 the Kiwanis of La Jolla will host the 36th annual La Jolla Half Marathon & La Jolla Shores 5K. The half marathon will start at Del Mar Fairgrounds through Torrey Pines State Park, along La Jolla Shores, up Torrey Pines Rd and down to the finish line at Ellen Browning Scripps Park at La Jolla Cove. The 5K starts on La Jolla Shores Drive, 3.1 miles from the finish line.

**T&T RECOMMENDATION:** Motion to Approve Temporary Street Closures and No Parking areas related to La Jolla Half Marathon event ending at Scripps Park on April 23, 2017 6-0-0

**10.6 YELLOW ZONE PARKING REQUEST** for one Commercial Parking Space on Herschel Ave adjacent to Avis Auto Rental at 1110 Torrey Pines Road

Avis Auto Rental on the corner of Herschel Ave and Torrey Pines Road. Avis Auto Rental keeps their cars in the Bank of America parking garage on Kline Street. When a customer requests a rental, Avis employees go to the parking garage to get one for them but there is no place to park the rental once they have it so they often have to double park the vehicle. Avis is requesting one commercial parking space on the Herschel side of their building to stage the transfer

**T&T RECOMMENDATION:** Motion to Deny the Request for one Commercial Parking Space on Herschel Ave adjacent to Avis Auto Rental at 1110 Torrey Pines Road. 6-0-0

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.

**11.0 <No Items on Full Review>**

**12.0 Selection of the January LJCPA Minutes-Taker**

**13.0 Adjourn to next LJCPA Meeting: January 5 2017, 6:00 PM**



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## DRAFT MINUTES

Regular Meeting | Thursday, 3 November, 6:00 pm

Minutes Not Yet Available. Will be e-blasted 11/29/2016 for review.

**LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE  
LA JOLLA COMMUNITY PLANNING ASSOCIATION  
NOVEMBER 2016 MINUTES**

**Attending 11/8/16:** Costello, Kane, Leira, Ragsdale, Welsh, Will  
**Attending 11/15/16:** Collins, Costello, Leira, Ragsdale, Welsh, Will, Zynda

**1. SUBCOMMITTEE MOTION 11/15/16:** To elect Mr. Costello Chairman Pro Tem.  
( Leira / Collins 6-0-1)

In Favor: Collins, Leira, Ragsdale, Welsh, Will, Zynda

Oppose: 0

Abstain: Costello

**Motion Passes**

**2. NON-AGENDA PUBLIC COMMENT**

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

**11/15/16:** Mr Marengo suggested a few options for getting DPR recordings of meetings. The committee could request that the LJ CPA to buy a recorder for DPR, or use individuals' smart phones.

**3. APPROVAL OF MEETING MINUTES**

Meeting October 18, 2016

**SUBCOMMITTEE MOTION:** To approve the Meeting Minutes of Oct 18, 2016

(Ragsdale / Kane 3-0-3)

In Favor: Kane, Ragsdale, Welsh,

Oppose: 0

Abstain: Costello (as Pro Tem), Leira, Will

**Motion Passes**

Meeting November 8, 2016

**SUBCOMMITTEE MOTION 11/15/16:** To approve the Meeting Minutes of Nov 8, 2016 as presented.

( Will / Welsh 5-0-2)

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

Oppose: 0

Abstain: Costello (as Pro Tem), Zynda

**Motion Passes**

**4. FINAL REVIEW 11/8/16**

Project Name:	Rutgers Road Street Vacation NE of Cass at Van Nuys Streets	Permits:	Street Vacation & Slope Easement Vacation
Project No.:	496760	DPM:	Edith Gutierrez
Zone:	RS-1-7	Applicant:	Angela Nazareno Dena Boylan

LA JOLLA/PACIFIC BEACH (Process 5) IO #14000993 Street Vacation and Slope Easement Vacation of an unimproved portion of Rutgers Road located at the northeast corner of the intersection of Cass St and Van Nuys St. The 0.1291 acre site is in the RS-1-7 zone within the La Jolla and Pacific Beach Community Plan Areas. Council Districts 1 and 2.

**INFORMATION ONLY PRESENTATION 9/20/16. (Mary Carlson, SD City Staff; Dena Boylan, SD City Staff; Bruce Beach, Attorney for adjacent property owner)**

The City will place some the undeveloped land at the terminus of Cass at Van Nuys on the open market for sale. The land was purchased by the City in 1957, but never used or developed. Six page handouts were distributed to illustrate the location. Included were survey maps, lot numbers, street locations, topographic maps, and maps of the Community Plan areas. The lots involved include area from both the La Jolla and Pacific Beach Community Plans.

The change in elevation from Van Nuys is 185 feet, to the top of the property is 215 feet. Mr. Beach represents the neighboring property owner that wishes to purchase the property. Notices were mailed to the neighborhood in July 2016. City Staff has presented this information to the Pacific Beach Planning Group.

**DISCUSSION**

The project features were presented and questions asked for clarification.

**PLEASE PROVIDE FOR NEXT PRESENTATION:**

- a. Please enlarge areas of interest, ie: photos, drawings, and mount on poster boards.
- b. The City Zoning Map shows area as RS-1-5, your information says RS-1-7. Please resolve.
- c. Please present this project to the La Jolla Parks and Beaches Committee for a recommendation.  
Chairman Dan Allen, 858-245-1586 [danallen@alum.mit.edu](mailto:danallen@alum.mit.edu)
- d. If the vacation and sale are successful as envisaged how many total houses can be constructed on these lots?
- e. What facilities does the Community have in the immediate area?
- f. Please provide the Minutes, and the results of any votes from the Pacific Beach Planning Group, and their Subcommittees.

**APPLICANT PRESENTATION 10/11/16 (Dena Boylan, Mary Carlson)**

The applicants presented the project. The subject site is presently an unimproved street roughly 5600 sf, in the RS-1-7 zone. The purpose of this application is to vacate that public use as a potential street. The largest possible house that can be built on the site is 3300 sf. The property was last cleared for sale in 2014, and that will be reviewed again by the City Council.

The property rises above the street. There are public streets abutting the site on two sides, in the form of an alley and an unimproved section of Cass Street, neither of which will be vacated.

A map was presented which indicates the parks and other public facilities in the area of the subject property.

The Pacific Beach Planning Group recommended approval 8-3-1. The Parks & Beaches Committee was consulted but the Chair of that committee has not indicated if he would like to hear the project.

If the property is to be sold to a private party, the steepness of the slope will limit the developability of the property. When considering the property for sale, the various departments of the City reviewed the possibility of maintaining the property as Open Space; the City dispensed with that concept. The property is surrounded by private property: it does not abut public Open Space land.

## DISCUSSION

A discussion ensued about possible other uses for the property, including as park land or open space.

### APPLICANT PRESENTATION 11/08/16 (Dena Boylan, Mary Carlson)

As requested by LJ DPR, the Project was presented to LJ Parks & Beaches where the Street Vacation and Slope Easement Vacation issue was approved 10-2-1. Ultimately, the issue will be presented to the SD City Council (Process 5). The City has no foreseeable use for the property and it will be offered for sale on the open market.

**SUBCOMMITTEE MOTION:** Findings can be made for a Street Vacation and Slope Easement Vacation of an unimproved portion of Rutgers Road located at the northeast corner of the intersection of Cass St and Van Nuys St. The Committee recommends that the City adjust the boundaries of the two Committee Plan areas such that the lot in question is wholly in one Community Plan area.

(Will / Ragsdale 5-0-1)

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

Oppose: 0

Abstain: Costello (as Pro Tem)

**Motion Passes**

## 5. FINAL REVIEW 11/8/16

Project Name:	<b>Jain Residence</b>	Permits:	CDP
	1421 Soledad Avenue		
Project No.:	503161	DPM:	Karen Bucey
Zone:	RS-1-5	Applicant:	Matt Gomes Tim Golba

CDP Process 2 for demolition of an existing 1,878.4 sf residence and attached garage on a 7,647 sf lot, and construction of a new 3,225 sf (2) story residence over 778 sf walk out basement and 563 sf (2) car garage located at 1421 Soledad Av in RS-1-5, Coastal Overlay (Non Appealable-Area 1), Coastal Height Limit Overlay Zone of the La Jolla Community Plan.

### APPLICANT PRESENTATION 10/18/16: (Tim Golba)

The project was presented. The site is above Soledad Avenue and Al Bahr Drive, at the southwest corner of that intersection. An easement at the south of the property serves the shared driveway access to the residence to the west. The project will include a new basement garage at the street level of Al Bahr Drive, leaving the easement to the neighbor. The reservoir to the south is roughly 12 feet above the subject

property.

The proposed residence will be 2 stories above the garage. The roof has a roof deck at the easterly end. The elevation drawings were presented, with the entrance element next to the garage door, and the upper floors arranged to both sides of the stair tower. The overall height is roughly 29.5'.

The proposed materials are stone at the basement level, stucco and wood siding on the upper floors, and glass guard rails at the balconies and decks and the roof deck.

**DISCUSSION 10/18/16**

The committee noted that a positive feature is the setback of the building from the north side, and the new entrance to the garage at Al Bahr Drive. The project would be somewhat larger above the street, yet the additional setback is a welcome balance to that. The driveway entrance at Al Bahr Drive provides a street-level and pedestrian-friendly connection to the street.

Please bring to the next presentation:

- a. Landscape Plan
- b. Materials sample board.

**APPLICANT PRESENTATION 11/08/16: (Tim Golba)**

A brief description of the project was given, mostly a repeat of Oct 18. There will be two levels above a garage. The garage will be recessed into the hillside. The building height will be 29.5 ft. The landscaping plan was presented. A material sample board was also presented. Committee Members expressed concern that construction activity and staging could impact traffic safety. The applicant indicated that most of the activity could easily be done off the street and on site. There will be about 600 cubic yards of material exported, which should take about a week.

**SUBCOMMITTEE MOTION:** Findings can be made for a CDP and for the demolition of an existing residence and attached garage, and construction of a new 3,225 sf (2) story residence over 778 sf walk out basement and 563 sf garage located at 1421 Soledad Ave.

(Kane / Will 5-0-1)

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

Oppose: 0

Abstain: Costello (as Pro Tem)

**Motion Passes**

**6. PRELIMINARY REVIEW 8/16/16**

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

Project Name:	<b>Webb Residence</b>	Permits:	CDP and SDP
	5192 Chelsea Street		
Project No.:	495850	DPM:	John Fisher
Zone:	RS-1-7	Applicant:	Brian Will



(Process 3) Coastal Development Permit and Site Development Permit (for Environmentally Sensitive Lands) to partially demolish an existing single dwelling unit and build a 730 square foot addition to the existing home, totaling 7,343 square feet. The 0.24 acre site is located within the Appealable Coastal Zone at 5192 Chelsea Street in the RS-1-7 Zone of the La Jolla Community Plan. (Ref. PTS 449388 for pool permit).

**APPLICANT PRESENTATION 11/08/16 (Brian Will)**

This is a categorically exempt remodel. The house will be pulled back from the bluff to be able to construct a pool. The pool triggers a SDP. There will be an actual reduction in floor area of about 1200 sq ft. The sideyard setbacks are non-conforming at 4 feet each. 7 ft setbacks would be required if there was a complete demo and new house. This would be at a loss of too much floor area. Hence, the categorical exemption to retain the non-conforming setbacks.

**PLEASE PROVIDE FOR FINAL REVIEW:**

- a) Please indicate the existing walls on the drawings.
- b) Consider ways of having windows at the sides of the house.
- c) Open the sideyards for public views from the street to the ocean.
- d) Please provide photographs of the sideyards.
- e) The Committee recommends that the rolled street curbs be retained.
- f) Please provide a section showing the ocean, bluff, pool, and house.
- g) Consider having the top 3 feet of the gate being visually open.
- h) Please provide a landscape plan.
- i) Please provide a materials sample board.
- j) Please have the figures of the Geotechnical Report corrected where the formations are incorrectly labeled "Scripps Formation".

**APPLICANT PRESENTATION 11/08/16 (Brian Will)**

This is a categorically exempt remodel. The house will be pulled back from the bluff to be able to construct a pool. The pool triggers a SDP. There will be an actual reduction in floor area of about 1200 sq ft. The sideyard setbacks are non-conforming at 4 feet each. 7 ft setbacks would be required if there was a complete demo and new house. This would be at a loss of too much floor area. Hence, the categorical exemption to retain the non-conforming setbacks.

**PLEASE PROVIDE FOR FINAL REVIEW:**

- a) Please indicate the existing walls on the drawings.
- b) Consider ways of having windows at the sides of the house.
- c) Open the sideyards for public views from the street to the ocean.
- d) Please provide photographs of the sideyards.
- e) The Committee recommends that the rolled street curbs be retained.
- f) Please provide a section showing the ocean, bluff, pool, and house.
- g) Consider having the top 3 feet of the gate being visually open.
- h) Please provide a landscape plan.
- i) Please provide a materials sample board.
- j) Please have the figures of the Geotechnical Report corrected where the formations are incorrectly labeled "Scripps Formation".

**APPLICANT PRESENTATION 11/15/16 (Brian Will)**

**PROVIDED FOR FINAL REVIEW:** *Italics indicates applicant reply.*

- a) Please indicate the existing walls on the drawings. *Done, and the walls retained for the categorical exemption were shown. (see above explanation, 11/08/2016)*
- b) Consider ways of having windows at the sides of the house. *No plan given at this time as this is a 50% remodel. After an occupancy permit is given, a plan for windows under a Substantial Conformance Review might be presented.*
- c) Open the sideyards for public views from the street to the ocean. *Wrought iron gates will be installed at the sideyards giving a view of the ocean.*
- d) Please provide photographs of the sideyards. *Done*
- e) The Committee recommends that the rolled street curbs be retained. *Applicant agrees with Committee.*
- f) Please provide a section showing the ocean, bluff, pool, and house. *Done*
- g) Consider having the top 3 feet of the gate being visually open. *The new design will be a wrought iron gate.*
- h) Please provide a landscape plan. *Landscaped areas were indicated, species not yet selected. The City conditions that the hardscape area outside the PL be replaced with native plants.*
- i) Please provide a materials sample board. *Done*
- j) Please have the figures of the Geotechnical Report corrected where the formations are incorrectly labeled "Scripps Formation". *The author was notified.*

Additionally, the ceiling height is more than one foot lower than the City specification to be a "phantom floor". A Committee Member suggested that vines be grown on the sideyard walls.

**SUBCOMMITTEE MOTION 11/15/16: Findings can be made** for a Coastal Development Permit and Site Development Permit to partially demolish an existing single dwelling unit and build a 730 square foot addition to the existing home, totaling 7,343 square feet at 5192 Chelsea St. The Committee recommends that the rolled curbs be retained as they are a feature of the character of the neighborhood, and they are feature of safety for bicyclers and skateboarders.

( Collins / Ragsdale 5-0-1)

In Favor: Collins, Leira, Ragsdale, Welsh, Zynda

Oppose: 0

Abstain: Costello (as Pro Tem)

Recuse: Will

**Motion Passes**

**7. PRELIMINARY REVIEW 11/15/16**

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

Project Name:	745 Eads CDP/MW 7435 & 7437 Eads Avenue	Permits:	CDP & TM Waiver
Project No.:	506361	DPM:	Glenn Gargas
Zone:	RS-1-7	Applicant:	Beth Reiter

(Process 3) Coastal Development Permit & Map Waiver for a condominium conversion of 2 units. This 0.16-acre site is located at 7435 & 7437 Eads Avenue, in the RM-1-1 zone of the La Jolla Community Plan area, in the PIOZ Coastal Impact and Coastal Height Limit Overlay Zone.

**APPLICANT PRESENTATION 11/15/16** (Beth Reiter, CE, Mark Scialvane)

A four page handout of annotated photographs of the present day project site was distributed. The units will undergo minor upgrading. The requirement for a CDP is because of the location. 3.25 parking spaces are required, 5 off-street parking spaces are planned. Bishops Lane, behind the property, will be re-paved as per City instructions. On site utility wires will be undergrounded. Trash pick up is done from both the alley, Bishops Lane, and the street, Eads Avenue. The landscaped area of the lot is 25% and will remain at 25%.

**PLEASE PROVIDE FOR FINAL REVIEW:**

- a) Please indicate the location for trash cans on the plans.
  - b) Please provide distances, measurements on plans.
  - c) Please update the landscaping plan, and use green color.
  - d) Show relocated fence, and additional landscaping.
  - e) Indicate measurements of the courtyard staircase and patio areas.
  - f) Please provide plans for the upgraded arbor columns (or trellis columns).
- Applicant would like to return at a later meeting.

**LA JOLLA SHORES PERMIT REVIEW COMMITTEE  
LA JOLLA COMMUNITY PLANNING ASSOCIATION  
NOVEMBER 2016 MEETING CANCELLED**

**LA JOLLA PLANNED DISTRICT ORDINANCE COMMITTEE  
LA JOLLA COMMUNITY PLANNING ASSOCIATION  
NOVEMBER 2016 MEETING CANCELLED**

**LA JOLLA TRAFFIC AND TRANSPORTATION BOARD  
NOVEMBER 2016 MINUTES**

**Members Present:** Dave Abrams (Chairperson) LJCPA, Tom Brady LJCPA, Donna Aprea LJTC, Erik Gantzel BRCC, Brian Earley LJSA, John Kassar LJSA

**Members Absent:** Patrick Ryan BRCC, Nancy Warwick LJTC, Richard Walker LJVMA, Corey Bailey LJVMA

**Approve Minutes of:** Wednesday September 21, 2016    **Motion to Approve: Earley, Second: Brady 6-0-0**

**Public Comments on Non-Agenda LJT&T Matters:** Bill Robbins often works at the special events that are presented to LJT&T. He worked at the Challenged Athletes Triathlon that was recently presented and he spoke about TC

Construction Company doing work on the Shores water/sewer projects and Prospect Street. TC Construction Company placed steel plates along the Triathlon's Route and welded them down. The bikes participating in the Triathlon became damaged by them. Now they are about to do that again for the LJ Marathon that is about to be presented. TC Construction shut down for the Holiday Moratorium but the steel plates are still there. La Jolla Marathon participants need to be aware of them.

No other Public Comments.

**Agenda Item 1: Street Closure Signage** (Cont'd Item) Update on Signage Guidelines developed by our Subcommittee for use during Special Events requiring Temporary Street Closures and/or No Parking. (Nancy Warwick and Patrick Ryan) **Discussion Item**

Patrick and Nancy are not available to comment. Agenda Item is carried over to next LJT&T Meeting.

**Agenda Item 2: Extension of Green Zone Parking on High Ave:** (Cont'd from August and September) Request to extend the existing green zone parking on south side of High Ave adjacent to animal care office at 1135 Torrey Pines Road to provide for additional customer parking (John Morizi) **Action Item**

John Morizi recently opened his Pet Health Center at 1135 Torrey Pines Rd. at the corner of High Avenue. There are four parking spaces on High Ave. adjacent to the building: two are time limited and two are unlimited. He is requesting that the two green zone parking spaces extend to the two parking spaces that are not green zoned. Four time limited parking spaces in front of his business will create turnover allowing for additional customer parking.

At the August 17, 2016 Board Meeting Dr. Morizi was requested to canvas the neighborhood of High Ave and Virginia Way with a survey ascertaining neighbors input over relinquishing two unrestricted parking spaces and return to the Board with the results of his survey. He is now appearing before the Board with his survey of eight neighbors on High Ave, Virginia Way, and Torrey Pines Rd all in support of his request for the additional green zone parking spaces recognizing that the turnover they will create would be beneficial to them.

Also in the audience are two neighbors who spoke against the extension of the green zone parking during the August Board Meeting. Brian Butler lives on Virginia Way but his home faces Dr. Morizi's business on High Ave. Mr. Butler spoke of wanting to be a good neighbor to Dr. Morizi but he also wants to show solidarity to his next door neighbor who vehemently opposes the green zone extension due to the fact that he owns twelve vehicles that he parks all over High Avenue.

Terry Gulden also lives on Virginia Way, his home faces High Ave, and he believes taking any parking spaces out of the parking pool is the wrong thing to do. Dave explained that the parking spaces would not be taken out of the parking pool; they would free up during the day to rotate but Mr. Gulden does not agree. Mr. Butler asked Dave about the addresses on Dr. Morizi's survey supporting the extension and Dave read them to the audience. Mr. Butler spoke of an alternative measure to Dr. Morizi's request for additional customer parking. Pet Health Care customers can go two doors down to Starbucks, buy a coffee, and park in their parking lot.

Dr. Morizi explained those two unrestricted parking spaces on the side of his business are intended for retail, not employee parking, and he is not disturbing the dynamics of High Avenue by requesting they be turned over to time limited parking. Employees of neighboring businesses on Torrey Pines Road and elsewhere in the Village park in those unrestricted spaces all day long preventing turnover that is beneficial to retail. These employees park up and

down High Ave preventing residents from parking in front of their own homes during the day. At the end of the day about 40% of the cars parked on the street clear out.

Time Limited Parking begins at 8:00 am and ends at 6:00 pm Monday through Saturday. Residents of High Ave would have access to those 4 parking spaces after 6:00 pm and all day Sundays and Holidays. Additionally, the time limits would create turnover every 30 minutes so if a resident of High Ave or Virginia Way has a contractor come to their home during the day they would have a place to park. Mr. Butler spoke of very little parking enforcement for the two existing parking spaces that are already green zoned but Dr. Morizi spoke to the Parking Enforcement Officers and enforcement is improving.

Brian asked Dr. Morizi on average how much parking is there for other businesses of his type and size in the Village. Dr. Morizi responded that there are presently just 2 spaces for retail customer parking that are located in front of his business; there is no other time limited parking for businesses on his side of Torrey Pines Road.

John asked if there was delineation between the business time limited parking zones and the residential parking zones, and there is an alleyway that will separate the retail time limited zoned parking spaces from the residential parking zones.

Tom asked Dr. Morizi if he could get more parking spaces from his Landlord. Dr. Morizi shares his downstairs business with upstairs rental tenants who each have a parking space. He has two functioning parking spaces in back of the building and that is all he has assigned to him. He relies on the two time limited parking spaces out in front and with another Veterinarian practicing with him he needs the additional turnover that the other two unrestricted parking spaces would create. Tom asked what his customers are doing now without the additional parking and Dr. Morizi replied they are circling around the building waiting for a space to open up.

John believes that extending the green zoned parking spaces to include the two non-green zoned parking spaces on the side of 1135 Torrey Pines road would be beneficial to both the businesses in that area and to the residents on High Ave because parking would rotate during the day instead of employees parking in them all day long.

Tom cannot support a motion to turn unrestricted parking spaces over to restricted parking. He believes the Board has not heard from enough residents on High Ave and Virginia Way. The car collector who owns twelve vehicles that he is parking all over High Ave may be a reason why parking is seriously impacted on that street. If he is operating a business there may be a code enforcement issue going on that should be taken care of. Mr. Gulden spoke to Code Enforcement Staff and the Police about the car collector. The owner of these cars moves the cars around once a month sometimes once a week but it's the same twelve vehicles being moved around the same twelve parking spaces. There is not much code enforcement can do if he is moving them around to comply with parking regulations.

**Motion to Approve extending the two green zone parking spaces to include the two non-green zone parking spaces on the south side of High Ave at 1135 Torrey Pines Road: Kassar, Second: Earley 5-1-0 (Brady)**

**Agenda Item 3: La Jolla Half Marathon:** Request for Temporary Street Closure and No Parking areas related to the 36th annual event based at Scripps Park on Sunday April 23, 2017 (Leisha Lamp) **Action Item**

On Sunday April 23, 2017 the Kiwanis of La Jolla will host the 36th annual La Jolla Half Marathon & La Jolla Shores 5K. The half marathon will start at Del Mar Fairgrounds through Torrey Pines State Park, along La Jolla Shores, up Torrey Pines Rd and down to the finish line at Ellen Browning Scripps Park at La Jolla Cove. The 5K starts on La Jolla Shores Drive, 3.1 miles from the finish line.

The route has been adjusted from last year, actually returning to the original route, to accommodate the construction work going on in the Shores. Some streets are impacted by the Marathon this year that were not previously impacted before and event organizers are getting the word out with event information flyers and door hangers. They are also communicating with the kayak companies about the launch site, as well as the delivery services in the area to let them know about the street closures.

**LA JOLLA HALF MARATHON IMPORTANT EVENT INFORMATION!**

The La Jolla Half Marathon is coming to the streets of Del Mar and La Jolla on Sunday, April 23, 2016. Following is a list of entirely or partially impacted roads in your area and approximate closure times.

- Jimmy Durante Blvd between San Dieguito Drive and Via Del La Valle - 7:15 to 8 a.m.
- Via De La Valle between Interstate 5 and Camino Del Mar - 7:15 to 8:15 a.m.
- Camino Del Mar from Via De La Valle to Coast Blvd - 7:15 to 8:30 a.m.
- Coast Blvd from Camino Del Mar to 15th Street - 7:15 to 8:30 a.m.
- Ocean Avenue from 15th Street to 13th Street - 7:15 to 8:30 a.m.
- 13th Street from Ocean Avenue to Pacific Lane - 7:15 to 8:30 a.m.
- Pacific Lane from 13th Street to 12th Street - 7:15 to 8:45 a.m.
- 12th Street from Pacific Lane to Stratford Court - 7:15 to 8:45 a.m.
- Stratford Court from 12th Street to 4th Street - 7:15 to 9 a.m.
- 4th Street from Stratford Court to Camino Del Mar - 7:15 to 9 a.m.
- Camino Del Mar from 4th Street to Carmel Valley Road - 7:15 to 9 a.m.
- N Torrey Pines Road from Carmel Valley Road to entrance of Torrey Pines State Park - 7:15 to 9:15 a.m.
- Torrey Pines Park Road (entire road inside Torrey Pines State Park) - 7:15 to 9:30 a.m.
- N Torrey Pines Road from National University System Driveway to N Torrey Pines Court - 7:15 to 10 a.m.
- N Torrey Pines Road from National University System Driveway to La Jolla Shores Drive - 7:15 to 10 a.m.
- La Jolla Shores Drive from N Torrey Pines Road to El Paseo Grande - 7:15 to 10:30 a.m.
- El Paseo Grande from La Jolla Shores to La Vereda (La Jolla Shores boardwalk) - 7:15 to 10:30 a.m.
- La Vereda (La Jolla Shores boardwalk) from El Paseo Grande to Avenida De La Playa - 7:15 to 10:30 a.m.
- Avenida De La Playa from La Vereda (La Jolla Shores boardwalk) to Calle De La Plata - 7:15 to 10:45 a.m.
- Calle De La Plata from Avenida De La Playa to Paseo Dorado - 7:15 to 10:45 a.m.
- Paseo Dorado from Calle De La Plata to Spindrifft Drive - 7:15 to 10:45 a.m.
- Spindrifft Drive from Paseo Dorado to Torrey Pines Road - 7:15 to 10:45 a.m.
- Torrey Pines Road from Spindrifft Drive to Prospect Place - 7:15 to 10:45 a.m.
- Prospect Place from Torrey Pines Road to Coast Blvd - 7:15 to 11 a.m.
- Coast Blvd from Prospect Place to La Jolla Cove - 7:15 to 11 a.m.

Brian commented that on Avenida de la Playa there is continued work at the corner coming off the Boardwalk so at the end of the Boardwalk marathon participants will make a hard left and run right into a construction project that has been ongoing for a couple of years. Leisha drove the marathon route and the construction is further away from their route. She has been in touch with the public relations officer and will continue to correspond with public relations as they get closer to marathon day.

Brian asked if she communicated with businesses along the Shores and Leisha responded they all received event information flyers as well as an electronic copy of the event information flyer. Event organizers also made follow up phone calls to make sure they received the event information and to answer any questions they may have.

**Motion to Approve Temporary Street Closures and No Parking areas related to La Jolla Half Marathon event ending at Scripps Park on April 23, 2017: Brady, Second: Gantzel 6-0-0**

**Agenda Item 4:** Yellow Zone Parking Request for one Commercial Parking Space on Herschel Ave adjacent to Avis Auto Rental at 1110 Torrey Pines Road (Joseph Eid) **Action Item**

Mr. Eid is the General Manager of Avis Auto Rental on the corner of Herschel Ave and Torrey Pines Road. Avis Auto Rental keeps their cars in the Bank of America parking garage on Kline Street. When a customer requests a rental, Avis employees go to the parking garage to get one for them but there is no place to park the rental once they have it so they often have to double park the vehicle. Avis is requesting one commercial parking space on the Herschel side of their building to stage the transfer. A second reason why they are requesting a commercial parking space is a San Diego Parking Enforcement Officer who has been issuing parking tickets to the Company for violating a rule that you cannot have a rental car on a public street if they are being advertised for rent or for sale. Avis customers rent the vehicles and then park it on the street to perhaps go to a restaurant across the street, triggering parking violations from one particular parking enforcement officer.

The Parking Enforcement Officer notices the Avis parking tag on the vehicle, believes it is parked on the street violating code, and issues the ticket. The parking ticket is based on the assumption the vehicle is being advertised for rent. Mr. Eid has to call his corporate office, explain what happened, and get the contract to show that the customer rented it. It has happened numerous times. After many conversations with the Supervisor of the Parking Enforcement Officer to get the tickets removed Avis needs to do something to prevent recurrences and they are now requesting the commercial parking space in front of their Business. Mr. Eid is asking for one because the San Diego Police Department suggested that might be an option for them.

John asked about the driveway in back of the Auto Rental. The driveway is shared with Stella Maris School and cars can drive in but cannot drive out when school is in session. Avis is assigned two parking spaces in back of the building which they use for Returns and Transfers. Avis services many elderly customers who find it helpful to pick the car up from the street and not the back of the building.

John spoke of the two hour time limited parking on Herschel Ave. Those parking spaces are frequently used and the Board is being asked to turn one of them over for commercial use when one really does not need to be there. Mr. Eid responded that perhaps just a 30 minute time limit for the commercial parking space would help out Avis as well as other merchants located on Herschel Ave if they need one for a quick in and out. He believes the first parking space when you make the turn onto Herschel in front of his building would be ideal. Tom and John do not agree that giving up a parking space for a commercial use parking space is the right thing to do for that area and that first parking space at the corner would not be ideal. It would cause a dangerous situation for a driver making the turn onto Herschel if a truck was to be parked in that parking space.

Bill Robbins pointed out that rental cars do not have commercial license plates on them so they would not be able to use a commercial parking space. Brian suggested having Avis write a letter to City Staff explaining that the parking violations occurring on the streets are issued after the customer has rented the vehicles, they are not using parked vehicles on the streets as advertisements, and the tickets are disturbing the customer environment. Just before the Vote was taken Mr. Eid asked the Board if there was any other recourse he should ask for to help reach a resolution to the matter. Dave said he will contact him to discuss other possible solutions after speaking with City Staff.

**Motion to Deny the Request for one Commercial Parking Space on Herschel Ave adjacent to Avis Auto Rental at 1110 Torrey Pines Road: Brady, Second: Earley 6-0-0**

Erika Hill from La Jolla Presbyterian Church missed the two minute Public Comment but wishes to thank the Board for approving the Church Fall Festival that she presented to the Board in September. Erika reports about 900 people enjoyed the Festival making it a huge success. The lines were very long at all four Food Trucks located on Draper and the Rec Center and basketball courts were well used. La Jolla Presbyterian would like to hold another Fall Festival next year and she will start the process of appearing before the Committees much earlier than she did this year now that she knows what she is doing so we will see her again.

Dave commented that the December Meeting is scheduled very close to the Holiday on December 21<sup>st</sup> and he will be unable to attend. In addition, there are no new Agenda items pending. As a result, he is cancelling the December Meeting and LJ&T will meet again on January 18, 2017.

Meeting adjourned at 4:53 pm

Next Meeting January 18, 2017

Respectfully submitted: Donna C Aperia, Secretary