

La Jolla Traffic & Transportation Board

MINUTES

Chairman: Mark Broido

Vice Chairman: Joe LaCava

Secretary: Sherri Lightner

MEETING – March 22, 2007

CHECK ATTENDANCE PLEASE

Present: Mary Coakley (CPA), Reza Ghasemi (PLJ), Jim Heaton (LJSA), Joe LaCava (BRCC), Sherri Lightner (LJSA-alt), George Sutton (BRCC), Van Van Inwegan (LJTC),

Absent: John Beaver (LJTC), Todd Lesser (LJSA), Deborah Marengo (PLJ), Lance Peto (CPA)

REGULAR MEETING WAS CALLED TO ORDER 4:10 p.m.

It was announced that Item 3 on the agenda may or may not be discussed.

Public Comment; None

Comments from the Chair:

- The chair has received a lot of emails related to the Chabad Center. It will not be heard at this meeting and will be heard at the April meeting.
- There has been no update from Gary Pence on the Senn Way stop sign. It will be heard at the April 5, 2007 CPA meeting.
- The status of the crosswalk in the 7400 block of Girard Avenue is not known. It is to be funded – half by Gillispie School and half by the City.

Minutes for the February 22, 2007 meeting were distributed for Board member review.

1. **Torrey Pines Road Street Vacation Request.** Owner/Representatives: Mr. Lajevardi/Mike Pallamary and Matt Peterson. The applicant met with Development Services Department this morning and has increased (at the request of the City) the distance from the curb face to property line from 10 ft to 15 ft. That provides for sidewalk, parkway and possible a guardrail. The applicant will be amending the plan to move the proposed property line 5 ft. closer to the existing property line. The walkway given for the Roseland vacation is still a part of the plan. Propose a stepped retaining wall and property wall of 3 ft plus five feet to a height of eight feet from the ground level in front of the retaining wall. Applicant will be requesting an Encroachment Maintenance and Removal Agreement (EMRA) with the City for the landscaping in front of the retaining wall. The original property is approximately 12,000 sq. ft., the previously approved Roseland vacation will add about 2300 sq. ft. to the parcel and the currently proposed vacation will add an additional 2100 sq. ft. for a total after vacation lot size of 16,400 sq. ft. Questioned as to how this was different from the previous time we heard the project. Only change from the previous presentation is that the 10 ft curb to property line was changed to 15 ft curb to property line at the request of the City this morning.

MOTION: To approve the plan as the City recommended (i.e. minus five feet from drawing shown in presentation). (Van Inwegan/Ghasemi: 2-5-0)

No votes:

Heaton: Asked the applicant to return in good faith to present the minimum street vacation required using all of the tools available to the applicant that do not require a vacation of the public right of way.

Coakley: Concur with Heaton's comments and it was clear at the previous hearing of this matter what the Board wanted to see and the applicant did not come back with the information requested.

LaCava: Would consider a right of way vacation, if it was the minimum needed to tear down the failing walls and rebuild them.

Sutton: Agrees with LaCava. Wants to see the minimum number and it has not been presented.

Lightner: Agree with LaCava and Sutton. Do not believe a street vacation is needed to achieve what the applicant needs and an EMRA is a more appropriate tool.

2. **The Kinnaman Residence, 7444 Miramar Avenue – vacation of a paper street at the intersection of Miramar and Rhoda.** There was a handout from the applicant showing maps and photographs of the site. Historically the street was on an old map: It was vacated on 4/19/38: Lot lines were redrawn and streets were

shown in November 1938: The Kinnaman lot was split from Lot 3 with access from Cabrillo. With the lot split then access was taken from Miramar (or Rhoda?). The height difference from Rhoda to the applicant's property is about 25 feet. Have been told that it is not likely that there would ever be a street because of the change in grade. Applicant was asked what the neighbors thought. The neighbors to the south are waiting to see what happens. The neighbor with parcel 25 (1302 Rhoda Avenue) might participate, but wanted the applicant to provide a deed restriction that no building would occur on the vacated portion. Applicant responded with a like request and there has been no further communication. The gas and electric services will require an easement and Time Warner is opposed. Per the applicant Time Warner wants their equipment moved at the applicant's expense. The existing lot is about 5961 sq. ft. approximately 87 feet by 67 feet (=5829 sq. ft.) and the vacation will add 2610 sq. ft. Zoning is RS 1-5. The vacation will not affect the ingress/egress for any of the neighbors. The applicant will not need to provide a turnaround at the end of the roadway for fire or other reasons.

MOTION: To approve the proposed vacation with respect to the traffic and transportation issues. (LaCava/Sutton: 4-2-0)

No votes:

Coakley and Lightner: Concern with the lack of neighbor agreement, which has been requested by the applicant but not received.

3. Girard/Genter Roundabout Discussion: Continued to next month.

Meeting adjourned at 6:10 p.m. Next meeting at 4:00 p.m. on April 26, 2007. Auditorium at the Rec Center.

Submitted by Sherri Lightner, 3/22/07.