

La Jolla Community Planning Association

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

Contact Us:

Mail: PO Box 889, La Jolla, CA 92038
Web: www.lajollacpa.org
Voicemail: 858.456.7900
email: info@lajollacpa.org

President:
Vice President:
2nd Vice President:
Secretary:
Treasurer:

DRAFT AGENDA –

Regular Meeting | Thursday, 4 April 2019

1.0 Welcome and Call to Order: Brian Will

Please turn off or silence mobile devices Meeting is being recorded

2.0 Adopt the Agenda

3.0 Meeting Minutes Review and Approval: 7 March Annual and Regular Meetings. 28 March Special Meeting

4.0 Officer Reports:

4.1 Treasurer –

4.2 Secretary-

5.0 Elected Officials – Information Only

5.1 Council District 1: Councilmember Barbara Bry – Swearing in of newly elected trustees who were seated and eligible to vote on agenda items at the opening of the meeting.

Rep: **Mauricio Medina**, 619-236-6611, mauriciom@sandiego.gov

5.2 78th Assembly District: Assemblymember Todd Gloria

Rep: **Javier Gomez** 619-645-3090 javier.gomez2@asm.ca.gov

5.3 39th Senate District: State Senator Toni Atkins, Senate President pro Tempore

Rep: **Chevelle Newell Tate**, 619-645-3133, Chevelle.Tate@sen.ca.gov

6.0 President's Report – Information only unless otherwise noted

6.1 2018-2019 LJCPA Officers Election. ACTION ITEM To elect: President, Vice President, Second Vice President, Secretary, Treasurer to serve through March 2019. Nominations for each office will be made by trustees. At the close of nominations for each office, the vote will be taken. Seconds are not necessary.

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.

6.2 At the May meeting the President will be making nominations to the various subcommittees and other positions. Persons wishing to continue should contact the President immediately. The President will follow up.

Appointees will be ratified at the May meeting. Up or down, no substitutions.

LISA, BRCC, LJTC. LJVMA should submit nominees also.

6.3 The LJ PDO has been asked to determine if the McLaren/Coach mural in Bird Rock is artwork or a sign, and if it is a sign, does it adhere to PDO regulations for signs? Report by Deborah Marengo

6.4 Proposed 6 month extension of the Hillside Drive Ad Hoc Committee to October 2019. ACTION ITEM.

7.0 Public Comment

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

7.1 City of San Diego – Community Planner: Marlon Pangilinan, mpangilinan@sandiego.gov

7.2 UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://commplan.ucsd.edu/>

7.3 General Public

8.0 Non-Agenda Trustee Comment

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

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

9.1 Community Planners Committee <http://www.sandiego.gov/planning/community/cpc/index.shtml>- John Shannon, Rep.

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

9.3 UC San Diego Long Range Development Plan CAG, one of LJCPA delegates, will report on discussion <http://lrdp.ucsd.edu>

9.4 Hillside Drive Ad Hoc Committee – Diane Kane, Chair

9.5 Airport Noise Advisory Committee – Matthew Price

9.6 Playa Del Norte Stanchion Committee

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 Deborah Marengo, 2nd Monday, 4:00 pm

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

PRC – La Jolla Shores Permit Review Committee, Chair David Gordon, 3rd Monday, 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.

10.1 Panorama Homes – 1188 Muirlands Dr Project No.: 620974 (Process 2) Coastal Development Permit for the construction of 2 new SFDUs on 2 vacant lots. The West House at 1188 Muirlands Drive totals 8,451 square feet, and the East House at 1200 Muirlands Drive totals 8,510 square feet. The vacant lots total .56 acres and .61 acres, respectively. The site is located in the RS-1-2 Base Zone and Coastal (Non-Appealable) overlay zone within the La Jolla Community Plan area, and Council District 1. Code Case CE-0502994

DPR Motion: That findings CAN be made for a CDP as presented. (Kane/Leira) Passes 4-1-1

10.2 Ahern CDP: 7025 Vista Del Mar Ave. -NDP/CDP No.: 622662 (Process 3) Coastal Development Permit for the 194-sq-ft addition/remodel to an existing 3,222 sqft single dwelling, Historic Resource Board Designation #1142; an 88-sq-ft addition to the existing 619-sqft garage, and a new 729-sq-ft detached companion unit. Total construction is 5,278 sq ft located at 7025 Vista Del Mar Ave. The 0.28-acre site is located in the RS-1-7 Zone and the Coastal (Appealable) Overlay Zone within the La Jolla Community Plan.

DPR Motion: That findings CAN be made for a CDP as presented. (Collins/Leira) Passes 5-0-1

10.3 Forward Companion Unit -714 Forward Street. No.: 624842 (Process 2) Coastal Development Permit to construct a 500-square-foot companion unit over an existing detached 500-square-foot garage located at 714 Forward Street. The 0.13-acre site is located within the RS-1-7 zone and the Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan area, and Council District 1.

DPR Motion: That findings CAN be made for a CDP as presented. (Kane/Leira) Passes 5-0-1

10.4 Stylii – 9046 La Jolla Shores Lne - No.: 543042- (Process 3) Coastal Development Permit (Amendment to CDP No. 92-0571) and Site Development Permit for a 1,943 square foot addition to an existing 9,799 square ft single dwelling unit for a total of 11,742 square feet. The 0.87-acre site is located at 9046 La Jolla Shores Lane is in the Coastal Overlay Zone (Appealable area), in the RS1-7 & RS1-4 base zone of the La Jolla community plan area. Council District 1.

DPR Motion: That findings CAN be made for a CDP and a SDP as presented. (Collins/Kane) Passes 5-0-1

10.5 BENEVENTE RESIDENCE – SDP/ CDP 8516 La Shores Drive)• No.: 614175 (Process 3) - Site Development Permit (SDP) for construction of a second-story addition and roof deck to an existing one-story single-family residence totaling 3,961 square feet located 8516 La Jolla Shores Drive. The 0.13-acre site is located in the La Jolla Shores Planned District-Single Family zone, and Coastal Overlay zone (non-appealable) within the La Jolla Community Plan area and Council District 1.

PRC Motion: : Finding CAN be made for Project #: 614175 (Process 3) - Site Development Permit (SDP) for construction of a second-story addition and roof deck to an existing one-story single-family residence totaling 3,961 square feet. (Fotsch/ Edwards) Passed: 5-2-1

10.6 Request for 2 Hour Parking on Kilbourn Drive- From 8am-6pm Monday through Friday to deter UCSD Campus all-day parking (Stephen Breskin)

T&T Motion: To Approve Resident Request for 2 Hour Parking 8am-6pm Monday through Friday on Kilbourn Drive: Gantzel, Second: Brady 7-0-0

The following agenda items, are ACTION ITEMS unless otherwise noted, and may be *de novo* considerations. Prior actions by committees/boards are listed for information only.

11.0 Request to Remove and Relocate Crosswalk at End of Playa Del Norte-by Neptune Place (Melinda Merryweather) *Pulled from the March consent agenda.*

T & T Motion: To establish two crosswalks with required ADA approved handicapped ramps, one on Playa del Norte and the other on Neptune Street and installing 'no pedestrian crossing' barriers on both sides of the stop line at the end of Playa del Norte: Goulding, Second: Ryan 8-0-0

12.0 Gillispie School CUP/CDP/SDP *Pulled from the March consent agenda.* No.: 610620. (PROCESS 3) SDP/CDP/CUP for La Jolla Planned District 1 for change in use & amendment to CDP & CUP 40-0474, to merge existing commercial lots with existing school lots, demo and remodel existing school building to add new school programs, new signage and parking lot re-striping, located at 7380 Girard Ave. The 0.39-acre site is located in the RM-3-9 zone & LJPD-Zone 1, in the Coastal Non-Appealable overlay zone within La Jolla Community Plan Area. Council District 1.

DPR Motion: That findings CAN be made for CUP, SDP, CDP as presented (Costello/Ragsdale)
Passes 4-0-1

13.0 Encelia/Romero – 7248 Encelia, 7231 Romero No.: 624464 *DPR unable to make a recommendation-* (Process 3) A CDP and SDP to demolish an existing house on one lot located at 7248 Encelia Dr. (0.23-acres) damaged due to a landslide that occurred on a second lot located at 7231 Romero Dr. (0.43-acres), and constructing a 3-story SDU on each lot. The lots contain ESL, and a lot line adjustment is proposed. The project site is located in the RS-1-4 zone and Coastal Overlay Zone (Non-Appealable) within the La Jolla Community Plan area, and Council District 1.

Failed DPR Motion: That findings CAN be made for a CDP and a SDP as presented. (Costello/Welsh) Motion Fails 3-3-0

14.0 Whether to send a letter to the City about the vehicle habitation ordinance (City Council vote may be 16 April). (Mike Costello)

15.0 Adjourn to next LJCPA Meeting: Thursday, May 2, 2019 at 6:00 pm.

La Jolla Community Planning Association Regular Meetings: 1st Thursday of the Month | La Jolla Recreation Center, 615 Prospect Street Contact Us: President: Bob Steck Mail: PO Box 889, La Jolla, CA 92038 Vice President: Helen Boyden Web: www.lajollacpa.org 2nd Vice President: Brian Will Voicemail: 858.456.7900 Secretary: email: info@lajollacpa.org Treasurer: David Gordon

DRAFT MINUTES

Annual Meeting | Thursday, 7 March 2019, 6:00 pm

1.0 Welcome and Call to Order: Bob Steck, President (officers only at trustee table)

Please turn off or silence mobile devices

Meeting is being recorded

Call to order: 6:05

Steck, Boyden, Will, Gordon at trustee table.

2.0 Verify Quorum (Need 20% of total Membership: 134 members, so quorum is 27)

Greater than 27 in audience, quorum verified.

3.0 Adopt the Agenda

Motion to adopt agenda: (Will/ Shannon)

In Favor: floor unanimous

Opposed: none

Abstain: Steck (chair)

Motion Carries

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

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None

6.0 Time Certain 6:15 pm. Pipeline Rehabilitation AL-1 will rehabilitate 7.1 miles of 8-inch sewer main, beginning construction in Spring of 2019 in La Jolla Community.

Presentation by Maryam Liaghat: Passed out a Fact sheet with details of the project and a map showing the streets affected. Project requires the contractor to develop, obtain City approval for and implement traffic control during construction. They expect minimum traffic delay. Work will be from 8:30am to 3:30 pm, no night work. Rehab work will be done only from main line to property line. Beyond that is owner's responsibility. Project will last one year beginning spring 2019. Contact engineering@sanidiego.gov for questions.

Gordon: Contractor on current project is inconsiderate of neighborhood. Ms. Liaghat replied that this will be the same contractor, they usually pretty considerate, also the equipment on this project is different- not so intrusive, but City engineers will relay comment and monitor the project. 2. Do they coordinate this project with SDGE work?
No

5.0 Officer's Reports

5.1 President: The election for trustees is taking place in the Gill Room. Balloting will close at 7:00 pm. The results will be announced during the Regular Meeting. Any challenge to the election must be made in writing within 7 days of the election. **5.2 Treasurer: Beginning Balance** as of 2/1/19 \$ 284.36

Income

- ○ City of San Diego expense reimbursement \$ 500.00
- ○ Collections \$ 129.00
- ○ CD Sales \$ 0

Total Income \$ 629.00

Expenses

- • Agenda printing \$ 63.96
- ○ AT&T telephone \$ 83.47

Total Expenses \$ 147.43

Net Income/(Loss) \$ 481.57

Ending Balance of 2/28/19 \$ 765.93

5.3 Secretary No report

7.0 Consideration of a proposal to amend Article VI, Section 2. D. (1) of the La Jolla Community Planning Association Bylaws, changing the recusal policy.

Existing paragraph:

D. Abstentions and Recusals

(1) RECUSALS – Any Trustee of the LJCPA with a direct economic interest in any project that comes before the LJCPA or any committee must disclose the economic interest, and must recuse from voting and not participate in any manner as a Trustee for that item on the agenda. In the event of a recusal, the individual must remove him or herself from the room prior to discussion if that individual is not part of the presentation. Article VI, Section 2© of the Administrative Guidelines is the LJCPA's reference for determining direct economic interest.

D. Abstentions and Recusals

(1) RECUSALS – Any Trustee of the LJCPA with a direct economic interest in any project that comes before the LJCPA or any committee must disclose the direct economic interest, and must recuse from voting and not participate in any manner as a Trustee or Committee Member for that item on the agenda. In the event of a recusal, the individual must disclose the direct economic interest, recuse before the item is discussed and physically leave the community planning group or committee seating area. It must be made clear to the audience that the member is not acting in any capacity as a trustee or committee member. The presence of the recusing member in the room in which the meeting occurs does not count toward a quorum for that item for which the member recused. Article VI, Section 2© of the Administrative Guidelines is the LJCPA's reference for determining direct economic interest.

Discussion: Little: Person needs to leave, otherwise they will keep lobbying for their project.

La Cava: Proud tradition unique to La Jolla. Has worked well in past; builds confidence in audience that everything is above board. We should keep.

Steck: Example of Brian Will, a sole practitioner Architect, needs to be in room to answer questions.

Will elaborated that a professional, especially one who does not have someone who can step in to answer questions is at a disadvantage representing a client if he can't be in room.

Other comments: There is an implied conflict if person is in room. Person in room can have undue influence during voting.

Weiss: person shouldn't be put at disadvantage because they are doing public service by being trustee.

Shannon: Person could be in room during discussion but not during voting.

Motion: Approve by-laws change as written with amendment (Gordon/Margaret Fell-Gordon)

Suggested amendment: Person recusing leaves room during voting only with no eye contact. (Gordon/Shannon)

In Favor: 34

Opposed: 10

Abstain: 2

Motion carries: 2/3 majority reached.

8.0 Adjourn at 6:40 to Regular Meeting

Regular Meeting | Thursday, 7 March 2019 immediately following Annual Meeting

Trustees Present: Steck, Boyden, Will, Gordon, Courtney, Ahern, Weissman, Little, Kane, Brady, Costello, Shannon, Merten, Mangano, Rasmussen, Weiss

Absent: none

Regular Meeting begins: 6:45pm

1.0 Welcome and Call to Order: Bob Steck, President 2.1 Motion: Send letter to Mayor that we recommend all community groups within the City of SD be notified in advance of proposed Land Development Code revisions by the Code Monitoring Team so that they may have input before the Code Monitoring Team votes. (Rasmussen/Gordon)

2.0 Adopt the Agenda:

Motion: To add to agenda: All community groups within the City of SD be notified in advance of proposed Land Development Code changes so that they may have input before the Code Monitoring Team votes because the votes they are making go directly to City Council without any input from us. (Rasmussen/Gordon)

Weiss: Is it legal to add to agenda that has already been published?

Boyden: Can add to agenda with 2/3 vote if it is something that came up after agenda was published.

Marlon Pangilinan: Confirmed above per Council policy if there is urgency -can't wait until next meeting.

Group is meeting next week.

All in favor: 13: Ahern, Boyden, Brady, Costello, Courtney, Gordon, Kane, Little, Merten, Rasmussen, Shannon, Weiss, Weissman,

Opposed: 2: Mangano, Will

Abstain: 1:(Steck)

Motion Carries: 13-2-1

Discussion about the Code Monitoring Team: who are its members, what they do, how they fit into the city's process of making changes to the Codes, how they relate to community groups, possibility for conflicts of interest.

Consensus that it is a good idea for community groups to be made aware the process and Code Monitoring Team votes.

In Favor: 15: Ahern, Boyden, Brady, Costello, Courtney, Gordon, Kane, Little, Mangano, Merten, Rasmussen, Shannon, Weiss, Weissman, Will

Opposed: None

Abstain: 1: Steck

Motion Carries: 15-0-1 La Jolla Community Planning Association March 2019 Annual and Regular Meeting Draft Minutes Page 4 of 10

3.0 Meeting Minutes Review and Approval: 7 February 2019

Motion: approve minutes of February 7, 2019 meeting (Will/Gordon)

In Favor: 15: Ahern, Boyden, Brady, Costello, Courtney, Gordon, Kane, Little, Merten, Rasmussen, Shannon, Weiss, Weissman

Opposed: none

Abstain: 1: Steck

Motion Carries: 15-0-1

4.0 Officer Reports:

4.1 Treasurer – given at member meeting above

4.2 Secretary- no report

5.0 Elected Officials – Information Only

5.1 Council District 1: Councilmember Barbara Bry –

Rep: **Mauricio Medina**, 619-236-6611, mauriciom@sandiego.gov

Priority this month in Bry Bulletin: passing reasonable regs for dockless vehicles, everyone should be wearing helmet.

Weiss: Is there a way to get abandoned things picked up? Reply: Has gotten environmental services to respond quickly for illegal dumping. Encourages Get It Done report.

Merryweather: What about Black's Beach fence?

Medina:

- ○ Overlook off of La Jolla Shores Lane, original easement in 1972 for approximate 4' fence with signage.
- ○ Now there is a high chain link fence there.
- ○ City responsible for maintaining fence.
- ○ City maintains that the higher fence is necessary for safety; they have latitude to determine height.
- ○ This body wrote letter to Coastal Commission.
- ○ CC answered that hopefully compromise can be made between community & city.
- ○ City will entertain design options but will not lower below 6' because of safety.

Discussion re possibly paying for part of 5' vertical bar fence, not for 6'. Apparently there is no documentation for safety concerns.

Handed out commendations to congratulate, commend and thank trustees who are being termed out.

Bob Steck, Helen Boyden, Patrick Ahern, Phil Merten, Ray Weiss.

5.2 78th Assembly District: Assemblymember Todd Gloria - not here

Rep: **Javier Gomez** 619-645-3090 javier.gomez2@asm.ca.gov

5.3 39th Senate District: State Senator Toni Atkins, Senate President pro Tempore

Rep: **Chevell Newell Tate**, 619-645-3133, Chevell.Tate@sen.ca.gov

Not here

6.0 President's Report – Information only unless otherwise noted

6.1 The LJ PDO committee has been asked to determine if the McLaren/Coach mural in Bird Rock is artwork or a sign, and if it is a sign, does it adhere to PDO regulations for signs?

Debora Marengo of La Jolla PDO committee could not attend, will attend next month

7.0 Public Comment

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

Merryweather: Ask to write letter to B. Bry to put Coast Walk turnaround on her list as priority. Approved 3 years ago, but nothing done – real safety issue. Asking for Bry to make priority only, not for funding

Steck: Will put on agenda next month for vote.

7.1 City of San Diego – Community Planner: Marlon Pangilinan, mpangilinan@sandiego.gov out of room

7.2 UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://commplan.ucsd.edu/>

Not Present.

7.3 General Public – none presented at annual meeting.

8.0 Non-Agenda Trustee Comment

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

Costello: 3/18 Bonair project appeal of environment appeal at City Council; need someone to attend

Ryan CDP hearing officer approval should be appealed, we have 10 days from date of approval

5251 Chelsea St. approved March 6, needs appeal

Courtney: Sewer line project told CPA no night work, then worked at night for about 2 weeks in residential areas. We need to monitor city when not following procedures or doing noise studies to reduce impacts before engaging contractors to do night work.

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

9.1 Community Planners Committee <http://www.sandiego.gov/planning/community/cpc/index.shtml>- **John Shannon, Rep.**

Edith Gutierrez will email Code Monitoring Team agendas to every planning group chair.

9.2 Coastal Access & Parking Board <http://www.lajollacpa.org/cap.html> did not meet

9.3 UC San Diego Long Range Development Plan CAG, one of LJCPA delegates, will report on discussion <http://lrdp.ucsd.edu> did not meet.

9.4 Hillside Drive Ad Hoc Committee – Diane Kane, Chair

Passed out draft of memo to send to Hillside Drive Residents and Property owners re: illegal parking. Won't go out until further work is done by interns to identify legal parking spaces, map them, check signage and check for legal spaces. She is asking for additional comments and for who should send this letter out, CPA? Also who should get responses to letter?

Boyden: reminded that this ad hoc committee needs to end. Put on agenda to extend.

9.5 Airport Noise Advisory Committee – Matthew Price - no report

9.6 Playa Del Norte Stanchion Committee - no report

10.0 Consent Agenda- Action Item

The public is encouraged to attend and participate in Community Joint Committee & Board meetings before the item/project is considered by the LJCPA.

PDO – Planned District Ordinance Committee, Chair Deborah Marengo, 2nd Monday, 4:00 pm

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

PRC – La Jolla Shores Permit Review Committee, Chair David Gordon, 3rd Monday, 4:00 pm

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

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.

10.1 Resident Petition for Speed Humps- on Westbourne Street between La Jolla Blvd and Draper Ave (Stephanie Jernigan) Supported by City letter. See Supplement

T&T Motion: To Endorse Resident Petition for 3 Speed Humps on Westbourne Street between La Jolla Blvd and Draper Ave: Gantzel, Second: Brady 8-0-0

10.2 San Diego Food and Wine Festival- SD Junior League request for Temporary No Parking on Coast Blvd adjacent to Scripps Park related to the 19th annual event on May 10-12, 2019 (Gretchen Hopper)

T & T Motion: To Approve San Diego Junior League Request for Temporary No Parking on Coast Blvd adjacent to Scripps Park related to the 19th annual San Diego Food and Wine Festival event on May 10-12, 2019: Ryan, Second: Gantzel 8-0-0

10.3 La Jolla Christmas Parade and Holiday Festival- Temporary Street Closures and No Parking areas related to the 62nd annual event on Sunday December 8, 2019 (Ann Kerr Bache)

T & T Motion: To Approve the La Jolla Christmas Parade and Holiday Festival request for Temporary Street Closures and No Parking areas related to the 62nd annual event on Sunday December 8, 2019: Aguirre, Second: Earley 8-0-0

10.4 Request to Remove and Relocate Crosswalk at End of Playa Del Norte-by Neptune Place (Melinda Merryweather)

T & T Motion: To establish two crosswalks with required ADA approved handicapped ramps, one on Playa del Norte and the other on Neptune Street and installing ‘no pedestrian crossing’ barriers on both sides of the stop line at the end of Playa del Norte: Goulding, Second: Ryan 8-0-0

10.5 Gillispie School CUP/CDP/SDP No.: 610620. (PROCESS 3) SDP/CDP/CUP for La Jolla Planned District 1 for change in use & amendment to CDP & CUP 40-0474, to merge existing commercial lots with existing school lots, demo and remodel existing school building to add new school programs, new signage and parking lot re-striping, located at 7380 Girard Ave. The 0.39-acre site is located in the RM-3-9 zone & LJPD-Zone 1, in the Coastal Non-Appealable overlay zone within La Jolla Community Plan Area. Council District 1.

DPR Motion: That findings CAN be made for CUP, SDP, CDP as presented (Costello/Ragsdale)

Passes 4-0-1

Little: pull 10.4 and 10.5

Motion: Approve Consent Agenda Items 1, 2, 3 (Boyden/Gordon)

In Favor:15: Ahern, Boyden, Brady, Costello, Courtney, Gordon, Kane, Little, Mangano, Merten, Rasmussen, Shannon, Weiss, Weissman, Will

Opposed: 0

Abstain: 1: Steck

Motion Carries: 15-0-1

The following agenda items are ACTION ITEMS unless otherwise noted, and may be *de novo* considerations. Prior actions by committees/boards are listed for information only.

11.0 HERSCHFELD RESIDENCE – CDP/ SDP #: 603740, 8230 Prestwick Drive (Process 3) Coastal Development Permit (CDP) and Site Development Permit(SDP) to demolish an existing single-family residence constructed in 1985 and construct a one-story single-family residence with basement, decks, garage, mechanical room, and back-yard swimming pool totaling 12,092 square-feet. The 0.45 acre project site is located 8230 Prestwick Drive. The one-story residence over basement will include features such as tile cladding, wood paneling, with a smooth plaster finish and a flat sloping roofline. The landscaping plan consists of City approved street trees, native and drought-tolerant landscaping to minimize irrigation requirements. The site is located in the La Jolla Shores Planned District-SF Zone and the Non-appealable area of the Coastal Overlay Zone within the La Jolla Community Plan area and Council District 1.

PRC Motion: The findings **cannot** be made for a CDP/SDP on this project because of the design massing resulting in large bulk and scale with lack of articulation and it visually conflicts with the existing community character. This project does not meet the policy guidelines of the local Community Plan, the La Jolla Shores PDO and the La Jolla Shores Design Manual. (Crisafi/Emerson) Passes: 5-0-1 (Chair abstain)

Project presented by Chandra Slavin & Amy Finchem of Blue Heron. Client is in audience.

Chandra: Elevation relatively flat, elevation of 320, driveway structure exists below base of existing slope. House will appear as single story from street level. Existing height is 17’ 6”, proposed 21’7”. Walkout basement level will not be visible from alley because existing canopy will remain. They have attended all review committees, hosted neighborhood meeting at client’s home, closed all cycle comments, signed off by city, no comments received on MND.

Amy – described features that conform to LJ Design Manual & LJSPDO

- ○ all setbacks in conformity with Design manual,
- ○ design about simplicity, simple design
- ○ maintain simple 2 plane design of existing home,
- ○ maintain existing character of neighborhood with higher plane in back, lower in the front.
- ○ “unity with variety” playing off of more contemporary styles such as house to north
- ○ consistent with natural materials, browns and grays mentioned in Design Manual.
- ○ single story home also consistent.
- ○ under 60% lot coverage and under 30’ height limit.
- ○ described floor plans and roof plan with parapets to shield the sloped roof to meet requirement of neighborhood CC & R’s.

Public comment:

Sally Miller: What is square footage of existing house. Reply: 4067 sq.ft

Reply: Most of sq. footage is in rear and not visible so only increase of 1800 sq. ft. visible from street.

S.M. So you are going from 4,000 to 12,000?. Second question: where are the motors for swimming pool, air conditioners – away from neighbors?

Reply: in lower level basement – enclosed.

Another question: What is size of comparable houses in neighborhood?

Reply: about 4 to 5000 sq. ft.

Comment. This house is about 3 times the size of existing houses. Barbara Groce: lives across street, Is this the same plan as was denied at the last PRC meeting? Great concern about bulk of home not fitting in with the neighborhood. She has 3 letters from other homeowners stating same concern.

Trustees: Rasmussen: Is objection to this is about massing from the street? Also concern about large blank wall on one elevation?

Reply. Made side elevations straight to increase sq. footage.

Merten: While you stated how this project conforms to the general design principles outlined in the Design Manual and the LJPDO, “Unity with variety shall be a guiding principle, etc.” (LJPDO sec.1501.0301) But you did not mention the key sentence: “Conversely, no structure will be approved that is so different in quality, form, materials, color and relationship as to disrupt the architectural unity of the area.” Flat wall of front elevation is so different from any other project in this neighborhood, the form and relationship *does* disrupt the architectural unity of the neighborhood; therefore I support the LJS Permit Review committee vote to deny project.

Reply: House similar to contemporary house to north in design, color and materials. Pointed out layers of different texture, materials and different levels adding more detail to points above.

Merten: House to north *is* different. Two large planes unlike anything on street: nice design for different location, but not in this residential location.

Gordon: summarized points from PRC minutes

- ○ One comment from committee: “looks like a fortress” with little articulation.
- ○ not good transition from existing houses
- ○ 6’ setbacks are along entire length of house, while existing house angles inward, and are less than side setbacks on most properties on street.
- ○ 12,000 sq. ft not as big an issue because of one story visible from street, but just the way it looks.

Courtney: Grade elevations at west end of property and the pad? How much of total sq. footage of lot is slope?

Reply: 65’ elevation. 45% slope.

Courtney: Therefore buildable area of lot is about 11,000 sq. ft so FAR comes to 1.02 and, while FAR is not a specific requirement in the LJPDO, 1.02 indicates too great a leap in bulk and scale to conform to neighborhood character.

Ahern: Comment about color, texture, style could conform to house next door with a bit more articulation. First floor foot print similar to others on street, also rear string line in line with other houses.

Little: question about height after excavation. Reply 28’

Kane: On cut or fill? Reply: both; strong shoring design. How much export? Reply: 6,000 cubic yards. Will all excavation be on site? Reply: yes. Where is courtyard and how large? Reply: in front behind wall. Kane: that is a walkway/entryway, not a courtyard.

How many windows in front? Reply: 2 to let light in without view from street. Kane: Looks like fortress because of lack of visual communication with street.

Motion: Support PRC motion that findings cannot be made (Costello/Weiss)

Question, Kane: Were any design changes made as a result of several meetings with review committees and neighbors? Reply: No.

In Favor: 14: Ahern, Boyden, Brady, Costello, Courtney, Gordon, Kane, Little, Mangano, Merten, Rasmussen, Shannon, Weiss, Weissman

Opposed: 1: Will

Abstain: 1 (Steck)

Motion Carries: 14-1-1

Rasmusen: comment, important to have comments made in this meeting as part of the motion to support findings.

12.0 Whether to write a letter to the California Coastal Commission opposing the renewal of The City of San Diego's Permits: Children's Pool Beach Closure, CDP # 6-14-0691 and Rope Barrier, CDP # 6-15-0223 on the grounds that these Coastal Development Permits should not be renewed without requiring the intended implementation of improved access, sand and water quality in the permit conditions. Presentation by Ken Hunrichs
The Power Point Presentation describes the following conditions for the city to implement that were made when the beach closure permit was issued in 2014 for five years:

- o Examine feasibility of ADA access,
- o Examine water quality and determine any method to improve it,
- o Analyze the quality of the sand and determine a method for improving it.

The presentation then describes in detail that the city has done some studies, offered some unfeasible conclusions with questionable test results; and has concluded that since water quality is 'good', in spite of warning signs of bad water quality, no ADA access and other problems, nothing further needs to be done. It also includes details of the Rope barrier and why it should be removed.

Ken asks CPA to request of CC when permit is being considered -- either a new or an extended permit on current conditions with a shorter term renewal, one year or two at most -- require defined improvement benchmarks for city to achieve for water and sand quality, ADA access and eliminate summer rope barrier. Rope is hindrance to coastal access. See letter by Bob Steck in supplementary materials.

Public comment: Sally Miller: Since City has done nothing to comply with conditions what right do they have for any extension? Reply: they believe that they have complied by studying the issues.

Phyllis Minick: Children's Pool is one of the greatest assets this City has. Millions of people come here from all of over the world to see it. It should be the beautiful and tranquil place it was built to be. Urges sending the letter to plead, beg or demand that the conditions are met.

Motion: Send the letter as written. (Boyden/Kane)

In Favor:13: Ahern, Boyden, Brady, Costello, Courtney, Gordon, Kane, Little, Mangano, Merten, Rasmussen, Weissman, Will

Opposed: 1: Weiss

Abstain: 1: Steck

Motion Carries: 13-1-1

Weiss: reason he opposed is that he supports that CC should require the city to do what it asked them to do, but this should not be conflated with opposition to rope, protection of seals and mammal protection act which is federal law. Key is that City has not done what CC has required it to do. That doesn't mean that the permit shouldn't be renewed because the main reason for the permit is to comply with Marine Mammal Protection Act which is above the CC. We would have more force is we did not conflate the issues.

Costello: Marine Mammal Protection Act has nothing to do with this rope. City alone has option to keep the seals there or not.

Election: 68 people voted. Can't announce election results because there are ties and we do not have in bylaws a way to resolve it. Marlon and Janie have been helpful, but this has to go to City Attorney's office. We will try to expedite.

Boyden: All current trustees remain in office until next meeting regardless of election to make preparations for next meeting or sign anything. New trustees will need to elect officers. When slate is announced, 2nd vice president will conduct that meeting until new president is elected. Be aware that we will need a president, vice president and secretary.

13.0 Consideration of superseding the current LJSRPC charter, dated in 2009, with a revised Charter and additional Bylaws. Drafts dated 2-11-2019 were passed by the La Jolla Shores Association on February 13, 2019. Revisions to

the drafts dated 2-25-2019 to resolve internal conflicts are being suggested by Janie Emerson, LJSA Chair, Bob Steck, LJCPA President and Helen Boyden, LJCPA Vice President. The LJSA will need to reapprove at its March 13, meeting.

13.1 Whether to approve LJSPRC Charter draft dated 2-25-2019 and return to LJSA for concurrence.

Motion: Approve LJSPRC Charter drafted 2-25-2019 and return to LJSA for concurrence. (Boyden/Courtney)

Discussion: Gordon: Dismayed by length and amount of conflict over this process. No need for separate Charter and Bylaws. Prefers to have Bylaws only but will support this Charter as submitted to get project done. Only change to make to Bylaws is to put Chair's signature back on there.

In Favor: 12: Ahern, Boyden, Brady, Costello, Courtney, Gordon, Kane, Merten, Mangano, Shannon, Weissman, Will

Opposed: 1: Rasmussen

Abstain: 2: Steck, Little

Motion Carries: 12-1-2

13.2 Whether to approve LJSPRC Bylaws draft dated 2-25-2019 and return to LJSA for concurrence.

Motion: Approve LJSPRC Bylaws draft dated 2-25-2019 and return to LJSA for concurrence.

Discussion: Gordon: add to motion to add signature line for PRC submitted. Addition denied. Emerson: this document is submitted by LJSA. Little: reason for abstention: this appears to be internal conflict that cannot be settled by this group. Next time settle before bringing to this group.

In Favor: 9: Ahern, Boyden, Brady, Costello, Courtney, Kane, Merten, Shannon, Weissman

Opposed: 2: Gordon, Rasmussen

Abstain: 4: Steck, Little, Mangano, Will

Motion Carries: 9-2-4

14.0 Adjourn to next LJCPA Meeting: Thursday, April 4, 2019 at 6:00 pm

a Jolla Community Planning Association Regular Meetings: 1st Thursday of the Month | La Jolla

Recreation Center, 615 Prospect Street Contact Us: President: Bob Steck Mail: PO Box 889, La Jolla, CA 92038 Vice President: Helen Boyden
Web: www.lajollacpa.org 2nd Vice President: Brian Will Voicemail: 858.456.7900 Secretary: email: info@lajollacpa.org Treasurer: David Gordon

DRAFT MINUTES

Special Meeting | Thursday, 28 March 2019, 5:30 pm | La Jolla Recreation Center, 615 Prospect Street

1.0 Welcome and Call to Order: Bob Steck, President

Please turn off or silence mobile devices Meeting is being recorded

Meeting called to order at 5:35 PM **2.0 Verify Quorum (Need Quorum of 2018-2019 Trustees –at least 9 trustees must attend)**

Present: Steck, Boyden, Kane, Gordon, Courtney, Ahern, Weissman, Brady, Little, Costello **Absent:** Will, Rasmussen, Mangano, Weiss, Merten, Shannon **3.0 Adopt the Agenda**

Motion: (Gordon/Courtney)

In Favor: Boyden, Kane, Gordon, Courtney, Ahern, Weissman, Brady, Little, Costello

Opposed: none

Abstain: Steck

Motion Carries: 9-0-1 **4.0 City of San Diego Community Planner:** Marlon Pangilinan, mpangilinan@saniego.gov

Last meeting after election we did not provide the results; we needed City Attorney's direction to proceed. During election we discovered 2 questionable votes were included. LJCPA President, VP, election subcommittee members in consultation with planning dept staff determined that the election should be allowed to continue. However should election results result in tie votes, the City Attorney's office would be informed and consulted prior to announcement of election results. The City Attorney was consulted and the response stated that the questionable votes may or may not have been a factor in the tie votes. The City Attorney's options provided were:

1. Use tie breaker procedure in bylaws: LJCPA bylaws do have provision for breaking ties which was not identified at March meeting, Article V, Sec. 5E, which states in the event of a tie vote a coin toss will determine winner with candidates having the opportunity to be present.
2. Redo election.

Based on advice received tie breaker procedure will be followed.

5.0 Announce the results of the March 7, 2019 Trustee Election and execute the tie breakers. Challenges to the results may be directed to the Election Committee Chair Patrick Ahern at aherngroup@gmail.com They may also be delivered to him in person or presented prior to 5:30PM April 4, 2019 at the regular meeting of the LJCPA.

First tie between Tony Crisafi and Jim Fitzgerald, 40 votes each. One will get 2-year term, one will get 1-year term. Crisafi, heads, Fitzgerald, tails. Toss by Ahern (coin verified) was tails so Fitzgerald gets 2-year term, Crisafi, 1-year term**Second tie:** John Fremdling, Eamon Callahan, Greg Jackson, 39 votes each, 2 will have 1-year term, one will *sit on bench*. The coin toss gave Fremdling and Jackson each a 1-year term, Callahan not seated.

Boyden: The 10 people elected will be seated at the next meeting, April 4, 6 pm. Officers will be elected at the next meeting. Anyone who hasn't been a trustee before, in order to be indemnified by city needs to take the Community Orientation Workshop (COW) within 60 days of election.

Schedules for the Workshops and E-COW workshops can be found at SanDiego.gov under the Planning Department.

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

James LaMattery: Real estate broker and part time community activist.

He is working with Bay Park to protect our 30 ft. height limit. He distributed a handout showing bills in question, a map showing transit priority areas and how to get more information. SB 330 now moving through the Senate will remove all Coastal Act and prop D restrictions and take power away from local planning groups. They want to build density. SANDAG has already designated Transit Priority Areas -- yellow areas on handout -- where parking and height limits will be affected. The smart growth map was for a plan that was to go to 2050. This bill is named the Housing Crisis Act of 2019. It would suspend height limits under Prop D, originally from the 70's, immediately until 2030. Organized opposition to the bill has formed. He will be holding meetings in LJ and up the coast to get many homeowners involved. See www.raisetheballoon.org for information.

Boyden: Are they abolishing planning groups?

SB 50 and 330 will limit planning group control of height limits and density

SB 50 sponsored by Senator Weiner, SB 330 by Senator Skinner

. 7.0 Adjourn meeting. 5:50

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE

LA JOLLA COMMUNITY PLANNING ASSOCIATION

Minutes – Tuesday March 19, 2019 – 4:00 pm

La Jolla Recreation Center – 615 Prospect Street, Room 1

La Jolla, California

THE MEETING AGENDA IS VERY TIGHT. PLEASE RESPECT THE FOLLOWING RULES SO THAT WE CAN MOVE THROUGH THSES PROJECTS EXPEDITIOUSLY.

- 1. Public comments are an opportunity to share your opinion with the committee members. Comments should not be directed at the applicant team*
- 2. Plans are available for in-depth review by contacting the project manager at the city's Development Services Department before the meeting.*
- 3. Public comments will be strictly limited to 2 minutes per person. Please review the following meeting minutes. If another member of the public has already said the same thing tonight or at a previous meeting, please move on to new information. It is not necessary to repeat previous comments.*
- 4. Applicants: Please present your project as succinctly as possible. Speak clearly and CONCISELY.*

1. APPROVAL OF MEETING CHAIR

In the absence of Chair Brian Will, Mike Costello was unanimously approved as Meeting Chair.

DPR Motion: To elect Michael Costello Chair Pro Tem. (Kane/Leira)

Passes 5-0-1

2. NON-AGENDA PUBLIC COMMENT

DPR member Diane Kane stated that the La Jolla Historical Society has temporarily suspended review of properties that are 45-years old or older for historical significance due to abrupt changes in DSD procedures

related to staff shortages. A meeting will be held with DSD senior staff on Friday March 22 to discuss community review concerns about the new process that unduly burdens community volunteers.

3. APPROVAL OF MEETING MINUTES

Meeting March 12, 2019. Minutes approved 5-0-1 (Gaenzle, Welch, Costello, Leira, Costello; Kane abstain).

4. FINAL REVIEW 3/19/2019

Project Name: Panorama Homes – 1188 Muirlands Dr

Permits: CDP

Project No.: 620974 DPM: Xavier del Valle

Zone: RS-1-2 Applicant: Tim Golba

Project Info: <https://opensds.sandiego.gov/Web/Projects/Details/620974> LA JOLLA - (Process 2) Coastal Development Permit for the construction of 2 new SFDUs on 2 vacant lots. The West House at 1188 Muirlands Drive totals 8,451 square feet, and the East House at 1200 Muirlands Drive totals 8,510 square feet. The vacant lots total .56 acres and .61 acres, respectively. The site is located in the RS-1-2 Base Zone and Coastal (Non-Appealable) overlay zone within the La Jolla Community Plan area, and Council District 1. Code Case CE-0502994

2/12/2019 APPLICANT PRESENTATION: Golba, Horton, Christensen

- 3 legal lots, today is only the center and eastern lot.
- Current site below street level,
- Pad, parking and garage approx one story below street, two story house and habitable walk out basement on view side. Max height is 13-14' above Muirlands street elevation
- Proposed patio/terracing assists in managing drainage
- Extra guest parking provided as street parking is non-existent, 3 car garage + 3 guest spaces
- Second floor steps back from view to stay under sloping height limit. Basement limited to view "half" of site.
- Similar for both homes, grading permit for both properties because previously graded (grubbed)
- Mediterranean style for each, some differences
- Applicant will provide new easement with water collection and pipe down to Muirlands Vista.
- City cleared historic – proposed project will preserve some ornament from existing and as built drawings have been provided.
- There were approved demo permits, there was NOT a grading permit for the grubbing already performed.
- Demo permit was heavily reviewed prior to approval, structures were built without permit.
- Presented photos of demo'd structures, state of disrepair and non-compliance to code
- Grading permit to revegetate is not before us (on West lot only)
- Grubbing only is code compliance case on center and East lots only.

2/12/2019 PUBLIC COMMENT:

- Hayes: Concerned about drainage, familiar with Christensen (past client), there was a previous failure on Muirlands, hillside collapsed. Expect new project to handle it's own drainage without their (Hayes's) temporary remedy. Disappointed to see grading without permit and demo. Mature trees are now gone.
- Merten: 2007 retained to investigate redesign, owner fell ill and plans stalled.
 - o Site was heavily landscaped, huge mature trees, like walking through Balboa Park.
 - o Demo should have required a CDP. City response that non-attached structure may be demo'd. Described email to city and DSD director Lowe.
 - o Grading/Grubbing was done without permit. 6 months to answer code compliance issue. Need to see grading permit to make current situation in conformance
 - o No issue with proposed homes.
 - o Disappointed to see denuded site

- Suggested that a previous structure across lot line de facto merged the lots. (per Civil engineer, that is not the case)
- City email response to Muni Code violations was “idiotic”

2/12/2019 COMMITTEE DELIBERATION:

- Costello: does not appreciate that the contractor, or whomever, played naïve about the need for permits for grubbing, grading, demo work.

2/12/2019 DELIVER NEXT MEETING:

- Drainage plan and details of water course and rear channel
- Grading plan and how it transitions to natural grade at project boundaries.
- Materials Board
- Which trees are existing in the landscape plan
- Bring plans of as-built original building to be torn down
- 8.5x11 of setbacks, FAR, area, height.

2/19/2019 APPLICANT PRESENTATION Golba, Horton, Christensen

- Reviewed what others have done along Muirlands. Homes are each built with motorcourt and first floor one level below street elevation. 7 spaces total (3 garage, 4 guest), 2 story with walk out basement for each.
- Demonstrated which trees are remaining.
- Demonstrated aerial survey pre and post grading. There was no grading as we usually define it done as part of the “grubbing” code compliance case.
- Civil engineer presented drainage patterns and facilities. Add curb along a portion of Muirlands. Public drainage to collection and then public easement across (between subject properties) to city facilities below. Retention basin for all on site run-off. 3rd line of defense to add swale along Northerly (downhill) boundary. Balanced grading on site to eliminate/minimize import/export of soil. Maintenance has been done already on existing.
- Old retaining wall from original estate to remain. Stacked stone. Will become landscape planter wall below proposed pool.
- Materials board showed difference between two houses.
- Demo was performed to free-up any potential lot tie.
- Site was grubbed and that constitutes grading. Erosion control system was created. Neighbor cut the pine tree, it was dying.
- 28 page historic review dismissed this idea. Getting a grading permit. There is nothing else that the applicant can do.
- Demo permit was approved. Accessory structures did not require a CDP.
- City lumps remediation in with new development plans if done within 6 months.

2/19/2019 PUBLIC COMMENT

- Merryweather – historic? (project went through a technical report and cleared by staff due to heavy (unpermitted) additions.) (Current owner building these two homes and potentially selling the 3rd lot separately.
- Merten – 1976 Coastal Act – preserve and maintain character of coastal neighborhoods, area is significant due to existing mature landscape. Contributes to character. So did the building on the site. Even un-permitted buildings are over 50 years old and contribute to community character. Coastal act requires CDP for demolition of buildings. Grubbing is included in definition of Grading. This grading (by way of grubbing) should have required a CDP. Remediation should have been required. Reviewed city ordinance regarding consequences for unpermitted work. City MAY request a “reasonable restoration of the site”. Extent of landscape is apparent on provided drawings. Landscape must be restored unless infeasible. City apparently

has approved hydroseeding and straw waddle as adequate remediation. What if everyone surrounding did this? Character would have been completely changed. Premises shall be restored prior to any other permits being approved. Finding must be made that project complies with LDC and LJ Community Plan. Not preserving or enhancing the character. Site has not been remediated. Environmental review dismissed any species habitat.

Merten: Grubbing = Grading, Grading = Development, Development requires a CDP. Large trees need to be replaced.

Merryweather: It looks like they took out much more than grass. Sad to see all those trees lost. We are ruining La Jolla.

2/19/2019 COMMITTEE DELIBERATION

Will: if remediation allowed as part of proposed project permit, we need to review if landscape is adequate to address grubbing loss.

o Many large canary palms being added.

o Wish to see more than just palm trees.

o Sloping ground cover down slope behind pool

Ragsdale disappointed to see loss of trees, but leaving site in current state does not help community character.

Costello: request to improve drainage on 3rd lot.

o Applicant willing to extend lower swale and street collection piping across to Westerly "3rd" lot. (parcel 1, map 18604)

Welsh: Have a problem with this process. It is sad that this is lost.

Will: Wish there was a bigger slap on the wrist.

2/19/2019 COMMITTEE MOTION

Motion that findings CAN be made as presented with drainage extension (Ragsdale/Will)

o In Favor: Ragsdale

o Opposed: Costello, Welsh, Collins

o Abstain: Will (as chair)

o Motion FAILS 1-3-1

Applicant to return next Meeting with revised Landscape Plan and drainage plan for Westerly (3rd) lot.

3/12/2019 APPLICANT PRESENTATION Golba, (Landscape Arch),

Presented more recent aerial photo of existing landscape at time of client acquisition. Much of the area between large trees was barren dirt.

Explain previous damage to existing trees.

No permitted lot tie, and no presumed lot tie just because house was built. Confirmed by civil engineer. Removal of house removed any implied tie.

Bring landscape back to former glory. Pull landscape from street, Improve auto visibility, increase natural light and views, Bringing in mature material, Keep low stone wall on lot. Eastern lot motorcourt encircles existing canary palm.

Third lot cannot have drainage built per this CDP, but CAN piggy-back onto proposed drainage, it is designed to handle all 3.

3/12/2019 PUBLIC COMMENT

Merten: CDP and Code Compliance Case for illegal grading/grubbing of these lots. Remediation of all 3 lots is required. Requested applicant to specify mature trees to be brought back on-site. Italian stone pine that was damaged, unnecessarily removed. Wants to see them restored.

Applicant: Grading permit to revegetate has been submitted for lot 3. City requests permits be combined to expedite final development, and not delay/extend work. City has inspected erosion control 11 times this season.

- Merten: Has code enforcement “backed-off”.
- Peterson: Represent potential buyer of third lot. Would like to pursue easement to attach to drainage, will submit CDP for new project.

3/12/2019 COMMITTEE DELIBERATION

- Kane: who owned at time of “grubbing” (current owner)
- Leira: Does drainage easement have a pipe (Yes, public drain pipe). House fits in Cote d Azur just as well as La Jolla or Rancho Santa Fe. Muirlands has a special feel. Something wilder like English landscape design is appropriate. Would like to see feel of a natural “creek” reflected at drainage easement. Would nice to see restoration of landscape (replaced in kind) showing size and location of each species pre-grubbing and after.
- Kane: appreciate opening up safety views.
- Applicant: would olive trees be more appropriate.
- Kane: Can the creek concept come back? Can you name tree species to be proposed. Oaks? Alepo pine? Stone pine? (no). Olives?
- Applicant: Canaries are prevalent on the site. Willing to “loosen-up” landscape. More informal. All street facing trees are 48” box minimum. Trees will be planted 1 year before finish construction.
- Leira: project natural creek state at “artifact wall”. Landscape is critical to this project.
- Costello: When might third lot come before us? (possibly 3 months if sale goes through).
- Welsh: How many trees to remain. 12 healthy of some 40 trees.
- Applicant: Plan to plant close to 40 or more.

3/12/2019 DELIVER NEXT TIME

- Provide SPECIFIC landscape plan with respect to planted material.
- Which plants/trees remain, which are new (what species, what size box if new)
- Make more “wild”, natural, creek.

3/19/2019

- Landscape Architect Frank Marczynski:** presented revisions to the landscape plan to loosen up the design along the street and to create a woodland stream effect along the rear property line.
- Street front plantings include olive, Aleppo pine, cypress and Canary Island palms in 48” box sizes, and 60” boxes for native oaks.
- Most existing trees are Canary Island Palms; 6 trees will remain, while 9 will be re-located
- On the east lot, 26 new trees will be planted with the landscape plan, while 11 trees were removed during grubbing operations
- On the west lot, 12 trees were removed and 25 will be re-planted
- The V ditch at the rear of the lot will be more curvy to follow the existing rock wall and the bottom will be filled with cobblestones to replicate a dry “stream
- Gaenzle:** asked how the new lot sizes comported with neighborhood character. The applicant responded that ½ ac. Lots are the neighborhood norm, with lot size decreasing slightly from east to west.
- Welsh, Leira, Collins & Kane:** liked changes & wanted to hear from public

Phil Merten: not able to attend but sent written comments that were read into the record (see attached). In general, Merten’s comments asked that DPR not decide on project until Environmental Document was issued to see how the plans addressed environmental issues.

- Leria** responded by citing 3 environmental issues: 1) direct and cumulative impacts from
- Creek run-off ; 2) whether the streetscape was consistent with the neighborhood; and, 3) ratio and type of trees specified for tree replacement.

DPR Motion: Findings CAN be made for a Coastal Development Permit for the construction of 2 new SFDUs on 2 vacant lots. The West House at 1188 Muirlands Drive totals 8,451 square feet, and the East House at 1200 Muirlands Drive totals 8,510 square feet. (Kane/Leira) Passes 4-1-1

PRELIMINARY REVIEW 3/19/2019

Project Name: Ahern CDP

Permits: NDP/CDP

Project No.: 622662 DPM: Pancho Mendoza

Zone: RS-1-7 Applicant: Nick Wilson

Project Info: <https://opensds.sandiego.gov/Web/Projects/Details/622662>

LA JOLLA - (Process 3) Coastal Development Permit for the 194-sq-ft addition/remodel to an existing 3,222 sq ft single dwelling, Historic Resource Board Designation #1142; an 88-sq-ft addition to the existing 619-sqft garage, and a new 729-sq-ft detached companion unit. Total construction is 5,278 sq ft located at 7025 Vista Del Mar Ave. The 0.28-acre site is located in the RS-1-7 Zone and the Coastal (Appealable) Overlay Zone within the La Jolla Community Plan

3/12/2019 APPLICANT PRESENTATION (Nick Wilson, Island Architects)

- Interior remodel only on historic structure, adding a companion unit, allowed to be in rear and side setbacks, not utilizing side yard, but pushing back to rear setback. Highest ridge on companion unit is 14'-10". Highest point of house is 14'-0". Max companion unit size is 1200sf. Much smaller than proposed.
- Unit has living space, bathroom, closet, and bedroom. For retired mother. No kitchen. Utilizes existing permitted property wall as rear structural wall for the companion unit. Maintaining 4'-9" side setback. Existing 2 car garage.
- Addition will be wood siding slightly different than main house.
- Historic has signed.
- No parking required. 3 on-site. No add'l storage required.
- The setback is why you are calling it a setback

3/12/2019 PUBLIC COMMENT

- Alcorn: curious why a companion unit?

3/12/2019 COMMITTEE DELIBERATION

- Costello: Garage? (not converting the garage).

3/12/2019 COMMITTEE MOTION (Collins/ _

- To make this first presentation a FINAL PRESENTATION
- Motion FAILED for lack of Second

3/12/2019 DELIVER NEXT TIME

- Bigger posters, larger drawings.
- Aerial photo.
- Lot size, statistics, FAR
- Distance to transit corridor. (two blocks to LJ Blvd?)

3/19/2019

- Nick Wilson, Island Architects, stated that a Neighborhood Development Permit was not needed for a garage conversion. He presented a large scale aerial that correlated transit stops to project location.

The subject property is 1,000 ft. east of La Jolla Blvd., plus another 400 feet south to the closest bus stop.

- Since the property is located on the corner of Belvedere and Vista del Mar, there are no required setbacks in a RS 1-7 zone ; the house is setback 13 ft. from the western side PL; and 4'9" on the eastern PL.
- A companion unit can also be 4'9" on the east PL, but no larger than 1200 sq. ft. or 50% of the GFA

- The project is to build 750 sq ft. guest unit with a maximum height of 14' 10". It contains only a bedroom and a bath, but no kitchen.

DPR Committee comments

- Gaenzle:** how is the unit accessed if it becomes a rental?
- Crisafi response:** There is enough space in the side yard for a driveway to access rear unit.
- Kane:** What is located across the PL?
- Crasifi response:** CU is not next to neighbors' dwellings and won't impact their privacy; CU is next to rear yard landscaping on both adjacent properties.
- Leira:** There is no required parking. What happens to tenant/resident parking needs when the property turns over?
- Crisafi response:** there are 5 parking spaces on the lot.

Public Comments

John Beaver (neighbor): CU proposal is all within the code, but an 8 ft. cinder block wall on project side yard PL is not a neighborly gesture.

Karina Urias: the CU side is also on the PL. Not a great trade-off.

DPR MOTION: Findings CAN be made for a Coastal Development Permit for the 194-sq-ft addition/remodel to an existing 3,222 sq ft single dwelling, Historic Resource Board Designation #1142; an 88-sq-ft addition to the existing 619-sqft garage, and a new 729-sq-ft detached companion unit. Total construction is 5,278 sq ft located at 7025 Vista Del Mar Ave. (Collins/Leira) Passes 5-0-1

PRELIMINARY REVIEW 3/19/2019

Project Name: Forward Companion Unit

Permits: CDP

Project No.: 624842 DPM: Xavier Del Valle

Zone: RS-1-7 Applicant: James Alcorn

Project Info: <https://opensds.sandiego.gov/Web/Projects/Details/624842>

LA JOLLA - (Process 2) Coastal Development Permit to construct a 500-square-foot companion unit over an existing detached 500-square-foot garage located at 714 Forward Street. The 0.13-acre site is located within the RS-1-7 zone and the Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan area, and Council District 1.

3/12/2019 APPLICANT PRESENTATION

- Existing room, raising the roof 4', Adding bathroom, and kitchen unit.
- Surrounded by huge alley buildings.
- Late Victorian in front, same style, materials are exactly as existing. Adding two gables and roof "monitor/cupola" to let in light.
- 29'-6" to highest point of ridge. Height to eaves = 16'

3/12/2019 PUBLIC COMMENT

- none

3/12/2019 COMMITTEE DELIBERATION

- Will: Asked about heights
- Costello: Appreciates the nice style.
- Welsh: Asked about roof pitches

3/12/2019 DELIVER NEXT TIME

- Aerial/Satellite photo LJ Blvd to site

3/19/2019

- Mr. Alcorn presented views of properties along the alley to provide context for the proposal.

Property described as a small unit above an existing 500 sq. ft. garage with a toilet, shower, hotplate & fridge; A pop-up lantern will light it from the ridge line; a small balcony will overlook the rear yard.

DPR Motion: That findings CAN be made for a Coastal Development Permit to construct a 500-square-foot companion unit over an existing detached 500-square-foot garage located at 714 Forward Street. (Kane/Leira) Passes 5-0-1

5. FINAL REVIEW 3/19/2019

Project Name: Stylii – 9046 La Jolla Shores Ln

Permits: CDP/SDP

Project No.: 543042 DPM: Glenn Gargas

Zone: RS-1-7, RS-1-4 Applicant: Gary Cohn

Project Info: <https://opensds.sandiego.gov/Web/Projects/Details/543042>

LA JOLLA - (Process 3) Coastal Development Permit (Amendment to CDP No. 92-0571) and Site Development Permit for a 1,943 square foot addition to an existing 9,799 sq ft single dwelling unit for a total of 11,742 square feet. The 0.87-acre site is located at 9046 La Jolla Shores Lane is in the Coastal Overlay Zone (Appealable area), in the RS1-7 & RS1-4 base zone of the La Jolla community plan area. Council District 1.

2/12/2019 APPLICANT PRESENTATION: Cohn

- Garage addition, guest room, office above, and cantilevered deck, 3 car garage expanded to 6 car (tandem).
- Contemporary “donut” floor plan
- No increase to overall structure height, Garage below accessed from sloping street, glass rail
- Hatch region to West is dedicated public view easement
- Upgrading the curb cut, replace sidewalk to accessibility standards,
- New roof at existing roof access steps to make hallway through to guest room
- Exterior stucco to max existing
- No additional mechanical or PV on roof
- 5 bedrooms

2/12/2019 PUBLIC COMMENT:

- none

2/12/2019 COMMITTEE DELIBERATION:

- Leira: seems to fit within existing development footprint

2/12/2019 DELIVER NEXT MEETING:

- Aerial/photo of neighborhood showing roof, outline areas of expansion
- Parking plan (show how to fit 6 cars in expansion)
- 8.5x11 of basic project data

3/19/2019

Mr. Cohn presented an aerial photo of neighborhood, existing development on subject property and location of garage expansion, office, deck and guest room. He explained that the home spirals upward with the slope and the large site can support a 17,000 sq. ft. dwelling. The proposal is well under allowable FAR. There was a brief committee discussion and no public comments.

DPR Motion: That findings CAN be made for a Coastal Development Permit (Amendment to CDP No. 92-0571) and Site Development Permit for a 1,943 square foot addition to an existing 9,799 sq ft single dwelling unit for a total of 11,742 sq ft. (Collins/Kane) Passes 5-0-1

6. FINAL REVIEW 3/19/2019

Project Name: Encelia/Romero – 7248 Encelia, 7231 Romero

Permits: CDP/SDP

Project No.: 624464 DPM: Xavier del Valle

Zone: RS-1-4 Applicant: Susan Smith

Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/624464>

LA JOLLA - (Process 3) A CDP and SDP to demolish an existing house on one lot located at 7248 Encelia Dr. (0.23-acres) damaged due to a landslide that occurred on a second lot located at 7231 Romero Dr. (0.43-acres), and constructing a 3-story SDU on each lot. The lots contain ESL, and a lot line adjustment is proposed. The project site is located in the RS-1-4 zone and Coastal Overlay Zone (Non-Appealable) within the La Jolla Community Plan area, and Council District 1.

2/12/2019 APPLICANT PRESENTATION: Smith and Smith

- Owner intends to build lower lot first, move there after complete, then build upper.
- City issued emergency CDP to build stabilizing retaining walls. 100' caissons.
- Minimum lot size in RS-1-4 is 10,000, proposing 10,030 and 19000sf lots after adjustment.
- Satisfy all setbacks, FAR, height limit.
- 80' of elevation between properties. (almost all on lower property)
- Encilia (19,000sf lot) has .45 FAR (.46 allowed).
- Showed perspectives
- 968sf enclosed courtyard without roof (not included in FAR)
- Massive FAR exempt basement
- 2,000sf second (upper) floor master
- 5 bougainvillea trellises “lilly pad”
- Carport exempt from FAR
- 2 parking spaces
- Built exactly to side setbacks
- Romero (10,030 lot)
- Below grade “buried” basement
- Short front setback due to steep slope
- Pushed into ground
- FAR exempt first floor
- Some FAR exempt on second floor
- Third floor (3 + basement)

2/12/2019 COMMITTEE DELIBERATION:

- none

2/12/2019 DELIVER NEXT MEETING:

- locate lot lines on photo and/or satellite view
- movie
- landscape plan (colored)
- Topo map and grading plan
- Drainage plan
- Aerial photo with proposed footprints
- FAR + exempt, full zoning analysis
- Materials board
- Colored rendering if possible

- Alternate parking options
- New Site/retaining walls
- Curious about seasonal light/window feature
- Roof materials

2/19/2019 COMMITTEE CHAIR COMMENT

- no cycle issues were available today. Chair would require unanimous motion from Committee to vote on this project without first seeing city's cycle issues. None made.

2/19/2019 APPLICANT PRESENTATION

- Reviewed items from last meeting
- Zoning sheet
- Green roof on lower project (Romero)

2/19/2019 PUBLIC COMMENT

- none

2/19/2019 COMMITTEE DELIBERATION

- House is large: 15000sf on 19000sf lot when all enclosed areas included
- Carport and basement exempt from FAR. Does not look like carport could be enclosed.
- Architecture is unique and this is a neighborhood that has embraced unique architecture

2/19/2019 DELIVER NEXT TIME

- Movie
- Make us feel warm and fuzzy about size of house.
- Return March 12th.

3/12/2019 APPLICANT PRESENTATION

- Presented brief movie of drive along Romero and then along Encelia.
- Green roof (3,000sf) one of the smaller roofs in neighborhood
- Footprint 5,400sf footprint on 19,000sf lot. Footprint is similar to existing house being removed. 28% lot coverage. Over 8,000sf allowed.
- First floor is walk out basement, 2nd floor appears as main level from street. Almost 7,000sf is buried on lot. 2nd floor (main level) is 4' below street. Total height is 19'-6" above street.
- Cycle review comments were distributed.
- Home will be more open to street, open to yard, no walls/fences/gates.

3/12/2019 COMMITTEE

- Will: Any cycle issues that will change design? (Replace queen palms with canopy trees?)
- Welsh: Asked about elevation relative to street
- Costello: Would prefer to see an Assessment Letter
- Will: 8,740 allowed, proposed 8,641, Plus over 6,000sf on Encelia. Romero allows 5,416, using 4,165sf.
- Costello: Geo report. There have been slides. How are you addressing. (Previous Romero property owner, did improper shoring, tore open the hill, House on Encelia began to move. Emergency CDP issued to shore it up. (14) 100' caissons installed, soil nails, etc. Now stable. Neighboring house built during remediation, good practices, stable. Will create large boring hole to confirm extent of slide boundary.)
- Costello: So still gathering data? (Conclusion was we know with caissons, it can be stabilized and development is feasible)
- Leira: not another desert view drive. Big slide. Supposedly fixed in 60s, refixed in the 70s and destabilized in 2000 from water intrusion. These slide areas should be looked at thoroughly. Side yard setbacks? (7' and 10')

Looks smaller than that. Concerned with lot line change and how it contributes to a larger home and resulting impacts on neighborhood scale and character. Can you save olive tree

- Will: Lillypads overhang, create imposing overhang, reduce perceived second floor

3/12/2019 PUBLIC COMMENT

- Lamagna: How tall above existing house. (4' taller than chimney.)
- Evans: Very different than neighborhood. Height is massively bigger than neighborhood. What happens to roof if water restrictions are imposed? (Plant sedums 3-4") roof approaches 20'). Feel this is too big for neighborhood.
- Alcorn: 30' height limit? (Applicant shared drawings)
- Sally: Where are driveways (Applicant shared drawings)
- Merten: Most homes have one story or small second floor as viewed from Encelia. Lacks articulation. Very different shape and mass than community character.
- Lamagna: Driveway will be on the right?

3/12/2019 DELIVER NEXT TIME

- First assessment letter.
- Comparison of how many multi-story homes and area comparison. Bring FAR worksheet. How large could house be if lot lines were unchanged.
- Consider reduced size of top floor
- Runoff control.
- How do sideyards compare to neighbors' homes.
- Investigate saving olive tree. Keeping any existing landscape? Identify it.
- Consider opening up "lillypad" structure.

3/19/2019 APPLICANT PRESENTATION: Seven issues were presented by the project architects:

- First assessment letter: letter confirmed project compliance with all issues.
- Hydrological Reports: both reports confirmed site's hydrology could accommodate the project.
- Side yard setbacks compared to neighbors: Existing home is 5 ft. from northern neighbor and 6 ft. to south; northern neighbor is 2 ft. from PL and southern neighbor is 6 ft. from PL.
- Compare multi-story homes in neighborhood: 16,061 sq. ft. lot: Code allows 7,853 sq. ft.;
- 19,000 sq. ft. lot, where 8641 sq. ft. is proposed. Other homes in area are consistent with proposed 2 stories & FAR.
- Landscaping: "Olive tree" is actually a pepper tree. It will be re-located and two more added to the street front. King Palms will be kept at lot lines to either side; no sidewalk (not required). Cobblestone gutter: gutter will be solid concrete since city doesn't require cobblestone replacement due to maintenance concerns.
- Consider reducing size of top floor: top floor is 2309 sq. ft.; 5432 sq. ft. on lower floor; 7,751 sq. ft. in walk-out basement. Site is on one of larger lots in neighborhood: 3 floors w/ walk-out basement; House total size is 15,000 sq. ft.; 7,059 in basement, but only 890 sq. ft. counts in FAR.
- Open "lily pads": these features are shade structures inspired by bougainvillea arbor at the Getty. Lower (basement) level is covered with fig vine & stucco ("Mirage," a pinky beige color). Glass is clear with low e value.

Public Comment

- Ron Schachar:** City identifies Geotech hazard as 53 but it should be 54. Need full Geotech analysis. House should be designed for climate change, increased hydrostatic pressure & hillside protection. If this house goes, his house goes too. What is reason for hillside slippage? Could be unstable hillside. Roofline is higher than neighborhood.

- Gaenzle:** can house be designed for Geotech hazard of 54 with peer review by neighbor to be sure site is “super safe”?
- Architect:** site is undergoing slip plane analysis & hydrological studies by SCST Geotech.
- Evans:** only 2 neighbors notified, so many couldn’t be at meeting. Neighborhood unfairly characterized: average home size is 4,843. Proposal is 3 times bigger than average. It looks like Marina del Rey. Home across street is “typical La Jolla.” Doesn’t want large trees along road; cobblestone gutters important to neighborhood. Objects to “lily pads” and moving pepper tree to align with road edge; not characteristic of streetscape. Proposal out of scale with neighborhood. What will house look like from below?
- Lamagna:** how far back from curb is house? (**Architect Response:** 9 ft. from curb to ROW; 20 Ft. to face of balcony--required setback. Wall is 35 ft. back from curb and home is pushed down into the site.) **Lamagna:** Can house be pushed down another 4 ft.?
- Architect:** House will be “loved like every new baby” once it is built.

Committee Deliberation

- Costello:** City should re-consider street tree & gutter issues; project could be designed to Hazard Zone 54 standards.
- Gaenzle:** basement could be lowered into site.
- Leira:** changing lot size is problematic since it leads to a bigger house than neighborhood average.
- Water de-stabilizes; hydrology is an issue. “Umbrellas” are a strong feature; they require details: if buffering rooms from exterior, don’t need as many; Intended to break up façade? Seem inspired by supports in FL Wright’s Johnson Wax Building.
- Kane:** slope stability & hydrology problematic; design & scale out of character with neighborhood.
- Welch:** likes creativity.

DPR Motion: That findings CAN be made for a CDP and a SDP to demolish an existing house on one lot located at 7248 Encelia Dr. (0.23-acres) damaged due to a landslide that occurred on a second lot located at 7231 Romero Dr. (0.43-acres), and constructing a 3-story SDU on each lot. The lots contain ESL, and a lot line adjustment is proposed. (Costello/Welsh) Motion Fails 3-3-0
 Alternative motions to provide a recommendation to the CPA & the City were discussed, but the committee was not able to achieve a consensus.

No Recommendation on this Project as the DPR Committee was at an impasse.

7. FINAL REVIEW 3/19/2019

Project Name: Tuszynski Residence – 5692 Dolphin Pl
 Permits: CDP/SDP

Project No.: 611654 DPM: Francisco Mendoza

Zone: RS-1-7 Applicant: Mark Tuszynski

Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/611654>

LA JOLLA (PROCESS 3)- Coastal Development Permit & Site Development Permit for additions & alterations to an existing 2,479 square-foot single-family dwelling at 5692 Dolphin Place. Additions & alterations include a second floor addition of approx. 1,062 square feet; new roof top terraces; & interior & exterior alterations to first floor. The 0.17 acre site is located in the RS-1-7 zone & the Appealable area of the Coastal Overlay Zone in the La Jolla community Plan area. Council District 1.

2/12/2019 APPLICANT PRESENTATION: Tuszynski

- Request feedback – plans submitted do not meet current zoning code. 2 adults + 3 teenagers in residence.
- Existing is a Main house + detached master bedroom + detached garage. Prefer to connect the structures together with second floor addition.

La Jolla Development Permit Review Committee Mar 19, 2019

Expanding square footage by more than 50%

- Imposition of a 15' front setback, plus new bluff setback would force removal of main house on SW quadrant and result in no choice but to design a two story box laterally across the lot.
- Current house built to within 10' of bluff
- Expand to 4,000 sf where 4,400 is allowed, includes garage to be widened to 2 cars.
- Currently proposing to maintain reduced setback.
- Addition and two story within SE quadrant of lot (to 26') current ridge at 16'.
- proposed second floor steps back 3-4' from existing 5' setback

2/12/2019 PUBLIC COMMENT:

- David Shepardson: appreciates plan and sensitivity to views of neighbors
- Melinda Merryweather: asked if a view easement will be requested along South setback.

2/12/2019 COMMITTEE DELIBERATION:

- pattern of development on street is 0 setback, proposed project maintains that aspect of community character.
- Costello: would like to see survey of existing setbacks in the neighborhood (particularly on Dolphin)
- Costello: The CCC ideal bluff setback is 40', often 25' is allowed when soils report supports it.
- Costello: appreciate effort to maintain character and preserve view.
- Leira: prefer to see step back of second floor from street (at garage)
- Leira: can side setback be maintained as view (along South setback)

2/12/2019 DELIVER NEXT MEETING:

- Spread sheet of surrounding setbacks in neighborhood
- Satellite view of neighborhood, how do setbacks and second floor development pattern in neighborhood.
- Demonstrate consistency of development with neighborhood
- Survey of neighboring FAR
- Roadmap to approval

**3/19/2019 CONTINUED: The Applicant was not present.
Meeting adjourn.**

LA JOLLA SHORES PERMIT REVIEW COMMITTEE MINUTES (Draft)

LA JOLLA COMMUNITY PLANNING ASSOCIATION

Revision 2

Monday, March 18th, 2019 @ 4:00 p.m.

La Jolla Recreation Center, 615 Prospect St., La Jolla, CA

Meeting Room 1

1. 4:00pm Welcome and Call to Order: David Gordon, Chair (dgord@aol.com)

a. Committee members in attendance: Tony Crisafi, Michael Czajkowski, Matt Edwards, Janie Emerson, Andy Fotsch, David Gordon, Myrna Naegle, Angie Preisendorfer

b. Committee and public sign in – please return sign in sheet to chair

2. Adopt the Agenda - Motion made to adopt the agenda (Emerson/ Preisendorfer)

VOTE: 7-0-0 (Crisafi arrived after the vote)

3. Approve February Minutes – Motion to approve minutes (Fotsch/ Edwards)

VOTE: 5-0-2

4. Non-Agenda Public Comment: None.

5. Non-Agenda Committee Member Comments: Janie Emerson delivered a paper copy of the signed Charter and Bylaws approved by the LJSA. Chair asked for an electronic copy to be sent. Emerson said she did not have one.

6. 4:05pm Chair Comments

a. Chair David Gordon described the function of the La Jolla Shores Permit Review process to the audience in attendance.

7. Project Review:

a. 4:15-4:45pm BENEVENTE RESIDENCE – SDP/ CDP (2nd Presentation)

Project #: 614175

Type of Structure: Single-Family Residence

Location: 8516 La Shores Drive

Applicant's Rep: Jeniffer Siller (619) 399-8296 jeniffer@sillergroupcorp.com

Project Manager: Xavier Del Valle (619) 557-7941 xdelvalle@sandiego.gov

Project Description: (Process 3) - Site Development Permit (SDP) for construction of a second-story addition and roof deck to an existing one-story single-family residence totaling 3,961 square feet located 8516 La Jolla Shores Drive. The 0.13-acre site is located in the La Jolla Shores Planned District-Single Family zone, and Coastal Overlay zone (non-appealable) within the La Jolla Community Plan area and Council District 1.

Presentation:

Applicant Rep, Jeniffer Siller, stated she work with her clients and take into account the comments from the LJSPRC last meeting and made changes to the project

South setback: 2'6" (no change). North setback: 3'3" and 5'3" (18" of vertical articulation and moved chimney farther from property line). Front setback: 18'11", 59'5" from curb. Rear setback: 27'0" and 23'8" from small 2nd floor balcony.

Height: 25'6" and chimney at 28'0".

Second floor is now setback 1'6" to provide articulation and 4' side setback.

Removed 5th bedroom to keep the garage, so no additional off-street parking is required.

Motion: Finding can be made for Project #: 614175 (Process 3) - Site Development Permit (SDP) for construction of a second-story addition and roof deck to an existing one-story single-family residence totaling 3,961 square feet. (Fotsch/ Edwards)

VOTE: 5-2-1 Emerson, Naegle opposed. (Crisafi, Edwards, Czajkowski, Fotsch, Preisendorfer voted for). Chair abstained.

b. 4:45-5:15pm SUGARMAN SDP (1st Presentation)

Project #: 625569

Type of Structure: Single-Family Residence

Location: 8356 Sugarman Drive

Applicant's Rep: Claude Anthony Marengo (858) 459-3769 CAMarengo@marengomortonarchitects.com

Project Manager: Xavier Del Valle (619) 557-7941 xdelvalle@sandiego.gov

Project Description: (Process 3) Site Development Permit (SDP) for the construction of a two story 5,694 SF family house with 1.217 SF basement garage on a vacant lot at 8356 Sugarman Drive. The 0.25 acre site is located in the La Jolla Shores Planned District-Single Family Zone of the La Jolla Community Plan area and Council District 1.

Presentation:

- Applicant's Rep, C. A. Marengo presented description of project. Two lots, one with existing home and will include a lot line adjustment. New home to be built on empty 11,110 sq ft lot.
- New home will be: basement: 991 sq ft, 1st floor: 3172 sq ft, 2nd floor: 2492 sq ft.
- side setbacks: 7', pad is elevated 7' above the street as are many other homes on the west side of Sugarman Drive.
- Existing 25' wide driveway to remain, shared with north lot (with existing home). Driveway is 21'5" long.
- Roof height is 24' (north side) and 22' (south side).
- Geo Technical Rep for applicant, Les Reed, gave presentation on geotechnical issues. Addressed questions raised by neighbors. Noted that many of the properties in the immediate area suffered from problems due to poor grading and fill with improper materials. Noted that area was originally sandstone which provides a stable and secure soil. Those properties that had not added fill were stable and the applicant's property was stable and not subject to the slope failures that had occurred in the area.

□

□ **Public Comments:**

- Several letters from members of the community were provided by the public and distributed to the committee, the applicant's rep and the public.
- Nancy Casady (8412 Sugarman Drive) pointed out that not all of the homes on the west side of the street are on a raised pad as Mr. Marengo stated. Pointed out that there had been improper fill and grading resulting in erosion and drainage issues. Was concerned about slope failures and felt that the design did not conform with the neighborhood character.
- Rachel Klein (Cranbrook Ct) stated that the design did not conform with the neighborhood character as most homes are 1880 to 2300 sq ft and this project is 3 times that size. She was concerned that this project was a spec project. Mr. Marengo confirmed that this is a spec project.
- Anney Love and Dave Smith (8384 Sugarman Dr) asked how deep the garage would be cut into the slope. Mr. Marengo responded that it would be 8' on the south and 11' on the north.
- Margo (no last name provided) was concerned that the project was not in character with the neighborhood and noted that most homes are Mid-Century design and most are single story. She felt that it is an historical neighborhood.
- Rafael Parra (8385 Sugarman Dr) stated that when his home had major slope and foundation problems, he was required to preserve the original style. He stated that he would like to preserve the character of the neighborhood and would also like to see a street scape of the neighboring homes.
- Vicky Powell (8373 Sugarman Dr) asked what happens to property values when a new home is built that is out of character. Several members of the audience provided that typically when a larger home is built, the property value of that home increases which in turn results in increasing property values of all homes in the area.
- Claire Guggenheim (8289 Sugarman Drive) asked how many bedrooms. Applicant responded 4.
- Rosanna Toumei (8332 Sugarman Drive) How do we make sure the plans don't change? Response: The Development Services Project Manager is supposed to notify the Community Groups if substantial design changes are made.
- Michael Lewis (8268 Sugarman Drive) described this project as the "Incredible Hulk", above ground; it is three times as large as any other house in the neighborhood. He opined that this project should not be submitted..
- James Cooper commented "Learn in Hand" and community values of the neighborhood.

□ **Committee Comments:**

- Andy Fotsch: commented that information was missing; context of the neighborhood, street surveys, show how project conforms to the neighborhood.
- Matt Edwards: Expressed concerns about bulk and scale, need to see detailed illustrations and 300 ft survey.

- Janie Emerson: Agreed with comments from Andy Fotsch and Matt Edwards. Would like to see a street scene and color aerial view.
- Myrna Naegle: commented that the project needs to respect the character as in the LJSPDO.
- Tony Crisafi: commented that it needs to show compliance with the community character.
- Michael Czajkowski: Would like to see a 3 dimensional drawing.
- No Motion
- No Motion Made on the project, Applicant agreed to return to a future meeting.

c. MOTION: to adjourn at 5:35pm (Fotsch, Preisendorfer)

VOTE: 8-0-0

Next Meeting: next PRC meeting Monday, April 15th, 2019 @ 4:00 p.m

LA JOLLA TRAFFIC AND TRANSPORTATION BOARD

Regular Meeting: Wednesday March 20, 2019

Members Present: Dave Abrams (Chairperson) LJCPA, Tom Brady LJCPA, Donna Aprea LJTC, Nancy Warwick LJTC, Erik Gantzel BRCC, Aaron Goulding LJVMA, Ross Rudolph LJSA

Members Absent: Brian Earley LJSA, Patrick Ryan BRCC, Natalie Aguirre LJVMA

Approve Minutes of: February 20, 2019 **Motion to Approve: Brady, Second: Gantzel 5-0-2 (Warwick, Rudolph)**

Public Comments on Non-Agenda LJ&T Matters:

Ira Parker: La Jolla Blvd is treacherous for pedestrians in the crosswalk especially at Genter Street. This Board approved and the City installed flashing lights at the La Jolla Blvd at Genter St crosswalk. Ira reports that drivers are not slowing down for the blinking lights but driving faster to beat the pedestrians before they enter the crosswalk to avoid slowing down and stopping for them. More than once he has had to position his car on an angle to prevent other drivers from passing him while pedestrians were crossing in the crosswalk. He suggests traffic calming at that intersection. Dave will contact the City Traffic Dept for any traffic calming measures that might be available for the intersection.

Ardyce Homa: has had several bad experiences with the Scooters (operators) that are riding around in the Village and on Coast Blvd. She wants to know if there is anything in that App that alerts the riders that operating the Scooters on sidewalks is illegal. Aaron opened the App and right away could see a disclaimer that operating a Scooter on the sidewalks is illegal unless otherwise permitted. She was sideswiped by a Scooter on Girard Ave and has now become like a sole policewoman when she sees them on the sidewalks. She also sees children on the Scooters riding with adults and believes that is dangerous. Aaron confirms that there should be just one rider on the Scooters. Scooter operators if they are riding on the sidewalks or have children riding with them are doing it illegally; however, the law is not enforced. It is much like littering. Littering is illegal but people do it anyway and it's not really enforced. Dave noted that there was a fatality several days ago involving a Scooter and suggested that she write to Councilwoman Barbara Bry who has been active in trying to regulate them.

Agenda Item 1: Request to Eliminate Red Curbs on La Jolla Farms Rd (Cont'd Item) -To facilitate parking for Surfers at Beach and others (Melinda Merryweather) Action Item

This Agenda item was first heard as Agenda Item 6 at the July 2018 Meeting and was Continued to inquire from the City as to how the curbs became red on both sides of the street contradicting the October 1998 Memorandum. City Staff have the same 1998 Memorandum that the Board received but there appears to be no documentation after that for why both sides of the streets are red curbed. City Staff are open to removing the red curbs on the East side of the streets and creating more time limited parking but requested more time for an evaluation and recommendation of the area.

Gary Pence met with the Coastal Commission staff and emailed his recommendation which Dave read to the Board and audience:

Attached is the map showing where we intend to remove some red to add additional parking on La Jolla Farms Road. The red on the west side and south side of the street was installed approximately 30 years ago and was approved by City Council and the Coastal Commission, so we do not intend to remove any of that red. Over the past 30 years additional red has been added to the east and north side of La Jolla Farms Road for primarily two main reasons, which are to provide visibility of approaching traffic for residents exiting their driveways or the side streets, and to improve pedestrian safety. The residents had expressed concern that pedestrians which included students, beach goers, and local residents were walking in the travel lane up and down the street because there is no sidewalk. This became of particular concern at night and where the road had curves that limited sight distance. So, along the two curves (Curve 1 and Curve 2) identified on the map, red zones were installed so that the pedestrians could walk close to the curb and not in the travel way.

With the safety concerns mentioned above, we looked for locations where we could remove some red while not creating any visibility issues for residents exiting their driveways or side streets, and we left the red at the critical curve areas (Curve 1 and Curve 2). This allowed us to create eleven additional parking spaces which are listed below and identified on the map.

Nico Nierenberg, acting spokesman for La Jolla Farms Rd, clarified they do not have a Homeowners Association. They are a group of neighbors who are coming together to respond to the proposal to eliminate eleven red curbs for additional parking spaces on La Jolla Farms Rd. They received this proposal just several days ago leaving them no time to prepare for it. He requested a continuance but it was not granted.

Since August 2018 Mr. Nierenberg has had a production request for any records the City has going back to 1989 when the red curbs were created to the current red curbs that they have in the neighborhood today. The City produced nothing for them so when Gary Pence says this is what happened and this is why we did what we did because of curve one and two, residents have no idea where that information is coming from because they asked for it and did not receive anything. They asked for history, engineering studies, safety considerations, even simple work orders and as far as they know records do not exist. They do not feel it is reasonable to ask them to comment on this until the City tells them how they got from where they were to where they are now. The City should be able to produce that because Gary Pence should not be able to simply say this is what happened, he must have a reason for knowing what happened. Mr. Nierenberg noted an allegation that they read in the La Jolla Light that troubled a lot of them regarding the suggestion that Residents went out and painted the curbs red themselves.

The Board has the response from the City; there is no evidence that happened. In his email Gary Pence says the City did it for safety reasons. Mr. Nierenberg wanted to clear up the misconception that Residents went out and painted the curbs red themselves.

Residents of La Jolla Farms Rd believe that no decisions should be made now until more detail about why the decision is being made and how we got to this point is clear. There has been no demonstration that a parking problem even exists. There have been no parking studies done. When people complain about speeding the City does a Study. They measure out cars and speeds but the City never did a parking study to determine if there is a parking problem in the Farms.

Mr. Nierenberg presented an enlarged picture of La Jolla Farms Rd. He noted the streets and lanes that make up the La Jolla Farms area: La Jolla Farms Rd and Black Gold Road. Green Tree Lane, Idlehour Lane, Brookmead Lane and Crown Crest Lane are all cul-de-sacs. With the current red curb configuration there are 280 parking spaces in the area of La Jolla Farms and Black Gold Rd. There is no parking on the cul-de-sacs. He pointed out the key beach access point leading to the Beach, the Ho Chi Minh Trail, and the Coastal Preserve that is in the area. There is parking within 2-5 minutes of these access points. He showed the Board where the red curbs are on the street and where parking is available. There is always parking available in the Farms and it is a short distance from the beginning of the Farms. However, in the past, the 80's, drivers clustered in the area closest to the beach access point and it caused congestion in the Street. Attempts were made in 1989 through the red

curbs to spread out the parking spaces throughout the neighborhood, but never more than a few minutes away from the beach access point, to relieve the congestion and make the street safer.

Mr. Nierenberg explained the issue is not simply that there was a certain amount of red curb and now there seems to be more of them, it's that there are different configurations from different Maps of the street that appear to show more of them and he pointed out the difference between two maps. He pointed out where the City wants to remove the red curbing to create more parking spaces. Residents of La Jolla Farms Rd do not believe this is a reasonable request to remove the red curbs. There is not a parking problem to resolve, there is not a correct recognition of what the existing situation is, nor is there sufficient history or analysis to make these changes.

Sarah Price Keating and her husband Brian Keating created a handout for the Board. They have been residents of La Jolla Farms Rd since 2008. They have five young children and increasing parking by eleven new parking spaces will increase the danger of walking in the neighborhood not just for her family but for all visitors to the Farms. There are no sidewalks in the Farms area so she and her small children must walk facing the traffic and when approaching blind curves, she must zig zag around them walking with the traffic until the curve is cleared and she can resume her walk facing the traffic until she meets another blind curve and has to repeat the process. Even when there are no blind curves but there are parked cars on the East side of La Jolla Farms Rd, they have to walk in the middle of the street outside of the white lines because there is barely any room to walk safely on that side of the street. Some of the proposed new parking spaces are on these blind curves which will impact her ability to cross the street safely because if a car is parked there it will already impact her line of vision. A parked car on a blind curve will increase the danger of walking exponentially. It is important for LJ&T to really get a sense of how dangerous it is to walk their streets in that area. Her recommendation is not to accept this proposal and keep things as they are for the safety of the children and for the guests and visitors who deserve the right to safely walk in the neighborhood.

Brian Keating is a Professor at UCSD and works in the Scripps Institute of Oceanography. He speaks of the environmental impact that removing the red curbs will cause to the street. There are pictures in their handout of astonishing amounts of hydraulic, oil and brake fluid run off where parking is permitted on the street versus where no parking is permitted. He would like to see an environmental impact report done before any action is taken from the Coastal Commission.

He understands the Coastal Commissions mission is to open up beach access; he welcomes that because his students come to the Farms to surf with him and his family but he wants the removal of the red curbs to be done in a safe manner. The addition of more parking will bring more traffic and pollution which will be devastating to the delicate eco-system that UCSD and the Scripps is trying to protect. He is also asking for a Continuance to give neighbors time to develop more of a consensus within their Community. He has created a google form that has already been signed by fifty neighbors objecting to the removal of the red curbs in any of the locations currently shown on the map provided by Gary Pence. They would like a month to consult with their own traffic engineer and legal counsel who can speak to the City Council because they feel like they have not received enough notice to the changes that will take place in their neighborhood. Removing the red curbs will only add about 3.9% to the parking but there is already so much available parking in the neighborhood that it is not needed.

Dave informed the audience that the Traffic and Transportation Board is strictly Advisory; we do not make final decisions. We refer our recommendations to our five Chartering Organizations and to the City Traffic Engineers. He explained to them that ultimately it ends up with the same people who made the recommendations.

Dave further clarified that Gary Pence conferred with the Coastal Commission before he made his recommendation to the Board. The Coastal Commission took a hard line at some of the red curbs that are there not being consistent with the Coastal Plan that was Approved back in the 80's:

Alexander Llerandi, is the Coastal Commissioner who conferred with Gary Pence. His site visit revealed that there is unpermitted red curbing that is not in conformance with the City's and Commission's original 1988/1999 action. I have attached an "unpermitted red curbing" document showing the areas in question. I recall in a past discussion that you mentioned that those areas were red curbed due to potential pedestrian

safety issue due to the curvature of the road creating visibility issues. While I recognize the City's concerns, the configuration of La Jolla Farms today is the same as it was in 1988/1989 when the City and Commission established how public street parking would be managed. If in the time since the City has gained evidence that modification of the red striping is needed, it would first require the processing of an amendment by the City to the original local 1988 CDP. Thus, if the City wishes to retain the non-conforming red striping, it must process the amendment lest it be found in violation of coastal regulations.

Melinda explained the history of how all of this came about to the audience. For many years the surfing community asked her why there was so much red curb in the Farms. There are two incredible places in the Farms with Blacks Beach and the Ho Chi Minh Trail and a lot of no parking. She went to the Coastal Commission and asked them why there was so much red curb in that area. She found a document (Oct 1998 Memorandum) that showed that the residents in the Farms at the time wanted everything red curbed and they were denied, however, the Coastal Commission allowed everything on the Ocean side to be red curbed and all the cul-de-sacs. That was how the Farms was supposed to look, with the Ocean side red curbed and the East side open for parking. In July 2018 she brought the issue to LJT&T for help in finding out why the East side of La Jolla Farms Rd was red curbed when it was only supposed to be the Ocean side.

Board discussion began with Aaron. Melinda's objective for all of this is to open up beach access to Surfers but Aaron interpreted some of what Mr. Nierenberg said to the Board as the red curbs were there to stop beach access. Mr. Nierenberg clarified that the red curbs were put there to spread out the traffic and relieve congestion. Everyone was congregating in a very small area, parking on both sides of the street near the intersection, and preventing through access to the rest of the street. Red curbing at that section of the street does not stop or prevent beach access it just spread the parking out further down the street to open up the street for through access.

Erik commented that he parks on Black Gold Road when he is there to surf and he has noticed red curbs creeping up on Black Gold where it meets La Jolla Farms Rd. He notices it because he has to park further up the street on busy days sometimes near the first cul-de-sac on Black Gold. He agrees with Mr. Nierenberg that he is just a short distance away from the access point but like every other surfer he wants his car as close to the access point as possible.

Tom noted that both Mr. Nierenberg and Mr. Keating raised some issues that the Board should get more answers to before making a decision and he favors a Continuance. He offered a Motion to Continue and Nancy seconded it.

Aaron mentioned to Mr. Nierenberg that about a month after the July 2018 Meeting a woman was caught spray painting a curb red in the Shores area so it does happen. Mr. Nierenberg stands by his words; as far as he knows, no residents painted those curbs.

Dave asked Tom about the information he hopes to obtain from the Continuance. Information has been scanty and hard to get since July, even the City cannot seem to come up with any records. Tom responded that Gary Pence did not take into consideration the environmental impact to the street and he believes the City should weigh in on it because it is an important issue. It will also allow the residents more time to press the City for the records. Nancy seconded it to allow the residents time to meet with City Staff to discuss the specific parking spots that will open up; perhaps some of those parking spaces are acceptable while other parking spaces may be a concern for safety issues. It is only fair they be allowed some input on the proposal since they live there. Erik agrees with a Continuance for the same reason Tom and Nancy do; allow the residents more time to have some input on the proposal.

Ross noted that the City has no documentation for a lot of the red curbs on the street. If the City painted those red curbs, they would have that documentation and if they didn't paint those red curbs and someone else did there obviously would be no documentation. It is unreasonable to expect the City to have records when in fact there may, or may not have been, illegal use of painting.

Motion to Continue to allow the Residents time to analyze the proposal and prepare a response to eliminate red curbs on La Jolla Farms Rd: Brady, Second: Warwick 7-0-0

Dave explained to the Residents of La Jolla Farms Rd their request for a Continuance was not granted at the time they asked for it because the Agenda had already been published and distributed. LJT&T had the proposal and he wanted the Board to make the decision either through a Motion to Continue or a Motion to take Action.

Agenda Item 2: Request for 2 Hour Parking on Kilbourn Drive- From 8am-6pm Monday through Friday to deter UCSD Campus all-day parking (Stephen Breskin) **Action Item**

Kilbourn Drive is a cul-de-sac off of Sugarman Drive near La Jolla Scenic Drive North. It is the last street near the University that has unrestricted parking and it has been taken over by UCSD students jamming their cars into their small street with all day parking. It has begun to impact residents' quality of life to the point even their mail cannot be delivered because there is no access to their mail boxes. They requested 2-hour time limited parking from 8am to 6pm Monday-Friday so the City sent them a Petition. Residents of Kilbourn Dr understand they will also be affected by the time restriction but their Petition received 100% approval. City Staff certified their Petition and approved their request for time limited parking but they now need input from LJT&T.

Mr. Breskin described his street as a very quiet and clean cul-de-sac but has now been taken over as a UCSD parking lot and is no longer clean or quiet. Residents of Kilbourn who were unable to attend this Meeting wrote statements that Mr. Breskin read to the Board. There is no parking for delivery people, service/repair vehicles who come to make repairs or for their guests. When parking on Kilbourn becomes tight drivers will park on the curve between Kilbourn and Sugarman thereby obstructing views when residents are exiting their street. They block access to resident mailboxes so the post office has no access to deliver their mail.

Bill Kuncz told the Board he had a very expensive bike taken from his garage and he does not believe one of his neighbors would take his bike. He spoke of scooters left all over the street, and the situation has gone beyond ridiculous to the point that residents on the street welcome restricted parking. He does not know if the timing of the restriction can be altered but if it can he would favor 10am to 4pm because that time frame seems to be when the Street becomes a parking lot.

Denise Shoemaker told the Board that she received a notice from the Post Office that her mail has not been delivered for several days because her mail box has been inaccessible. They have drive by mail delivery from the Post Office and the truck cannot get near her mailbox. She told the Board their situation has become challenging.

Mr. Breskin told the Board that he and his wife will be spending several thousand dollars to modify their driveway to accommodate their cars because they will be subject to the parking restriction but they are prepared to do that because of the greater benefit.

Aaron asked Mr. Breskin about permitted parking for residents. Mr. Breskin responded that is not an option for them. San Diego has just two options: either the two-hour parking which applies across the board to everyone, or spend several years creating a resident parking zone. It would take 500 Homeowners to support the creation of the resident parking zone and he does not believe there are even 500 homes within his zone. He told the Board Los Angeles offers unrestricted permitted parking for their Residents and restricted parking for non-residents but San Diego does not offer that option for their residents.

Erik mentions that the UCSD parking problem is also happening on La Jolla Shores Drive and it will continue to happen elsewhere until UCSD provides enough parking. Mr. Breskin responded he was hoping when the new UCSD Parking Structure opened up on Gilman they would see some relief but unfortunately that new parking structure made no difference.

Nancy asked if they were requesting 2- hour parking restrictions during the weekend and Mr. Breskin responded just Monday through Friday although he mentioned the same 10am to 4pm time frame that Bill Kuncz requested. Dave noted that Noor (Kasto) was working on the 8am-6pm time frame so they should stick to that time frame.

Motion to Approve Resident Request for 2 Hour Parking 8am-6pm Monday through Friday on Kilbourn Drive: Gantzel, Second: Brady 7-0-0

Tom requested that Mr. Breskin send the Board a digital copy of his Petition for our Records and noted that the time frame 8am-6pm was keeping in line with the parking restrictions for surrounding streets in the area of Kilbourn Drive.

Agenda Item 3: Placement of Scooters/Dockless Bike Corrals in La Jolla- City proposal already downtown and planned for La Jolla in the Fall (**Discussion Item**)

Tom discovered that the City intends to install bike corrals in La Jolla for scooters and dockless bikes sometime in the Summer/Fall. They are currently being installed downtown. These bike corrals are white painted squares on the streets showing pictures of bikes and scooters to alert riders it is okay to park them within the square. The problem is these small corrals will be painted on the streets and may take up parking spaces which is a concern.

Ann Dynes is Chair of La Jolla Parks & Beaches. Ann explains she and Janet Collins are working on a project for installing bike racks at the Children's Pool and throughout the Village. The bike racks will act as a dedicated parking spot to leave the bikes and scooters. As a result of walking around the Village with Ahmad, City Transportation Department, Ann learned that the City will be painting bike corrals on the streets of La Jolla sometime in the Summer/Fall. As Ann was looking for places the City would consider appropriate in their right of way to install the bike racks, Ahmad was looking for places to paint the bike corrals. These bike corrals are already being deployed downtown and Ahmad had mentioned to Ann that La Jolla was next. Ahmad explained to Ann that the bike corrals are being painted on the streets between the last diagonal parking line and the curb. There is wasted space between them where bikes and scooters could be parked. Once areas are identified for the installation of bike racks and bike corrals, the locations can be entered into a GPS system so that if a User does not return the bike or scooter to a dedicated rack or corral their credit card could be charged. Dave asked for the last name of Ahmad but neither Ann or Janet can recall it. Dave asked for an email from him or anything they have with his name on it that Dave can use as a Contact. This is just a Discussion item but it may lead to further discussions so it is important that Dave reach out to Ahmad.

Adjournment: 5:15pm

Respectfully Submitted: Donna Aprea, Secretary

Next Meeting: Wednesday April 17, 2019