

From: [Edi Nelson](#)
To: [Garcia, Melissa](#)
Subject: [EXTERNAL] opposition to paved parking lots on La Jolla Shores Dr
Date: Monday, November 13, 2023 7:08:06 AM
Attachments: [contested plan use area in red.png](#)
[erial example of use of space delineates at Ave De La Playa.png](#)

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Dear Ms. Garcia,

I am writing to express my strong opposition to the proposed public parking lots directly abutted to the residential, single-family houses on the east side of La Jolla Shores Dr proposed by the restaurant owners on Avenida De La Playa. The unfortunate regulations set by the California Coastal Commission have now pitted commercial interests of the local restaurant owners against long term neighbors. We are extremely disappointed to discover there is a short-sighted and careless plan to turn the vegetation areas in front of our houses into paved parking spaces.

First and foremost, this is **unprecedented**. There is not another paved parking lot in this entire neighborhood that is not directly connected to or in close proximity to commercial spaces. All residents on La Jolla Shores Dr have access to city owned property directly in front of their houses (aerial view attached). The residents on the east side have enclosed this space and incorporated it into their yards. The homes on the west side have a sidewalk directly in front of their homes that separates their property and the city owned property (held by the city in case they want to widen the street at some point.)* The homes on this south end of La Jolla Shores Dr have a shared driveway from which they have the only access to their homes. Each of these two blocks of homes have **privately funded** these two driveways to be paved; this was NOT publicly funded. The city has done no maintenance of this area and the vegetation that was planted as long as 70 years ago. Therefore, the homes maintain the areas, supply water for plants and trees, and clean copious and endless amounts of trash that are left there by visitors to this neighborhood.

***The City should not widen existing streets or construct major roadways into La Jolla which would result in an increase in existing traffic volumes into the community. Improvements to La Jolla's street system should be made in a manner that facilitates traffic circulation without disruption of the community character or existing patterns of development. (La Jolla Community Plan 2002 pg. 65)**

Approving these public parking lots would set a precedent that could negatively impact property values and the overall aesthetic appeal of our neighborhood which is in direct opposition to the La Jolla Community Plan*. Many of us chose to live in this area because of its residential character, and the introduction of a paved public parking lot would deviate from the established norms. This could have a domino effect on neighboring properties and

diminish the quality of life for all residents.

***Maintain the character of La Jolla's residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures. (La Jolla Community Plan 2002 pg. 75)**

The second concern is that there has been no **traffic impact** study performed. If one were to observe the traffic congestion at this end of La Jolla Shores Dr. they would see several significant problems. The intersection of La Jolla Shores Dr and Paseo Dorado is most likely one of busiest in La Jolla Shores. During peak traffic times, or at any point in the day during the summer, there is significant back up from Torrey pines and La Jolla Shores Dr, locally called "the throat." The traffic light is nearly 3 minutes long. Leaving this neighborhood entails long lines of idling cars. Entering this neighborhood there are two lanes that merge into one narrow lane on the east side. La Jolla Shores Dr has red curbs from Torrey Pines Rd to a few properties past Avenida De La Playa. Red curbs, to move traffic away from the throat, discourage stopping or slowing down so as to not cause traffic backups that can occur for west bound traffic (map of disputed area attached highlighted in red). There are possibly 50+ U turns made at the first intersection each day (east side of LJS Dr and Paseo Dorado). This is also the first intersection for frequent pedestrians coming from Hotel La Jolla or any of the high-density housing on Torrey Pines Rd. This traffic impact study would document people frequently **running** across the street avoiding cars between Hotel La Jolla and the corner of Paseo Dorado. The sound these houses at this end of La Jolla Shores are intimately familiar with is screeching breaks. Near traffic accidents every day. At sunset and an hour or so after sunset when beach goers are leaving the beach it can be nearly impossible to exit Paseo Dorado southbound on LJS Dr. Often waiting for 10+ minutes and a courteous driver to allow merging into traffic. Adding more cars leaving from the only access point to our homes (the privately paved driveways) would cause absolute stand stills for us and frequently prohibit us from being able to exit our driveways and access La Jolla Shores Dr.

Our community is already struggling with traffic issues, some of which are nuanced and unknown unless you live right here as we do. The addition of parking lots is likely to exacerbate the problem. This could lead to safety hazards for both pedestrians and drivers, creating an environment that is less conducive to the well-being of our residents.

The third concern about the construction of a public parking lot raises serious concerns about invasion of privacy. There does not seem to be **any buffer zones or plans for vegetation between our front yards and proposed new pavement.** The increased foot and vehicle traffic in the area will compromise the privacy of residents, as well as disrupt the atmosphere that the residents on these driveways have worked hard and used their own private resources to establish. This intrusion into our spaces is another significant issue that needs to be carefully considered in opposing the proposed development.

It is extremely disappointing, and frankly shocking, that the homes encroached upon by these

proposed parking lots on La Jolla Shores Dr are even being considered so that local restaurants can each have a few more tables. **They all have established outdoor seating, present for years of operating before COVID.** The bottom line here is these businesses are prioritizing greed and destroying the **overall sense of charm, character and village atmosphere** (La Jolla Plan vision statement, 2002) of where our homes are located and devaluing the everyday, living experiences of the homeowners in this area.

I appreciate your attention to this matter and trust that you will carefully weigh the potential precedent set for our community, impacts on traffic congestion, and encroachment of privacy. Thank you for your time and consideration.

Sincerely,

Edi Nelson

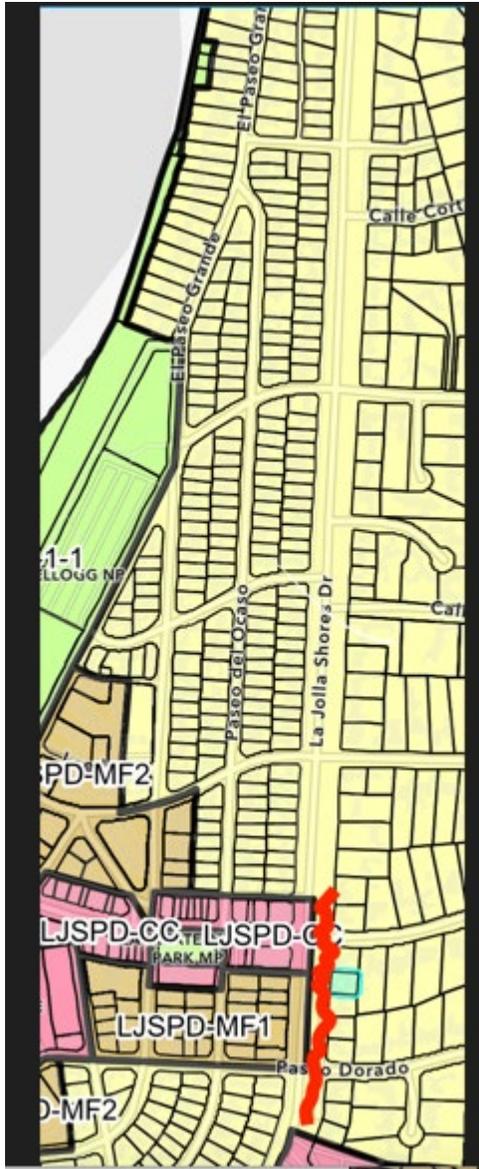
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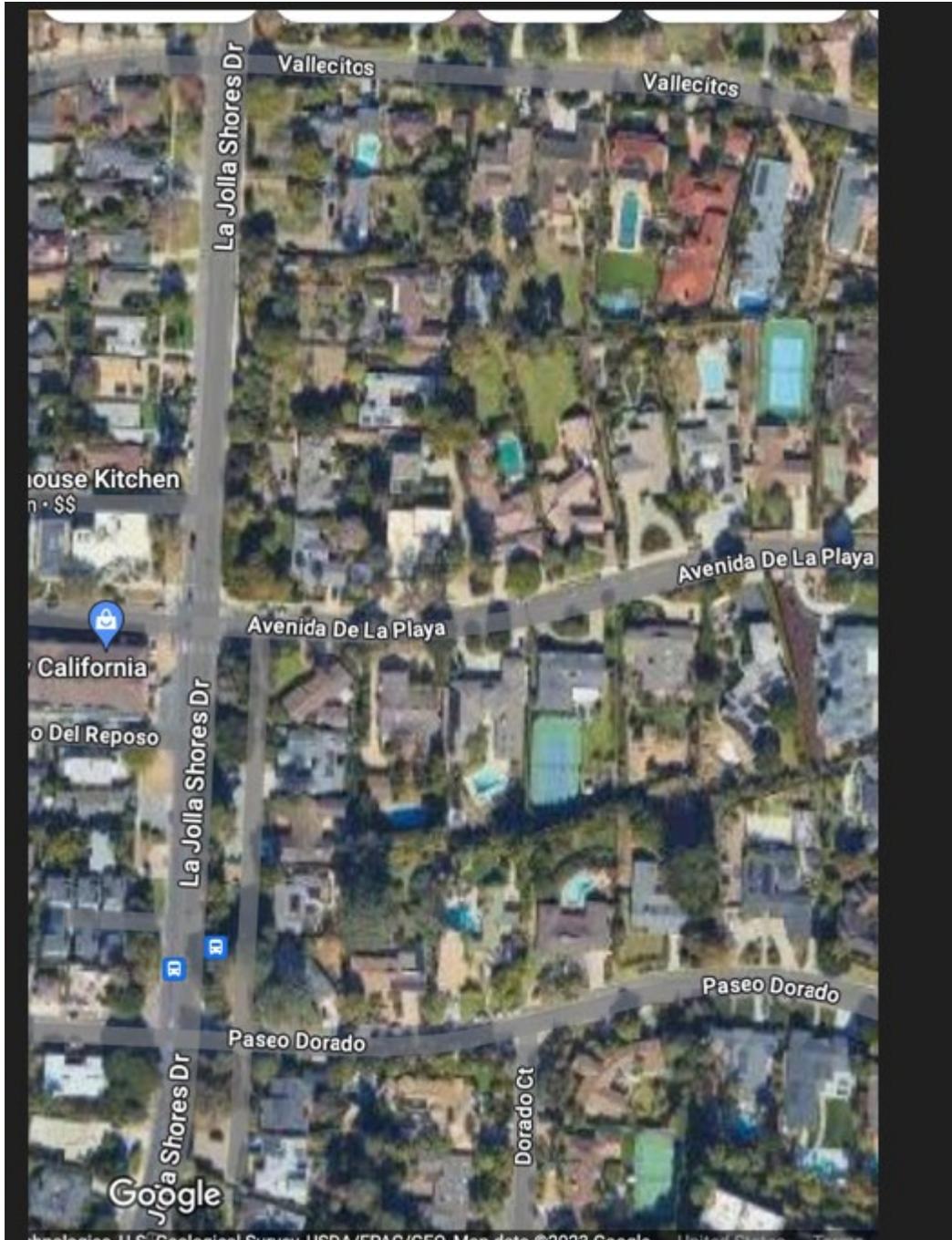
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