



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: <http://www.LaJollaCPA.org>
Voicemail: 858.456.7900
Email: info@LaJollaCPA.org

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

D R A F T AGENDA

Regular Meeting | Thursday, 5 November 2015, 6:00 pm

6:00pm

- 1.0 Welcome and Call To Order: Cindy Greatrex, President**
 - Please turn off or silence mobile devices
 - Meeting is being recorded
- 2.0 Adopt the Agenda**
- 3.0 Meeting Minutes Review and Approval: 1 October 2015**
- 4.0 Elected Officials – Information Only**
 - 4.1 Council District 1 – Council President Sherri Lightner**
Rep: **Justin Garver**, 619-236-6611, JGarver@sandiego.gov
 - 4.2 Mayor’s Office – Mayor Kevin Faulconer**
Rep: **Francis Barraza**, 619-533-6397, FBarraza@sandiego.gov
 - 4.3 39th Senate District – State Senator Marty Block**
Rep: **Sarah Fields**, 619-645-3133, Sarah.Fields@sen.ca.gov
 - 4.4 78th Assembly District – Speaker of the Assembly Toni Atkins**
Rep: **Toni Duran**, 619-645-3090, Toni.Duran@asm.ca.gov
- 5.0 President’s Report – Information only unless otherwise noted.**
 - 5.1 Bylaw Amendment: Slotted for November 2015 City Council Action**
 - 5.2 Update: Sewer & Water Group 820: Sheila Gamueda**
 - 5.3 Cost of Service Study Presentation: Seth Gates, Deputy Director of Finance and IT, Public Utilities Department**
 - 5.4 Rose Canyon Trunk Sewer Line Repair Project: Paula Roberts, Humanability**
 - 5.5 LICPA March 2016 Election Committee Appointment and Ratification **ACTION ITEM****
- 6.0 Non-Agenda Comment**

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

 - 6.1 City of San Diego – Community Planner: Karen Bucey, KBucey@sandiego.gov**
 - 6.2 UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://commplan.ucsd.edu/>**
- 7.0 Trustee Comment**

Opportunity for trustees to comment on matters not on the agenda, 2 minutes or less.
- 8.0 Officers’ Reports**
 - 8.1 Treasurer**
 - 8.2 Secretary**

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

9.0 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>

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

9.3 Ad Hoc Committee on Residential Single-Family (RS) Zoning

10.0 Consent Agenda- Action Items

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

PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2nd Mon, 4:00 pm

DPR – Development Permit Review Committee, Chair Paul Benton, 2nd & 3rd Tues, 4:00 pm

PRC – La Jolla Shores Permit Review Committee, Chair Phil Merten, 4th Tues, 4:00 pm

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

The Consent Agenda allows the LJCPA to ratify recommendations of the community joint committees and boards in a single vote with no presentation or debate. It is not a decision regarding the item but a decision whether to accept the recommendation of the committee/board as the recommendation of the LJCPA. The public may comment on consent items.

→ **See Committee minutes and/or agenda for description of projects, deliberations, and vote.**

→ **Anyone may request a consent item be pulled for full discussion by the LJCPA.**

→ **Items “pulled” from Consent Agenda are automatically trailed to the next LJCPA meeting.**

T&T- No Recommendations to LJCPA. DPR- No Recommendations to LJCPA. PDO- Meeting Cancelled

10.1 MOFID RESIDENCE 8656 Glenwick Lane - SCR

PRC Recommendation: Findings for 2nd story addition to a single story home **cannot** meet the substantial conformance review (SCR) under Muni Code 126.0704 a(8) nor under CDP 154134 SDP 162186, Item No. 25, regarding proposed increases in height to the structure. Motion passes 7-0-0.

10.2 MAROUF RESIDENCE 2465 Hidden Valley Road - CDP

PRC Recommendation: Findings can be made for a CDP and to construct a 2,193 SF companion unit and garage addition to an existing residence located at 2465 Hidden Valley Rd on a 12,650 SF lot. No SDP sought. The motion passes 6-0-1

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

11.0 MARISMA TRAVEL CENTER NUP 1654 Marisma Way- Action Item

DPR Recommendation: Findings CAN be made for a Neighborhood Use Permit for the Home Occupation at 1654 Marisma Way only, limited to one client visit per week. 4-1-1.

12.0 Adjourn to next LJCPA Meeting, Thursday, December 3, 6:00 pm



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Secretary: Helen Boyden
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DRAFT MINUTES

Regular Meeting | Thursday, 1 October 2015, 6:00 pm

Trustees present: Patrick Ahern, Helen Boyden, Tom Brady, Bob Collins, Mike Costello, Dolores Donovan, Janie Emerson, Jim Fitzgerald, Cindy Greatrex, David Little Alex Outwater, Jim Ragsdale, Bob Steck, Ray Weiss, Brian Will

Trustees absent: Joe LaCava, Glen Rasmussen, Fran Zimmerman

6:00pm

10.0 Welcome and Call To Order: by Cindy Greatrex, President at 6:00pm. She asked those present to turn off their cell phones and announced that the meeting was being recorded by the LJCPA in audio only and by a private party who does not identify himself in both audio and video.

11.0 Adopt the Agenda

Approved Motion: To adopt the posted agenda correcting the date of the next LJCPA meeting in Item 16 to November 5, 2015. (Steck, Emerson: 9-0-1)

In favor: Boyden, Collins, Donovan, Emerson, Fitzgerald, Little, Ragsdale, Steck, Will
Abstain: Greatrex (Chair)

12.0 Meeting Minutes Review and Approval: 3 September 2015

Approved Motion: To approve the minutes of the September 3, 2015 LJCPA regular meeting as posted. (Collins, Fitzgerald: 10-0-1)

In favor: Boyden, Collins, Donovan, Emerson, Fitzgerald, Little, Ragsdale, Steck, Weiss, Will
Abstain: Greatrex (Chair)

13.0 Elected Officials – Information Only

13.1 Council District 1 – Council President Sherri Lightner

Rep: **Justin Garver**, 619-236-6611, JGarver@sandiego.gov Reported that Short Term Vacation Rentals were discussed by the Community Planners Committee on September 22 and is scheduled to be taken up by the City's Code Monitoring Team and Technical Advisory Committee on October 14th and by the Planning Commission on Thursday December 3. On November 17th the City Council will hear the Public Utility Department's cost of service study and proposed water increase.

13.2 Mayor's Office – Mayor Kevin Faulconer

Rep: **Francis Barraza**, 619-533-6397, FBarraza@sandiego.gov was not present.

13.3 39th Senate District – **State Senator Marty Block** spoke about his career. He offered to help with

constituent issues with state government agencies (see contact info of Sarah Fields) and described his sponsorship of constituent events. He outlined his legislative accomplishments and interests, including Community College 4-year degrees, protecting seniors, water issues and cell tower issues. When the legislature is in session, he holds local office hours every Friday; now when it is not in session, every day. His local Rep: **Sarah Fields**, 619-645-3133, Sarah.Fields@sen.ca.gov

13.4 78th Assembly District – Speaker of the Assembly Toni Atkins
 Rep: **Toni Duran**, 619-645-3090, Toni.Duran@asm.ca.gov was not present.

13.5 **Julio de Guzman**, of the City Attorney Criminal division described the program for some arrested for misdemeanors and infractions to be offered time doing community clean-up in exchange for removing the criminal offense from their records. About 66% are currently accepting the offer.

14.0 President’s Report – Information only unless otherwise noted.

14.1 Bylaw Amendment – Slotted for November 2015 City Council Review, no date as yet

14.2 Whitney Mixed Use – 182513 Appeal Hearing: City Council, October 5, 2:00

14.3 Short-Term Vacation Rental – Update sent to Membership and draft legislation recently adopted by the City Council is available at the LJCPA website, under the subhead :”Community Projects and Issues.”

14.4 Cost of Service Study Presentation – **Brent Eidson, Public Utilities Department** stated that the City Charge for Water Service (see Garvin Report above) is based on cost of service including, cost of water purchase from the County and Metropolitan Water District (LA) (85% to 90% of our water); replacing infrastructure; reduction in water usage, credit worthiness and local supply issues. Info may be found at sandiego.gov/water. All residents have been mailed a descriptive brochure.

14.5 La Jolla CIP Update: Hardcopy was made available describing the status of the proposed Capital Improvement projects submitted by the LJCPA.

14.6 ACTION: Appoint Alex Outwater to LJCPA Ad-Hoc Bylaws Committee

Approved Motion: To ratify the appointment of Trustee Outwater to the LJCPA Ad Hoc Bylaws Committee. (Emerson, Ahern: 12-0-3)

In favor: Ahern, Boyden, Brady, Collins, Costello, Donovan, Emerson, Fitzgerald, Little, Ragsdale, Steck, Will
 Abstain: Greatrex (Chair) Outwater (Candidate), Weiss (already on committee)

15.0 Non-Agenda Comment

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

15.1 City of San Diego – Community Planner: Karen Bucey, KBucey@sandiego.gov stated that training on the Code Enforcement policies of the City will be offered on October 29th. RSVP is requested.

15.2 UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://commplan.ucsd.edu/> reported in absentia that UCSD has 12 construction projects in planning or construction. See website.

16.0 Trustee Comment

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

Trustee Boyden cited section 1510.0107 (a) of the SDMC (LJSPDO section) which states that the provisions of Chapters 11, 12, 13; Divisions 1,2,5,6, and 8 of Chapter 14, Article 2; and Chapter 14, Articles 3,4,5,6,7 of the Land Development Code apply in the La Jolla Shores Planned District and thus can be considered in project evaluation by the LJCPA. She noted that the La Shores Planned District Advisory Board at past meetings she has attended has declined to evaluate concerns in these sections as not being their charge.

17.0 Officers’ Reports

17.1 Treasurer

Beginning Balance as of 9/1/15 \$ 333.79

Income

• Collections \$ 91.00

○ CD Sales 0

Total Income	\$ 91.00
Expenses	
• LJ Rec Center Rent (Oct-Dec)	\$ 128.00
• PO Box Rental (1 yr.)	130.00
○ AT&T telephone	<u>75.70</u>
Total Expenses	<u>\$ 333.70</u>
Net Income/(Loss)	\$(242.70)
Ending Balance of 9/30/15	\$ 91.09

17.2 Secretary

Trustee Boyden stated that if you want your attendance recorded today, you should sign in at the back of the room. There are three sign-in lists: white ones for LJCPA members and government representatives and a yellow one for guests.

LJCPA is a membership organization open to La Jolla residents, property owners and local business owners at least 18 years of age. Eligible visitors wishing to join the LJCPA need to submit an application, copies of which are available at the sign-in table or on-line at the LJCPA website: www.lajollacpa.org/. We encourage you to join so that you can vote in the Trustee elections and at the Annual Meeting in March.

You are entitled to attend without signing in, but only by providing proof of attendance can you maintain membership or become eligible for election as a trustee. You may document your attendance by signing in at the back, providing the Secretary before the end of the meeting a piece of paper with your printed full name, signature and a statement that you want your attendance recorded, or providing independently verifiable proof of attendance.

You can become a Member after attending one meeting and must maintain your membership by attending one meeting per year. To qualify as a candidate in an election to become a Trustee, a Member must have documented attendance at three LJCPA meetings in the preceding 12-month period.

For complete membership information you should refer to the current LJCPA bylaws which can be found on the website. Refer to Article III, Section 1.

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> No report
- 9.2 **Coastal Access & Parking Board** <http://www.lajollacpa.org/cap.html> No report.
- 9.3 **Ad Hoc Committee on Residential Single-Family (RS) Zoning Chair Sharon Wampler** reported the committee had met with Robert Vacchi of DSD to discuss solutions including the possibility of revising the categorical exclusion provisions. Twice monthly meetings are noticed by the regular LJCPA process. **Trustee/Committee Member Ragsdale** stated that they had had five meetings.

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

10.0 MARISMA TRAVEL CENTER NUP 1654 Marisma Way- Action Item

DPR Recommendation: Findings CAN be made for a Neighborhood Use Permit for the Home Occupation at 1654 Marisma Way only, limited to one client visit per week. 4-1-1.

Approved Motion: To continue the item to the November 5 meeting of the LJCPA as the applicant was not present. (Ahern, Emerson: 11-1-1)

In favor: Ahern, Boyden, Brady, Costello, Emerson, Fitzgerald, Outwater, Ragsdale, Steck, Weiss, Will
Opposed: Little
Abstain: Greatrex (Chair)

11.0 KAPLAN-GASTON 5606 Dolphin Place- Action Item

DPR Recommendation: Findings CAN NOT be made for a Coastal Development Permit and Site Development for a 1st and 2nd story addition to an existing single family residence at 5606 Dolphin Place, because the project does not transition or relate well to other neighboring houses. It appears to have excessive hardscape and inadequate landscape, and it impacts too strongly on the neighboring house to the east where a careful transition from one to two stories was necessary. 4-1-1.

Sandra Brower, Attorney at Higgs, Fletcher and Mack, representing the applicants, stated that no Site Development Permit is required. She said that the 300 sf and 500 sf additions, to the first story and creating a second story for the now one-bedroom house, and adding a second bedroom were modest and required no variances and meet all city requirements. In response to neighbor concerns, they have lowered the height, made a second-story setback and opaqued the upstairs bathroom and stairway windows. Some changes presented here had not been seen by the DPR committee. The neighbors wanted more.

Architect Mel McGee described the changes in more detail. He noted that this is not a historic house and that the home to the west is two stories the whole length of the house so the Kaplan house has no view to the west, but they are siting the proposed second story to create a view to the southwest. Additionally there will be a privacy wall.

Owner Bob Kaplan, now working in DC, previously lived in San Diego, affiliated with UCSD. They are returning in San Diego to retire and to resume his affiliation with UCSD for research in cardiology. They would like the second bedroom for visiting grandchildren to use.

In opposition, **Attorney Julie Hamilton** representing Rick and Ann Kruse, the neighbors to the east, stated that the Kaplan project GFA should have included the carport (with three sides enclosed) which would have increased the FAR beyond the allowable. It is a unique architectural home. The proposed home is too tall and too close with a narrow side yard setback. It eliminates the Kruse's ocean view. There is also a guest house on the site now. She cited the fact that the bedrooms have outside entrances leads to the risk of it being used for STRVs.

Chair Greatrex stated that conjecture was not an acceptable argument.

Also speaking in opposition were neighbors **Richard Kruse, Portia Wadsworth and Carey Kincaid**
Speaking in favor was **Ed Ward**, citing individual property rights.

Several trustees stated that the FAR issue was of concern. **Trustee Costello** said the house did not transition to the neighborhood. Other commenters were Trustees **Little, Will, Emerson, Ragsdale, Donovan, Ahern, Steck**. Trustees **Will** and **Ragsdale**, who are DPR members, had not been at the DPR meeting when this project was reviewed.

Approved Motion: To return the project to DPR for further review. (Ragsdale, Donovan: 9-5-1)

In favor: Boyden, Collins, Costello, Donovan, Emerson, Little, Outwater, Ragsdale, Will
Opposed: Ahern, Brady, Fitzgerald, Steck, Weiss
Abstain: Greatrex (Chair)

13.0 CONRAD PREBYS PERFORMING ARTS/EASEMENT VACATION 7600 Fay Ave- Action Item

DPR Recommendation: Findings CAN be made that made that the proposed project conforms to the La

Jolla Community Plan for a Coastal Development Permit and Site Development Permit to demolish an existing retail building and construct a 44,014- square-foot, 2-story over basement level Performing Arts Center located at 7600 Fay Avenue. 6-0-1.

Christopher Beach, Artistic Director Emeritus of the La Jolla Music Society, noted that they were proposing a 500-seat auditorium with state of the art acoustics and a 150-seat cabaret type venue. They will bookend an extensive courtyard opening onto the street. He noted that three subcommittees had unanimously approved the project. He introduced Conrad Prebys who was present at the hearing.

Ray Porfilio of Epstein Joslin Architects stated that the project lies at the low point of the street, between the Gaines and Spa Buildings. They will be expanding the size of the current 60" drain to 66" which will improve drainage in this major runoff site which will benefit other properties. They will be reducing the amount of impervious materials on the site. They are not increasing the "usage" but just moving their activities up the street from their current Sherwood Hall location. They will have six parking spaces on site. They have purchased 67 spaces at the Bank of American Building for daytime parking. For nighttime events they will be using parking in nearby office buildings, e.g. Schwab, PHP and Merrill Lynch as well as La Jolla Presbyterian Church. Attendees with tickets will be informed of the arrangement for each event. Valet parking in front of the complex will open up for public parking when there is no event. The FAR is 1.15, less than allowed in this Community Commercial Zone.

Dave Sorenson was also present.

Public comment in support: **Nancy Warwick, Kate Adams, Phyllis Pfeiffer, Charles Castle**, citing the many annual and regular community events that will be held in the facility.

Many trustees spoke favorably of the project. In answer to various trustee comments, it was stated that rents will be the same as they would in Sherwood Hall with discounts to non-profits. More details on the drain and parking were provided. They are unable to provide underground parking under the 500-seat auditorium as it is needed for air control and parking not possible in the drain area. Under the 150-seat cabaret, the area is so narrow that one could have only 15-20 spaces per level. **Marcella Escobar-Eck** stated that though there may not be contracts for parking, the requirement will be in the permit conditions—flexibility is needed.

Trustees commenting included: **Costello, Brady, Weiss, Little, Emerson, Collins, Donovan, Outwater, Fitzgerald**.

Approved Motion: To accept the DPR recommendation that the findings CAN be made that made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit to demolish an existing retail building and construct a 44,014- square-foot, 2-story over basement level Performing Arts Center located at 7600 Fay Avenue. (Weiss, Brady: 14-0-1)

In favor: Ahern, Boyden, Brady, Collins, Costello, Donovan, Emerson, Fitzgerald, Little, Outwater, Ragsdale, Steck, Weiss, Will

Abstain: Greatrex (Chair)

14.0 801 PEARL STREET- CONGER 801 Pearl Street- Action Item

DPR Recommendation: Findings CAN be made for a Coastal Development Permit and Site Development Permit and Tentative Map (Process 4) to remove an existing service station and construct a new mixed-use project with four retail units and 12 residential units with a subterranean garage: total development 23,340 sf, at 801 Pearl Street. With the request that the City complete the Environmental Study and study the issue of left hand turn lanes at Pearl Street and Eads Avenue, and add a stop sign at the top of the driveway ramp leading from this project. 5-0-1.

Presented by **Architects Jim Alcorn and Paul Benton**. **Architect Alcorn** described the project as 4 retail units totaling 5400 sf and 12 residential units situated on three parcels, two fronting on Pearl Street, the other on Eads. Because the parcels are in different zones, FARs, parking and other requirements will be averaged with the

resultant FAR being 1.12. The underground garage will open onto Eads with a 5%-12%-5% gradient on the ramp. There will be 39 spaces where only 31 are required and they will be divided between those for retail customers and those individually assigned to specific residences with several for guests. With the gas station gone, three more street parking spaces will be freed up. This new version of the project will have greater setbacks than the previous one. They will have two stories with a 25' average height, with 3' chimneys on top. There will be several street trees, including jacarandas on Eads. Two dumpsters will be situated in an indented loading zone in the alley. Exterior surfaces will be various shades of off white and terracotta tiles. **Connie Branscomb** said she had owned a house six lots south of this project since 1966 and felt that previously Pearl Street had been considered the divider between the area to the north and the R-2 properties. **Don Swortwood** decried the continuing loss of character in La Jolla neighborhoods--that we've given it away. **Trustee Costello** said he was pleased with the many changes in this new version. In response to other trustee questions, **Messrs. Alcorn and Benton** further described the averaging provisions of two different zones and the parking arrangements. **Trustees Brady, Weiss, Little, Will, Fitzgerald and Emerson** commented. **Trustee Ragsdale** inquired about the traffic count with respect to the environmental study. The traffic count indicated a decrease of 288 trips per day. Since there are fewer than 500 trips daily, no special environmental provisions are needed. It was noted that traffic will increase on Eads, but substantially decrease on Pearl. The City is being asked to study the need for left turn lanes and exit stop sign.

Approved Motion: To accept the DPR recommendation that the findings CAN be made for a Coastal Development Permit and Site Development Permit and Tentative Map (Process 4) to remove an existing service station and construct a new mixed-use project with four retail units and 12 residential units with a subterranean garage: total development 23,340 sf, at 801 Pearl Street. With the request that the City complete the Environmental Study and study the issue of left hand turn lanes at Pearl Street and Eads Avenue, and add a stop sign at the top of the driveway ramp leading from this project. (Costello, Brady: 13-0-1)

In favor: Ahern, Boyden, Brady, Collins, Costello, Emerson, Fitzgerald, Little, Outwater, Ragsdale, Steck, Weiss, ill
Abstain: Greatrex (Chair)

14.0 SPEED LIMIT- PRESTWICK DRIVE Between Calle de Oro and Dunaway Drive- Action Item

T&T Recommendation: Findings CAN NOT be made for a City Staff proposal to increase speed limit between Calle de Oro and Dunaway Drive from 30 MPH to 35 MPH, pending receipt of resident petitions. 10-0-1.

Prestwick residents **Pat Miller** and **Susan Goulian** presented petitions signed by members of 82 households on Prestwick Drive asking that the speed limit not be raised from 30 MPH to 35 MPH to enable radar enforcement as the City proposed. **Trustee Ahern** estimated that there were about 111 homes on this street segment. Residents felt that raising the speed limit would just encourage drivers to go faster. It was pointed out that the continuing segments of the road, Calle del Oro and Dunaway Drive would remain at a lower speed limit and radar could be used there.

Chair Greatrex had spoken to T&T Chair Dave Abrams and he had indicated that he felt the matter was intended to go to the LJCPA. **Trustee/T&T Brady** and **T&T member Donna Aprea** indicated they thought T&T members wanted this to go direct to LJCPA, though others expressed concern that other groups might feel left out.

Approved Motion: To accept the recommendation of the T&T Board that the findings CAN NOT be made for a City Staff proposal to increase speed limit between Calle de Oro and Dunaway Drive from 30 MPH to 35 MPH. (Outwater, Ahern: 12-0-1)

In favor: Ahern, Boyden, Brady, Costello, Emerson, Fitzgerald, Little, Outwater, Ragsdale, Steck, Weiss, Will
Abstain: Greatrex (Chair)

15.0 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 Ione Stiegler, 2nd Mon, 4:00 pm

DPR – Development Permit Review Committee, Chair Paul Benton, 2nd & 3rd Tues, 4:00 pm

PRC – La Jolla Shores Permit Review Committee, Chair Phil Merten, 4th Tues, 4:00 pm

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

The Consent Agenda allows the LJCPA to ratify recommendations of the community joint committees and boards in a single vote with no presentation or debate. It is not a decision regarding the item but a decision whether to accept the recommendation of the committee/board as the recommendation of the LJCPA. The public may comment on consent items.

→ See Committee minutes and/or agenda for description of projects, deliberations, and vote.

→ Anyone may request a consent item be pulled for full discussion by the LJCPA.

→ Items “pulled” from Consent Agenda are automatically trailed to the next LJCPA meeting.

T&T- No meeting in September. DPR- No Recommendations to LJCPA. PDO- No Recommendations to LJCPA.

15.1 Fan Residence 8295 Prestwick Drive

PRC Recommendation:

Findings cannot be made for (Process 3) Coastal Development Permit and Site Development Permit to demolish an existing residence and construct a new 5,757 sq ft 2-story residence over 1,381 sq ft basement at 8295 Prestwick Dr. The 0.132 acre site is in the Single Family (SF) zone of the La Jolla Shores Planned District, Coastal (Non- appealable) overlay zone within the La Jolla Community Plan Area. Council District 1, because the proposed residence is not in compliance with PDO in that it does not conform to the character of the neighborhood. 4-2-1

15.2 Evans Residence, 8039 La Jolla Shores Drive SDP

PRC Recommendation:

Findings can be made for SDP, and for a CDP should that prove to be necessary, for a 1,389 sq ft addition and remodel of a 1,932 sq ft existing single family residence at 8039 La Jolla Shores Dr. The 0.183 acre site is in the SF zone of the La Jolla Shores Planned District, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area. Council District 1. 7-0-0

15.3 Davis Residence, 8430 La Jolla Shores Drive SDP

PRC Recommendation:

Findings can be made for an SDP to construct a 1,118 square-foot addition and associated remodel to an existing single family dwelling unit located at 8430 LJ Shores Drive, with a second-story north side setback of four feet, as noted on the plans before the Committee and dated 9-22-2015. The 0.13-acre site is located within the Coastal Overlay Zone (Non-Appealable) at 8430 La Jolla Shores Drive in the LJSPD – SF zone(s) of the La Jolla Shores Planned District within the La Jolla Community Plan area and Council District 1. 6-0-1.

Approved Motion: To accept the recommendations of the PRC for 15.1 Fan Residence 8295 Prestwick Drive that the findings cannot be made for (Process 3) Coastal Development Permit and Site Development Permit to demolish an existing residence and construct a new 5,757 sq ft 2-story residence over 1,381 sq ft basement at 8295 Prestwick Dr. The 0.132 acre site is in the Single Family (SF) zone of the La Jolla Shores Planned

District, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area. Council District 1, because the proposed residence is not in compliance with PDO in that it does not conform to the character of the neighborhood; for 15.2 Evans Residence, 8039 La Jolla Shores Drive SDP that the findings can be made for SDP, and for a CDP should that prove to be necessary, for a 1,389 sq ft addition and remodel of a 1,932 sq ft existing single family residence at 8039 La Jolla Shores Drive; and for 15.3 that the findings can be made for an SDP to construct a 1,118 square-foot addition and associated remodel to an existing single family dwelling unit located at 8430 LJ Shores Drive, with a second-story north side setback of four feet, as noted on the plans before the Committee and dated 9-22-2015 and forward the recommendations to the City. (Emerson, Weiss: 12-0-1)

In favor: In favor: Ahern, Boyden, Brady, Costello, Emerson, Fitzgerald, Little, Outwater, Ragsdale, Steck, Weiss, Will

Abstain: Greatrex (Chair)

16.0 Adjourned at 9:30 pm to next LJCPA Meeting, Thursday, November 5, 6:00 pm

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

REPORT – OCTOBER 2015

October 13, 2015 Present: Benton (Chair), Costello, Leira, Mapes, Ragsdale, Welsh, Will
October 20, 2015: Benton (Chair), Costello, Leira, Mapes, Ragsdale, Welsh

1. NON-AGENDA PUBLIC COMMENT

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

10/13/15: Mike Costello described the Kaplan/Gaston presentation at the CPA meeting of October 1. They presented the project and at the end indicated that they would return to the DPR for an additional presentation.

10/20/15: Mike Costello noted that Bob Collins was honored by the City Council by the declaration of a Bob Collins Day on October 6, in honor of his years of community service.

1.

2. REVIEW AND APPROVAL OF MINUTES

SUBCOMMITTEE MOTION 10/13/15: To approve the Meeting Minutes of September 8, 2015.
(Ragsdale / Mapes 5-0-2)

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

Opposed: 0

Abstain: Benton, as Chair, and Welsh, not present at that meeting

Motion Passes

SUBCOMMITTEE MOTION 10/20/15: To approve the Meeting Minutes of October 13, 2015.
(Costello / Mapes 5-0-1)

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

Opposed: 0

Abstain: Benton, as Chair

Motion Passes

3. PRELIMINARY REVIEW 10/13/15

Project Name: AT&T Mount Soledad Church
6605 La Jolla Scenic Drive
Project #: 421377
Zone: RS-1-4

Permits: SCR of NUP
DPM: Karen Lynch, (619) 446-5351
klynchash@sandiego.gov
Applicant: Caitlyn Kes, 858-527-9938

Neighborhood Development Permit Process 2 or 3 for the removal of 3 existing light poles presently provided with 6-foot panel antennas and 18" square radomes, and replacing these with 3 new light poles with 10-foot panel antennas and 24" square radomes, with related support equipment in the existing equipment enclosure.

APPLICANT PRESENTATION 10/13/15 (Caitlyn Kes)

The Applicant presented the overall site conditions, indicating the equipment enclosure and the three light standards that are affected. The Neighborhood Development Permit is needed because the previous permit has lapsed, and it has been found that the ground equipment enclosure was constructed in a location that is within a required yard setback. The Applicant intends that this permit will resolve all of the nonconforming conditions as well as provide for all of the new work.

The existing light standards will be replaced, and the maximum height of these will be 30 feet above existing graded. The light fixtures at the top of the light standards will match the light fixtures at other light standards in the parking lot. The owner of the property has required that the antennae systems and the lights should match throughout the property.

DISCUSSION 10/13/15

A discussion ensued about the scale of the application, the need to make sure all light fixtures match and that the overall height limit of 30 feet is observed. In addition, information was requested on the ground equipment enclosure, and how events could have occurred that resulted in the construction within a required setback.

A discussion ensued about the potential risks of exposure of the cell towers, with residential uses and a school close to this site. The Applicant indicated that they would return with a coverage map and some information regarding the energy transmitted at this site.

A discussion ensued about the AT&T Wireless Site within the public right-of-way at 9170 1/3 North Torrey Pines Road. This committee made a recommendation of approval of that installation on March 20, 2012, which included a specific landscape plan with planting materials. Those landscape improvements have not yet been installed, and that will be included in this project review.

Please Provide for FINAL REVIEW:

- a. Additional information regarding the events and permits that led to the installation of the ground equipment enclosure within a required setback.
- b. A coverage map indicating the strength and direction of the signals from this proposed installation.
- c. Signal and energy data that indicates the relative signal strength of the proposed installation, compared to the signal strength of the existing installation. This is intended to advise if the signal strength is roughly equal to the existing signal, or if it is a multiple of the signal strength of the existing installation.
- d. Provide specific information including a commitment to install the landscaping at the AT&T wireless site at 9170 1/3 North Torrey Pines Road, with specific plans and a time schedule for that installation, to be a further condition of this application.

On October 13, this matter is continued to a later meeting.

4. FINAL REVIEW 10/20/15 (PREVIOUSLY REVIEWED 8/20/13, 9/10/13, 3/18/14, 5/13/14)

Project Name: **ESLAMIAN RESIDENCE CDP**

7350-7354 Fay Ave.

Permits: CDP

Project #: PO# 297495

DPM: Paul Godwin, (619) 446-5190

Zone: RM-1-1

pgodwin@sandiego.gov

Applicant: Sharok Eslamian,
(858) 449-0501

Scope of Work:

(Process 2) Property is developed with three dwelling units (one unit at the front facing Fay Ave and two units at the rear next to the alley). Project would demolish both units at rear of the property (7350 & 7352) and build one, 3-story unit. The single-family residence at 7354 Fay Avenue would remain. The project would also legalize the unpermitted addition at the rear of the unit which is currently an open Code Enforcement Case No. 202689, in the RM-1-1, Non-Appealable Zone 2, Coastal Height Limit Overlay Zone,

Parking Impact Overlay Zone-Coastal impact, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, Geologic Hazard Zone 52.

APPLICANT PRESENTATION 08/20/13: (Sharok Eslamian)

The proposed project was presented, reviewing the rear unit, the parking configuration, landscape plan, and building massing with 3 stories at the alley structure and the 1-story building remaining at the street front. It was noted that the Applicant presented a driveway to remain at Fay Avenue.

DISCUSSION 08/20/13

A discussion of the design focused on the articulation of the building and the functional access to the alley. It was noted that the driveway entrance and parking from Fay Avenue is not at all desired.

Please provide for FINAL REVIEW:

- a) Further study of the exterior elevations of the proposed building to provide for a more varied and interesting design.
- b) A photo survey of the buildings on the property.
- c) A photo survey of the neighborhood.
- d) Colored landscape plan.

APPLICANT PRESENTATION 09/10/13: (Sharok Eslamian)

The presenter provided additional photographs of the adjacent building. The design of the building is unchanged. The presenter provided a colored landscape plan, and stated that the driveway to Fay Avenue will be eliminated.

DISCUSSION 09/10/13

The nature of the design was discussed: the presentation indicates a collection of materials and finishes that is not coherent, which does not draw from other elements in the community, and is not assembled in a way that will present a scale or composition that is appropriate for a 3-story building. The elevations facing the alley and the interior space do not provide a transition from the building to the outdoor spaces. The committee recommends that the applicant provide a redesign based upon an architectural treatment of the mass and height, with better composition of the windows and doors to provide a coherent design. The applicant requested the opportunity to consider these comments.

Please provide for FINAL REVIEW:

- a) Study other examples of similar buildings. Draw examples from these and show how they are incorporated into the proposed design. Please note that a simple assembly of parts will not suffice: you have to provide a coherent design.
- b) Show how this project will provide an appearance in keeping with the community plan in all elevations, but principally facing the alley and the interior yard.
- c) Note that the increased height of the proposed design requires an additional degree of competence and coherence in the design.

APPLICANT PRESENTATION 03/18/14: (Sharok Eslamian)

The proposed project was presented, reviewing the rear unit, the parking configuration, landscape plan, and building massing with 3 stories at the alley structure and the 1-story building remaining at the street front. It was noted that the Applicant presented a driveway to remain at Fay Avenue. The Applicant presented photographs of the buildings on the site and the adjacent buildings.

DISCUSSION 03/18/14:

A discussion of the design focused on various aspects of the landscape plan and the appearance of the proposed building. The landscape plan is colored and indicates a driveway to remain: the Applicant noted that the driveway will be closed. The impermeable areas were reviewed and discussed. The appearance of the proposed building was discussed, as were the placement of the balconies and the various window and door elements.

Please provide for FINAL REVIEW:

- a) Further study of the exterior elevations of the proposed building to provide for a more varied and interesting design.
- b) On the Landscape Plan, clearly indicate the closure of the driveway to Fay, the designation of impermeable areas, and other paved areas.
- c) Coordination of the chimney, door, and window elements between the floor plans and the elevations.
- d) Coordination of the drawings with accurate dimensional information. This note applies to all plans, elevations, and sections.
- e) An overall design and elevation drawings that show conformance to the established pattern of development, scale, and detailing of the community and this neighborhood.

APPLICANT PRESENTATION 05/13/14: (Bill Metz)

The presenter noted that this is a new design compared to previous presentations. The proposed project was presented, reviewing the rear unit, the parking configuration, landscape plan, and building massing with 3 stories at the alley structure and the 1-story building remaining at the street front. A total of 4 parking spaces are provided in a garage and carport. The existing driveway to Fay Avenue will be removed and the curb cut removed. The Applicant presented photographs of the buildings on the site and the adjacent buildings. On completion the structures will have a total 4,984 sf, for a 0.71 FAR.

DISCUSSION 05/13/14:

A discussion of the design focused on various aspects of the new building and the appearance of the proposed building. The landscape plan is colored and does not clearly indicate the driveway to be removed. The appearance of the proposed building was discussed, as were the scale and the relation to the adjacent properties.

Please provide for FINAL REVIEW:

- a) Further study of the exterior elevations of the proposed building in relation to the neighboring structures.
- b) Provide elevations and sections that demonstrate conformance to the height limits, with floor-to-floor dimensions.
- c) Extend the section through the site so that it shows the front unit in relation to the new rear unit.
- d) Add the footprint of the existing structure to the site plan in relation to the proposed new structure.
- e) On the Landscape Plan, show the revised landscaping for the former parking space fronting Fay Avenue with a pedestrian-scale walk, and clearly indicate that the driveway to Fay Avenue is to be removed.

APPLICANT PRESENTATION 07/08/14:

The Eslamian Project and Mr. Metz were called three times without a response. The project was trailed to the end of the meeting. At the end of the meeting, no one was in attendance to present the Project.

APPLICANT PRESENTATION 10/20/14: (Sharok Eslamian)

The presenter noted that this is a new design compared to previous presentations. The proposed project is now for one residential unit at the rear, with underground parking garage. The basement is the full footprint of the proposed house. The height of the building has been reduced, and a roof deck is now proposed over a portion of the roof, reached through an internal stair. The FAR is reduced from 0.71 to 0.56. The code compliance issues will be resolved with this project.

The project continues to propose that the parking space and curb cut fronting Fay will be retained.

DISCUSSION 10/20/15:

A discussion of the design was a review of the various elements of the project. The garden between the two units is retained, and the placement of the new unit is roughly the same as previously. The relationship of the new unit to the adjacent units on Bishops Lane was discussed. The steepness of the driveway and the relatively tight space of the basement garage were discussed.

Please provide for FINAL REVIEW:

- a) Prepare a drawing showing the proposed house on the photograph set into the Bishop's Lane elevation, showing the relationship of the proposed house to the adjacent buildings.
- b) Consider the practical maneuvering of cars within the garage in either parking space.
- c) Present written information from the planners confirming that the existing driveway and curb cut leading to Fay Avenue can be maintained.

On October 20, this matter is continued to a later meeting.

LA JOLLA PLANNED DISTRICT ORDINANCE OCTOBER 2015 MINUTES MEETING CANCELLED DUE TO LACK OF A QUORUM

Agenda

1. **Public Comment** – Issues not on today’s agenda (2 minutes maximum.)
2. **Chair Report / Board Discussion**
 - a. Review and Approve September Minutes
 - b. Issues regarding PDO compliance and means to promote enforcement.
3. **Recommendations to DPR**
 - a. None
4. **Recommendations to CPA Committee**
 - a. **Project Name:** Bird Rock Mixed Use
Address: 5702 La Jolla Blvd., La Jolla, CA 92037, APN 357-366-12, 13, & 14
Project Number:
PDO Zone: 4
Applicant: CR Birdrock, LLC
Agent: Kirk Philo, ColRich
City Project Manager: Morris Dye
Date of App Notice: May 2015, Building Permit Submittal (CR Birdrock, LLC)
Scope of Work: Building Permits, Paint Scheme
5. **Information Items**
 - a. None

Respectfully submitted,

Jim Fitzgerald, Vice-Chair

NEXT MEETING – MONDAY, NOVEMBER 9, 2015

Please check <http://www.lajollacpa.org> 72 hours prior to meeting, meeting may be cancelled if no projects are on the agenda.

FOR ADDITIONAL INFORMATION, PLEASE CONTACT IONE R. STIEGLER, FAIA, CHAIR, 858-456-8555 OR istiegler@isarchitecture.com

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.

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DRAFT MINUTES

La Jolla Shores Permit Review Committee Minutes
4:00 p.m., Tuesday, October 27, 2015
La Jolla Recreation Center, 615 Prospect Street, La Jolla, CA

Committee members in attendance: Tony Crisafi (chair), Dolores Donovan (secretary), Laura DuCharme Conboy, Dave Gordon, Tim Lucas, Bob Steck, Joe Walkush. Absent: Janie Emerson

Executive Summary:

7a. Mofid Residence, 8656 Glenwick Lane - SCR

Crisafi, seconded by Walkush, moves that a 2nd story addition to a single story home does not meet the findings for substantial conformance review (SCR) under Muni Code 126.0704 a(8) nor under CDP 154134 SDP 162186, Item No. 25, regarding proposed increases in height to the structure. Motion passes 7-0-0.

7b. Marouf Residence, 2465 Hidden Valley Road - CDP

Walkush, seconded by Lucas, moves that findings can be made for a CDP and to construct a 2,193 SF companion unit and garage addition to an existing residence located at 2465 Hidden Valley Rd on a 12,650 SF lot. No SDP sought. The motion passes 6-0-1

7c. Huennenkens Residence, 8476 Westway - SDP and CDP,

Continued to the next meeting of the PRC with directions to applicants to provide additional information.

7d. Swindle Residence, 2488 Hidden Valley Road - CDP and SDP

Continued to the next meeting of the PRC with directions to applicants to provide additional information.

7e. Klein Residence, 2585 Calle del Oro - CDP and SDP

Continued to the next meeting of the PRC with directions to applicants to provide additional information.

MINUTES IN FULL

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

2. Adopt the Agenda

Motion to adopt the agenda passes 7-0-0

3. Non-Agenda Public Comment: 2 minutes each for items not on the agenda

None.

4. Non-Agenda Committee Member Comments

None.

5. Chair Comments

Proceedings must move swiftly this evening as we will lose our quorum at 5:40.

6. Discussion Regarding 8440 Whale Watch Way

Conboy: Joe Stanco, the project manager, was out of town but I talked to his supervisor, who said the PRC had approved the plans and the 30-foot wall was on the plan. The City is just following the plans.

Crisafi: The 8449 Whale Watch Way architect called Cori Del Castillo at Island Architects and said the wall was to be reconstructed lower and further back. Gary Geiler at the city stated that the walls and landscaping must be rebuilt to match Exhibit A drawings. The walls constructed currently do not match.

7. Project Review:

a. MOFID RESIDENCE – SCR – 2ND REVIEW

- Project #: 424462
- Type of Structure: Single Family Residence
- Location: 8656 Glenwick Lane
- Applicant: Jim Ferrin 760-580-0569 jamesferrin@gmail.com
- Project Manager: Firouzeh Tirandazi 619-446-5325 FTirandazi@sandiego.gov
- **Project Description:** LA JOLLA (Process 2) SCR to CDP 154134 and SDP 162186 for a 768 square-foot addition to an existing single-family residence, and construction of a new 792 square-foot cabana, 175 square-foot master porch, and 175 square-foot office deck on a property located at 8656 Glenwick Lane. The 0.34 acre site is located within the SF (Single Family) Zone of the LJSPD, Coastal (Non-Appealable) Overlay, and Coastal Height Limit Limitation Overlay zones within the La Jolla CPA, and CD1.

Presenter: Jim Ferrin, Architect

The cabana has been removed from the plans.

At last month's PRC meeting the primary comment from the Committee on the Mofid project was that the finished grades needed to be replotted. We did so and found error. We have reduced the height of the ridge of the pop-up MBR which constitutes the 2nd floor and of the chimney by 1'8" to comply with the pre-existing grade.

Julie Hamilton, attorney representing neighbor Sousann Ayari. Neither Substantial Conformance Review nor discretionary review are appropriate. Applicants need an amendment to the Coastal Development Permit at a minimum. Substantial conformance review for second story additions to one-story houses is inappropriate in this area where developers set things up so that everyone would have a view. There is a deed restriction on view and height. Homeowners cannot modify without permission. Condition 25 of the original CDP said that further developments would require an additional permit. Further, the increase is over 10% of the interior floor area so a CDP is required. Municipal Code Sec.126.0704 is the 10% rule.

Public Comment

Sousann Ayari, neighbor: this house obstructs too many of us already. Is there any chance that the second story can be moved over to the left and at a lower height. Answer: too expensive. No can do.
Deborah Guss, neighbor - opposed to the issuance of a permit.

Committee discussion

Crisafi reads Muni CodeSec.04(a)(8) The following improvements are exempt from a CDP except "(8) Any improvement to a structure where the Coastal Development Permit issued for the original structure indicated that any future improvements would require a development permit."

Conboy: because this is a neighborhood of largely one-story homes and applicants are seeking to add a second story, we should be doing a "does it fit into the neighborhood" review rather than a "does it fit into the CDP" review

Crisafi, seconded by Walkush, moves that a 2nd story addition to a single story home does not meet the findings for SCR under Muni Code 126.0704 a(8) nor under CDP 154134 SDP 162186, Item No. 25, regarding proposed increases in height to the structure. Motion passes 7-0-0.

7b. MAROUF – CDP– 2ND REVIEW

- Project #: 409685
- Type of Structure: Single Family Residence
- Location: 2465 Hidden Valley Road
- Applicant: James Fleming 619-743-5770 sflemingaia@aol.com
- Project Manager: Firouzeh Tirandazi 619-446-5325 FTirandazi@sandiego.gov
- **Project Description:** LA JOLLA (Process 2) Coastal Development Permit to construct a 2,193 sq ft companion unit and garage addition to an existing residence located at 2465 Hidden Valley Rd. The 12,650 sq ft site is located in the LJSPD-SF zone of the La Jolla Shores Planned District in the La Jolla Community Plan Area and Coastal Overlay Zone (Non-Appealable) in Council District 1.

Presenter: James Scott Flemng, architect, for the owners.

We are adding a garage with a companion unit above it and deck above that. The main issue the PRC had on initial review was building height and bulk and scale. So we brought all our plate heights down to 10 feet instead of 12. So now the overall height is 25 feet. The setback from the property line is almost 30 feet from the curb of Hidden Valley Road. The owner discussed the addition with her neighbor to the north, Jenny Feinberg, who represents the neighborhood on the La Jolla Shores Association (LJSA) board and there is no neighborhood opposition.

Public comment

None.

Committee discussion:

Walkush, seconded by Lucas, moves that findings can be made for a CDP and to construct a 2,193 SF companion unit and garage addition to an existing residence located at 2465 Hidden Valley Rd on a 12,650 SF lot. No SDP sought. The motion passes 6-0-1. Chair Abstains.

7c. HUENNEKENS CDP SDP, 8476 Westway Drive

- Project #: 443644
- Type of Structure: Single Family Residence
- Location: 8476 Westway Drive
- Applicant: Michelle Meade 858-869-2852 mmeade@islandarch.com
- Project Manager: Morris Dye 619-446-5201 MDye@sandiego.gov
- **Project Description:** LA JOLLA (Process 3) Site Development Permit and Coastal Development Permit for a 1,692 square-foot addition and associated interior remodel to an existing single family dwelling unit. The 0.50-acre site is located within the Coastal Overlay Zone (Non-Appealable) at 8476 Westway Drive in the LJSPD-SF zone(s) of the La Jolla Shores Planned District within the La Jolla Community Plan area, Council District 1.

Presenter: Tony Crisafi

Total FAR of 33%. Leaving ridge of house at same height. Neighbor Diane Szekely wanted to know where covered area to be added and it is to be at the north end of the house. She wanted more privacy for son's play area and we were able to give her that.

Proposed side setbacks 5'8 and 6'2. Rear 37. Proposed lot coverage is 23%.

With the addition the house will have 7,148 SF. 5 bedrooms. 3 below and 2 on main level.

Conboy: compliments to Island on the thorough nature of the presentation.

Lucas: Q: How much parking for the five bedrooms? Crisafi: 6 spaces

Lucas: Q: Any retaining wall we should know about? Crisafi: Yes, 4-5 foot retaining wall. Program for backyard is to take out the stonefruit trees and return the yard to agave and more natural landscape. We will engage a civil engineer for drainage back there. Water will be collected and then dispersed as is required by law.

Q: Side Setbacks: existing vs. proposed? A: Currently 10 and 12, larger than what we are proposing.

Conboy: 8440 Whale Watch Way below is the problem. I cannot finish my review until I see the site section for 8440. For the future and to the committee, we should NEVER approve a project without seeing a site section of the surrounding residences.

Q: What is the existing SF? A: Existing SF with garage is 5,458 SF.

Walkush; Any work to be done on the foundations of the existing portion of the house? Anything we need to be concerned about in view of coming rainy season? Soils, stability? Crisafi: Structural engineer will be coming through and we will be augmenting some of the foundation. Have not heard any concerns from the neighbors below. The basement and crawl space are dry - I've been in there and there is only a little smell.

Conboy: The people in house 6 think the swale is going to be removed.

Public Comment

None

Board discussion.

Lucas, with Gordon as a second, moves to continue. On return, the applicants will please provide the following: 1. The site sections needed to address the lower houses below the site. Failure to do so created problems on 8440. We need to see the topo on this and future projects. 2. A drainage plan that addresses the existence or the disappearance of the swale. A Retention approach will put a lot of water into the hill and is not likely to work as a solution. The motion passes 6-0-0. One recusal, Crisafi.

7e. KLEIN RESIDENCE CDP/SDP , 2585 Calle del Oro

Due to the large number of people present in the audience to hear the Klein Residence presentation, the Klein project was heard before the Swindle project. The minutes on the Klein Residence presentation were taken by Committee member Tim Lucas.

- **Project #:** 441535
- **Type of Structure:** Single Family Residence
- **Location:** 2585 Calle Del Oro
- **Applicant:** Nathalie Aragno 323-931-1365 nathalie@williamhefner.com
- **Project Manager:** Morris Dye 619-446-5201 MDye@sandiego.gov
- **Project Description:** LA JOLLA (Process 3) Coastal Development Permit/Site Development Permit to demolish an existing single dwelling unit and construct a new 10,938 square foot two story single dwelling unit with garage attached. The 0.46-acre site is located within the Coastal Overlay Zone (Non-Appealable) at 2585 Calle Del Oro in the LJSPD-SF zone(s) of the La Jolla Shores Planned District within the La Jolla Community Plan area and Council District 1.

e. Klein Residence

This portion of the minutes was transcribed by Tim Lucas. DuCharme-Conboy left meeting before this item was heard. Committee members for quorum: Crisafi, Gordon, Lucas, Steck, Walkush. Donovan not counted towards quorum – see disclosure below.

Dede Donovan disclosures: She has been in contact with architect Phil Merten. She and Phil have tried to work with the Klein architects to gain more information about this project, but haven't been able to connect due to schedule conflicts. It appears that some of the dimensions, especially height for this project are incorrect or not clear. Donovan lives across the street but has no direct financial interest in this project. She has been in contact with other neighbors regarding this project. She will be abstaining from any vote at this meeting on the grounds that she believes that there is not sufficient information available at this time to make a decision. She is also abstaining because she prefers to step away from the committee for this item and participate as a neighbor concerned for her neighborhood rather than having to be impartial.

Presentation: Paul Benton Architect (on behalf of the Studio William Hefner, and out of town architecture and design firm that could not be present) and Matt Peterson, land use attorney.

Benton:

The project description has some incorrect figures in it. The city planners made some calculation errors. The house is not 10,938 sq ft per the city but rather 8,234 sq ft. (not including garages and basement)

The current plans were shown. The elevation change of the property is 40', so is exempt from steep slope rules. They will be developing the lower part of the slope as part of the basement, pool and sport court. The house is slightly below street level at Calle del Oro, where the driveways are. The upper floor has a similar footprint to the existing house. The main differences are the addition of a second floor below street level and the basement/pool level below that. There is a driveway on the north with a steep slope that leads to the two car garage on the right. There is an existing second driveway on the south that leads down to a single car garage. The upper floor is nearly even with the street level. He expects that Donovan and the neighbors will be referring to the CCR's for this property. The CCR's state that a house can not be more than one story above the street. Benton will show with the elevations that the upper level is not more than one story above the street. The roof plan shows a flat roof, to keep the overall building height lower.

The landscape plan was shown: Tree heights will be controlled. Greenscape is 31% of the area. Hardscape is 6964 sq ft., lot coverage 6975 sq ft.. the Lot is 20,027 sq ft. (there is some confusion with these figures.

Setbacks: front 29' 10" (existing 21' 4") rear: 59' (73' 6" existing), south side 10' 4" (9' 4" existing), north side 8'9" (10' 4" existing). Building height 25' 7".

Elevations were shown. The east elevation (from the street was shown). A line showing street level was superimposed on the first level of the building, indicating that the project was not more than a single story above the street level per the CCR's. The 30' coastal height limit was shown (it is different than on an earlier set of plans that was shown to the neighbors). The maximum building height is 25' 7". Project sections were shown. Two street scenes were shown, one showing the existing houses, and then a second scene with the proposed project. Benton feels other houses in the neighborhood have a larger bulk and scale, and that this one fits in better.

Committee questions and clarifications:

This is in the parking overlay zone, and if the existing garage is demolished, then you will not be able to maintain the two driveways? **Benton:** there is 45' of separation between the driveways. **Committee:** the requirement is 150' separation.

Gordon: Has concerns with roof materials, and feels that the LJSPDO is badly out of date with material choices. Shake roofs aren't acceptable anymore in terms of fire codes. **Benton:** Agreed.

Walkush: Please describe the sidewalls. **Benton:** On north side there is a low retaining wall that starts mid property and ends up at 6' high on the west end of the building site. On the south side the abut the neighbor and there is a double wall, one of which is 3' and the other goes to 6'. **Walkush:** Have neighbors been contacted on the western side about this house above them? **Benton:** Yes, they had a neighborhood meeting. (Lucas, who lives to the west wasn't informed of this meeting)

Crisafi: Has questions about the two driveways, which they will not be able to maintain in this parking overlay zone? The PDO section 4, do they conform the amount of articulation on the side of the building, which is skinny but appears to be getting thicker from east to west? How far beyond the existing pad does this building stick out? **Benton:** Side elevations were shown, and windows in the side structures were shown. The new building projects out approximately 15' beyond existing structure.

Walkush: What is the square footage of existing an proposed house? **Benton:** Existing house= 3,562 sq ft, proposed 8,234 sq ft, (garages excluded in both numbers). FAR based on this is 44%. **Lucas:** what is the total enclosed area? **Benton:** 8,234 + 816 (garages) + 1,200 (approx for basement and mechanical rooms) = 10,250.

Lucas: Is there any west retaining wall? **Benton:** The 9' high swimming pool wall acts as a retaining wall for the north part of the lower terrace, and there will be a low retaining wall for the the south portion where the sport court area is. That design has not been finalized yet.

Public comment:

Donovan: Have these plans changed from those that were shown to the neighbors and provided to Phil Merton? **Benton:** Yes. They have made adjustments to the plans. **Donovan:** This makes it difficult for Merten and the neighbors to comment, as we haven't been able to see there new plans. Can you show the elevations that show the existing house and proposed house? **Benton:** The roof height of the new building is 27" higher than peak of existing house. **Donovan:** It looks like improvements to the project have been made. Whether these changes are enough to be compatible with the neighborhood and bulk and scale, in accordance with the LJSPDO, and meet the CCR requirements, without setting a precedent remains to be seen. They will need to examine the new plans. **Donovan:** Sanjiv Sidhu (neighbor to south), has concerns with view blockage and privacy. Their lower level is a pool and grass area that looks slightly north to the ocean and across this project.

Myrna Naegle: The houses on the west side of Calle del Oro are low profile single story residences. Doesnt think that this project is compatible with the neighborhood and fits the scale and character of the area. Does not think it meets the requirements in the LJSPDO.

Bernie Segal: When people buy in a tract like this, part of the value of the property is in the CCR's and the protection they provide. The CCR's state that houses shall not be more than one story above street level. Anything higher would need to go through an architectural committee. He thinks that this project goes beyond a single story. This design goes against anything in the tract, which property owners have agreed to, and thus is against the neighborhood character. The committee can't consider CCR's directly, but can consider them in terms of what the neighborhood character was intended to be. An architectural committee needs to be formed to evaluate this proposal, and this PRC committee would be preempting the architectural committee if they make a decision on this project now. (sections from the CCR's were read by Segal). Thinks that this project exceeds the single story limitation and therefore doesn't conform with the neighborhood character.

Mike Costello: Echos what was said by Naegle and Segal...Thinks that there is a big problem here with the CCRs, even though the committee cannot address those. He asks the members of the public in attendance to raise their hands if they agree that there is a problem with this design that will impact the neighborhood. 15 people raised their hands. (A sixteenth neighbor left a letter opposing the project with the Committee's secretary at commencement of the PRC meeting at 4 p.m.)

Barbara Groce: Fifty-year resident of the area. When Prestwick Estates was created, the lots were set up so that the houses on the west side of the street had view corridors on each side. The west side also had the lots lower than the street level to not impair views from the east side. She is concerned with the massive size of this project. It looks two stories and overwhelming. She is concerned with, along with many other residents, the "mansions" of the area with out of character houses.

Marianne Zappella: Forty-year resident on Prestwick. She would like to see more photo simulations and elevations. Thinks that the ones shown are from a sloping angle, and do not provide a true picture of the house. That hill goes up significantly. A picture from only one perspective won't capture how large the structure will be compared to the surrounding area. Thinks the neighbors would be more receptive if the simulations were from less of an angle. Thinks a 10,000 plus sq ft structure is larger than the surrounding houses.

Matt Peterson: Before the project comes back to this committee, they want to meet with Donovan and Merten and the other neighbors to go over the plans and address concerns.

Committee Discussion:

Committee wants project to return. On return applicants are requested to address the following areas: two curb cuts; side yard articulation; rework numbers on gross floor area as they appear to be 8034 plus 816 for a total of 9050, plus 1200 for basement; full site sections through property in both directions showing adjacent homes; drainage plan; elevations and grade line; remove gridlines from elevations, as they distract from the information being shown; a photo simulation from the west from the public right of way street below (Calle del Cielo).

No motion was made.

7d. SWINDLE RESIDENCE, 2488 Hidden Valley Road

- Project #: 443712
- Type of Structure: Single Family Residence
- Location: 2488 Hidden Valley Road
- Applicant: Tim Martin 858-349-3474 im@martinarchitecture.com
- Project Manager: Edith Gutierrez 619-446-5147 equitierrex@sandiego.gov
- **Project Description:** LA JOLLA (PROCESS 3) Coastal Development / Site Development Permit to demolish an existing 3718 sf single family residence and construct a new 8617 sf single family residence with attached garage, pool & spa, retaining walls and landscaping located at 2488 Hidden Valley Road. The 1 acre lot is located in the LJSPD-SF zone of the La Jolla Shores Planned District in the La Jolla Community Plan Area and the Coastal Overlay Zone (Non-Appealable) in Council District 1.

Presenter: Tim Martin, architect

Our problem is slope. The pad is 34 feet above the street with a 10 foot grade differential. When this house was built it was the only one on the street. We are cutting into the hill and may need a grading permit. There may be an earthquake fault under the house. The projected gross floor area is dropping to 7330 which includes the garage. The maximum height from the low data point is 37'-6". (30' plus 7'-6" grade differential.)

The reviewer at the City says our drainage plan is a model for the City.

Public Comment

None

Committee Discussion

Lucas: please bring figures on relationship of true green to hardscape.

Walkush: Please inform us on the adjacent pad heights of neighbors. Also want to know views of neighbors - if there are any issues they are concerned about.

Donovan, seconded by Walkus, moves to continue. Motion passes unanimously

8. Adjournment

The meeting adjourned at 7:04 p.m.

The next PRC meeting will be Tuesday, November 24th, 2015 @ 4:00 p.m.

LA JOLLA TRAFFIC AND TRANSPORTATION BOARD

Regular Meeting: Wednesday October 21 2015

Members Present: Dave Abrams (Chairperson) LJCPA, Tom Brady LJCPA, Donna Aprea LJTC, Michelle Fulks BRCC, Patrick Ryan BRCC, Nancy Warwick LJVMA Corey Bailey LJVMA, Brian Early LJSA, John Kassar LJSA.

Members Absent: Earl van Inwegen LJTC

Approve Minutes of Thursday August 27 2015. Motion to Approve: Warwick, Second Brady 7-0-0. (Fulks/Early not available to vote)

Public Comments-Non Agenda Items: No Comments

Agenda Item 1: Village Parking Time Limit Review. Patrick Ryan

Ad Hoc Subcommittee was formed in July to investigate the possibility of making changes to parking time limits in the Village. Members of the subcommittee; Patrick Ryan-Chair, Tom Brady, Nancy Warwick and Deborah Marengo met for the second time October 13th. Goal of the Meeting was to decide if changes could be made to the parking time limits and if the changes would be supported. If changes to the parking limits were not going to be supported then the committee decided to leave the parking time limits as is. Committee members targeted one block on Fay Ave between Kline and Silverado that may be receptive to time limit changes increasing from 1 hour to 90 minutes or 2 hour parking. Patrick prepared a draft survey for the block starting at The Cottage down to The Empress to gather their opinions of whether they are for or against changes to parking time limits. Survey will be taken, results will be measured, and if it is successful the Committee will survey other blocks in the Village for their opinions. Committee members will meet again to discuss the results of the Survey and present them to T&T at the next Meeting.

Agenda Item 2: Speed Limit Increase on Prestwick Drive. Pat Miller

Continued from August Meeting. City Staff proposal to increase speed limit on Prestwick Dr. between Calle de Oro and Dunaway Drive from 30 mph to 35 mph. The California Speed Trap Law requires that the City survey the prevailing speeds on classified

Streets every 7 years in order to remain radar enforceable under the provisions of the Law. The results of the survey for Prestwick Dr. indicate that the speed limit must be raised to 35 mph to remain traffic enforceable.

Residents of Prestwick Drive who appeared before T&T at the August Meeting strongly opposing the speed limit increase were asked to circulate a Petition of households on Prestwick Dr. to ascertain whether the majority of residents on Prestwick were in agreement opposing the speed limit increase and understanding that without the increase their street could not remain traffic enforceable. Pat Miller presented the results of their Survey documenting 84 out of 114 homes surveyed opposed the speed limit increase. The 30 homes that were not surveyed were either not at home or were occupied by renters. Pat pointed out that the continuing segments of the road, Calle del Oro and Dunaway Drive would remain at a lower speed limit and radar could be used there. Prestwick Drive Residents made presentations to La Jolla Shores Assoc. and La Jolla Community Planning Assoc. and both Groups unanimously supported their Opposition. Dave has contacted the City on behalf of T&T opposing the speed limit increase on Prestwick Drive, but will now provide them with the results of the resident Petition.

Agenda Item 3: Proposal to Eliminate Parking. Anne Dynes

Continued from June 25th and July 23rd Meeting. Discussion centers on reconfiguring of parking spaces on Coast Blvd, from cobblestone climbing wall to 274 Coast Boulevard, in order to install a Class 2 bike lane on the west side and reverse angle parking on the east side consistent with the Whale View Point project of La Jolla Parks and

Beaches Committee. City Staff did a feasibility study on the concept and in an email to members of Parks and Beaches concluded:

We evaluated the parking situation on Coast Blvd and we do not recommend eliminating the existing parallel parking on Coast Blvd Ocean side due to the loss in number of parking spaces that cannot be satisfied when converting to angle parking/Head-in around the area. Coast Blvd (One way Street) is not suitable for angle parking due to its narrow width. In addition, the south side/inland side of Coast Blvd has a narrow sidewalk which does not meet standards to install angle parking.

Anne does not support the City's conclusion and spoke of fundraising for their own private traffic engineer to study that portion of Coast Boulevard. She believes a private traffic engineer will have more time and resources to look into the possibility of reconfiguring the 61 parking spaces on Coast Boulevard and perhaps that will feed into community support for the project. She is requesting T&T recommend a private traffic engineer; however, Glen Rasmussen was in the audience and recommended a private traffic engineer for her. Anne concluded her presentation informing T&T that the design of a new sidewalk has been funded and is in the process of being drawn up; it will be a 5' wide sidewalk connecting the north side with the south side and will be a noticeable improvement to the area.

Agenda Item 4: Traffic Issues on La Jolla Scenic Drive South. Ed Ward

Mr. Ed Ward appeared before T&T at the April 23 Meeting requesting traffic calming measures for La Jolla Scenic Drive South. Traffic Lights on La Jolla Scenic Drive So, Soledad Mt Rd, and Nautilus Streets are not coordinated to maximize traffic flow; resulting in very few cars progressing forward, backing up traffic and causing hazardous conditions among impatient drivers. Mr. Ward submitted a written letter to T&T explaining the hazardous traffic conditions on his Street and possible traffic calming measures to slow down the traffic. Dave submitted Mr. Ward's letter to the City Traffic Engineers and they responded to the letter by contacting Mr. Ward and sending him two Petitions, one for Traffic Edging and one for a Traffic Circle on La Pintura at La Jolla Scenic South Dr. Mr. Ward and his neighbor will walk the street gathering necessary signatures and will return to T&T with their results.

Agenda Item 5: Eddie V Restaurant Request for Additional Valet Parking Spaces. Terry Womack, Christophe Cevalco
Managing Partner of Eddie V's.

Eddie V. appeared before the Board at the April 1 2011 meeting requesting four passenger loading/valet parking spaces in front of 1298 Prospect between Crab Catcher and Eddie V. The Board approved their request 4-1-1. They appeared before T&T at the May 22 2014 meeting requesting an amendment to their valet parking permit to include Saturday and Sundays between 10:30 am-12:00 am. T&T approved their request at the July 24 2014 Meeting and Eddie V informed the Board that they may appear again to request additional spaces as their need for valet service is growing. They are now appearing before the Board requesting four more valet spaces in addition to the four existing valet spaces at 1298 Prospect Street. **Action item.**

Discussion centered on the 20 Valet Parking Spaces already in operation: Eddie V's 4 spaces, La Valencia 6 spaces, and George's, The Hake, and Donovan's 10 spaces.

Michael Harth of Sunset Parking spoke of their need for additional valet spaces as well because they are in the same position as Ace Parking and advising the Board that he may be appearing in the near future. Duke's Restaurant will soon be opening and added to the other Restaurants they service Sunset Parking will grow by around 50%. Sunset has 7 valet spaces during the day and 10 spaces at night at 1250 Prospect and he spoke of Sunset and Ace Parking working together to help each other out but the demand and need is growing at a rapid pace.

Patrick gave a little background information on some issues with valet parking that referenced Agenda Item 2 at the May 22 2014 Meeting: Eddie V. Request for Amended Valet Parking Permit to operate Valet for Saturday and Sunday. Minutes of that Meeting and the subsequent Meeting that followed are below:

This zone was previously approved on a trial basis. (Former) Chair of LJTT has received complaints about the valet attendants not following the rules.

Applicant has admitted to not following the rules in the past and parking cars on the Street instead of parking them in garages. The Board told the applicant that they could come back for another vote after they improve the signage and awning to say that the valet parking is available to the public and if they agree to have all employees sign a document that they will follow all the City's regulations.

At the July 24 2014 Deborah Marengo presented to the Board new and improved Public Valet Signs along with Promissory Notes signed by all Valet Attendants that they would obey the City Regulations or risk Termination and the Board voted unanimously to Approve the Amended Valet Services for Saturday and Sunday.

As a result of the high demand for valet parking spaces there are still complaints that cars back up in the street due to understaffing of Attendants. T&T Board Members received an email from Ian and Julie Allen of Africa and Beyond Art Gallery adjacent to Eddie V. expressing concerns about additional valet parking spaces in favor of 2 hour parking time limits. They stated that a logical solution for Eddie V. is to add more valet staff so that the valet attendants can clear spaces quickly and keep cars moving not by allotting more spaces so that cars can sit until the next valet attendant is available. A representative of Ace explained it would be a cost issue to add more valet attendants.

Mr. Cevalco spoke of having perhaps 300 Reservations for a Saturday night and with 4 or 8 valet spaces available there will be backups but Ace is working on rapid turnovers of the cars. They have a flyer asking customers to remain in the vehicles while they are in the process of turning them over. Eddie V and Ace are actively involved in minimizing backups but at the same time Eddie V's has to grow otherwise there will be another empty store in their location. They are asking for 4 more spaces but it is a public valet service so anyone can use it. Tom pointed out that the signage is so confusing that the Public driving down Prospect see's the white 3 minute curb zones and believe that they cannot park in that space.

As a gesture of goodwill Mr. Cevalco will validate parking for any customer who wants to park in front of his restaurant but shop at nearby businesses. If a customer who shops at Africa and Beyond Art Gallery comes to him with their receipt he will validate the parking for them. He will be happy to speak to Africa and Beyond Art Gallery and get something going with them. George Hauer of Georges on the Cove pointed out that Valet Parking has no time limitations. If Guests want to shop after they enjoy a meal there is plenty of time to do that. Mr. Hauer is in agreement with Mr. Cevalco that there is synergy between Restaurants and Retail and he would validate parking for guests who shop in surrounding businesses as well but will not validate for Patrons dining in the Restaurants. To be clear the courtesy will extend just to customers who shop in nearby Retailers as a gesture of goodwill to the Businesses.

Michelle addressed the issue of the complaints that have been received by T&T with cars backing up on the street and Mr. Harth replied that more valet spaces will make it better and having more valet attendants will make it better but the truth is the car is still not going to be turned over in 5 seconds so yes there will be backups.

Mr. Cevalco requested more time for Ace to put together a staffing plan to accommodate two extra parking spaces as well as a parking validation program for nearby Retailers. There is a propensity for abuse over anything free so a validation program needs to be in place. A question was asked if the validation program was tied to the extra valet spaces but due to time constraints that will be discussed at the next Meeting.

Motion was made to continue until the next Traffic and Transportation Meeting on Nov 18. Bailey, Fulks second 8-0-1 (Ryan)

Agenda Item 6: Pedestrian Crossing & Loading Zone Parking Space on La Jolla Scenic Dr. North Michelle Kanan
Montessori Institute of San Diego

Montessori Institute of San Diego, a private school serving K-5, is requesting a Pedestrian Crossing and Loading Zone Parking Space in front of their School at 8745 La Jolla Scenic Drive North. Several white curb loading zones in front of their Driveway to the School were lost when the Street was renovated resulting in UCSD Students

taking over the parking spaces. There is no safe place where parents can drop their children off safely so there is a need to get back those white loading zone spaces. They are also requesting Pedestrian Crossing in front of their School. The City placed two new Pedestrian Crossing Signs on southbound La Jolla Scenic Drive North before the Sugarman Dr. intersection but there is no pedestrian crosswalk to match the signs.

There is no time limited parking in front of their School and there is a 2 hour time limit across the Street from them. UCSD Students park in the no time limit parking spaces all day long leaving parents to cross La Jolla Scenic Drive North with their children which is extremely hazardous due to the heavy traffic flow. Ideally they would like Stop Signs to slow the flow of traffic in front of their School. Dave spoke to the City and Gary Pence, City Traffic Engineer, is evaluating the situation.

Agenda Item 7: Traffic Signal Timing on Torrey Pines Rd. Glen Rasmussen

Glen and Dave approached City Staff about the traffic signal timing down at the Throat, where La Jolla Parkway meets La Jolla Shores Dr and Torrey Pines Rd. The traffic signal lights are on a timed sequence but when the Fire Station deploys its fire engines they manipulate the traffic lights to cross the Intersection and the traffic signals do not reset back to normal operations resulting in major traffic congestion at the intersection. The City is in the process of installing special timing parameters to help the traffic signals return to normal operation after the emergency vehicles preempt the timing. City advises it should be completed within three days. The City is planning an Adaptive Signal Timing Project to improve signal coordination throughout San Diego. La Jolla Parkway is on the List to be a part of that project. Dave will try to get City Staff to come to the next Meeting on November 18 to talk more about the project in detail.

Agenda Item 8: Four –Way Stop Sign on La Jolla Scenic Dr. North at Moonridge Dr. John Kassir

John notes the speed of the traffic exiting the 52 and approaching Moonridge Dr is about 40-50 mph coming off the Ramp. Moonridge Dr became an alternative to bypassing the traffic sitting on the La Jolla Parkway. Drivers will use the ramp to Moonridge, take a left turn and drive down the Ramp to the back of the fire station bypassing the traffic on the Parkway. Six years ago a resident of Moonridge successfully got a No Left Turn from 7am to 10 am installed on the street. Creative drivers started taking a right turn onto Woodford Dr. then making a U-turn onto Moonridge to get to the ramp. Five months ago the City installed a No U-Turn at Woodford Dr. As a result drivers are pulling into private driveways and turning around on the street. It has become a challenge for residents to exit their driveways. John approached the City about a four-way Stop Sign which would slow traffic down and if traffic backs up on the ramp, as it does on the Parkway, Drivers may stop using it as an alternate route to the Throat.

Dave contacted Biljana Dekic, City Traffic Engineer, and currently the traffic count on Moonridge Dr. is being analyzed.

Meeting was adjourned at 5:32 pm

Respectfully Submitted,
Donna Aprea, Secretary