

## **Fairway Views**

### **La Jolla Community Review Chronology**

#### Planning Group Process

The La Jolla Community Planning Association (LJCPA) has a well-established process for considering projects proposed for the La Jolla community. Utilizing a committee system, the community is able to focus its full attention on a project. Planning Department staff provides the LJCPA with the relevant paperwork. This information is forwarded to the La Jolla Coastal Development Permit Review Committee (LJCDP). This committee, in a required two meeting series consisting of a "preliminary" and then a "final" review, hears presentations from the applicant. At the final review meeting, the committee votes on the project and sends its recommendation as a consent agenda item for the next LJCPA Board meeting.

#### City Staff Project Assessment

The City's initial project assessment letter for the then 6-lot subdivision known as Fairway Views, dated February 25, 2000, required: that no vehicles access Nautilus Street by backing out into the street; the exact location of proposed access from each lot to the public right-of-way; determined that the area is not designated as a view corridor; deemed the proposed project as consistent with the currently adopted La Jolla Community Plan; and noted that slopes impacted by the project resulted from the construction of Nautilus Street, and are not natural slopes.

Following standard procedure, the project assessment review was submitted to the LJCPA.

#### Applicant Response

To address the assessment issues raised by Planning staff, the applicant reduced the project from 6 lots to 5, and prepared elevations and floor plans for four homes in addition to the plans approved previously under the Waltz residence CDP. The site plan was modified to show precise driveway locations for all homes. This revised site plan, showing the proposed access location from each lot, allowed site visibility and levels of service on Nautilus to be determined. Additional geologic studies were also conducted.

#### Community Review Chronology

This reduced and revised Fairway Views plan has been presented to both the La Jolla Coastal Development Permit Review Committee and the La Jolla Community Planning Association many times during the past three and a half years.

#### La Jolla Coastal Development Permit Review Committee

- 1. Spring 2000:** At the first "preliminary review," in addition to community plan conformance, driveway locations and access to Nautilus were raised as fundamental concerns in the first project presentation to the LJCDP Committee.
- 2. August 20, 2002:** At second "preliminary review," city staff's conclusion that the project conformed to the current community plan was thoroughly discussed. In addition to the "head first" requirement raised by Planning Department staff, several traffic alternatives were also proposed, all of which required re-striping Nautilus. It was noted that Land Development Review-Transportation was currently reviewing these proposed striping alternatives.
- 3. October 8, 2002:** At this "final review" committee meeting, the traffic plan accepted by City Staff that required restriping Nautilus Street, between Muirlands Drive and Via Valverde, to provide one lane in each direction, a 2-way left turn lane, and a left turn pocket at Via Valverde, was presented. During that discussion, one community member in attendance adamantly expressed the opinion that the shifting of the second uphill lane to Via Valverde would add delays at the Muirlands Drive signal and that the left turn pocket at Via Valverde was unnecessary. A committee member also disagreed with city staff findings regarding community plan conformance. A request was made that the project be presented again when time would be available for more discussion.
- 4. March 11, 2003:** At the second "final review" committee meeting, the LJCDP discussed at length all project elements. A motion to approve Fairway Views as presented resulted in a 4-4 vote. These results were then sent on for the next LJCPA Agenda. During the discussion, a request was made to refer the project to the Traffic Subcommittee. However, after the vote, the LJCPA President, who had participated in the meeting, advised that since the LJCDP Review Committee was precluded by its bylaws from voting again on this project, a review by the Traffic Committee would be moot. The applicant, in an effort to answer questions raised about potential impacts, initiated an independent traffic study. This study investigated current service levels in this section of Nautilus and analyzed the consequences of the approved restriping plan.

La Jolla Community Planning Association Board

- 1. April 3, 2003:** Fairway Views was scheduled for the April 3, 2003, Board meeting on the Consent agenda. At this meeting, the project was pulled from the consent calendar by a Board member and placed on the May 1, 2003 LJCPA agenda for hearing by the full Board.
- 2. May 1, 2003:** Due to the lack of a quorum, there was no meeting and the project was continued to the June 5<sup>th</sup> meeting.

- 3. June 5, 2003:** During a 1-3/4 hour presentation, every facet of the Fairway Views project was extensively discussed. As an example of the detailed discussion at the Board meeting, the following summarizes the portion on traffic issues. Exhibits demonstrating the existing traffic conditions and City staff's preferred striping plan for Nautilus Street were shown. Traffic Operations' staff concerns about existing unsafe conditions for four pre-existing lots and the lack of a safe left turn zone into Via Valverde were carefully explained. A traffic study by Andrew Schlaefli of Urban Systems Associates concluded that... "Based on our analysis of peak hour, hourly, directional and daily traffic volumes for Nautilus Street, we conclude that the intersection and street segments will operate at good levels of service and that safety should be improved because a turn lane is provided for street and both existing and proposed driveway access." All other concerns were addressed in similar detail. Two motions to approve the project failed by a slim vote to get a majority. A motion to refer the project to the Traffic and Transportation Committee and to request that City staff attend that meeting to clarify open space issues was passed by a vote 10-8-0.
- 4. July 3, 2003:** In a follow-up effort to confirm the language of the motion by getting the approved minutes for the June 2003 meeting of the LJCPA, the applicant attended the scheduled July 3<sup>rd</sup> Board meeting. Due to the lack of a quorum, that meeting was not convened, and the approved minutes are still unavailable.

#### Applicant Response

For the record, a phone call confirmed that the LJCPA Traffic and Transportation Committee July agenda was full at the time of the referral at the June LJCPA Board meeting. The Committee's next meeting date is not until 4:00 PM, August 7, 2003, after the Planning Commission's scheduled meeting on the project.

The requirement of Development Services Project Assessment process to present this project to the La Jolla Community Planning Association has been met. Through its public meetings at both the sub-committee and Board level, both groups have had ample information and opportunity to discuss and comment on all elements of the Fairway Views project.

#### Results

As a result of this community review process, the project has been significantly modified. Density and disturbance of native plants areas have decreased; concerns about geology, safety, traffic, and views have been re-studied and changed. In addition, along the way, a number of opportunities to go beyond the Community's and Development Services' requirements have shown up. Therefore, the Fairway Views project will offer the following specific project features and public benefits:

- C Incorporate of LEED standards
- C Create and implement a comprehensive Homeowner's Maintenance and Management Program, (DCM Guidelines)

Attachment 29: Applicant's chronology

- C Obtain EnergyStar certification
- C Record a deed-restricted zone of approximately 1 acre
- C Provide significant traffic safety improvements on Nautilus Street
- C Serve as a model for environmentally sensitive residential development within the City of San Diego and promote Council Policy 900-14
- C Pay low income housing fees of \$25,000
- C Increase slope and storm drain stability at the ROW along Nautilus Street