

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Agenda – April 20, 2021 – 4:00 pm

Because of the continuing COVID-19 emergency, this meeting will be held online. You must register in advance to attend. Instructions and links are at <https://lajollacpa.org/ljcpa-online-meeting-instructions/>

Presentation materials will be made available in advance of the meeting through links on <https://lajollacpa.org/2021-agendas/> Applicants (or opposition) please send all materials to the DPR chair (brianljcpa@gmail.com) no later than **24 hours before the meeting . This should include the following:**

- **Your submitted drawings in a single PDF (required)**
- **Your most recent Assessment Letter and Cycle Issues combined in a single pdf (required)**
- **Your presentation slides (if to be presented) in a single pdf (optional)**

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

NON-AGENDA PUBLIC COMMENT:

APPROVAL OF MEETING MINUTES:

ITEM 1: FINAL REVIEW 4/20/2021

Project Name: Drogin Residence CDP – 6361 Harley Dr.
Applicant: Joshua Wood
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/683214>

LA JOLLA (Process 2) Coastal Development Permit for demo of an existing 1-story, 3,770 sf single family residence and construction of new 2-story, 6,699 sf single family residence with attached garage over a 1,649 sf basement for a total of 8,348 sf at 6361 Hartley Dr. The project also includes a detached 531 sf

Accessory Dwelling Unit, pool and site improvements. The 0.50-acre site is in the RS-1-2 Zone and Coastal (Non-App.) OZ within the La Jolla Community Plan, and Council District 1.

4/13/2021 APPLICANT PRESENTATION:

- Goal to keep corner open and maintain large olive tree. Motorcourt driveway off La Cumbre only. Pedestrian entry off Hartley. Keep street corner wide open. 20' setback off both streets.
- New stormwater improvements at Hartley
- Would like to maintain La Cumbre street scape in its current state. City asking for concrete curb and gutter on both streets. Applicant prefers to propose a mortared cobble curb and gutter.
- Painted brick and stucco, dark roof and steel windows. Contemporary farm style.
- Only two story element is guest suite over garage and theater game room in basement (completely buried).
- FAR .45 allowed, .33 proposed. Exceed all setbacks. Max building height at 25'-6" with pitched roofs. Combination zinc standing seam and slate roofs.

4/13/2021 PUBLIC COMMENT:

- Flaster: neighbor, beautiful design, 8' away on South side, proposed 5' wall behind our potocarpus, let's meet to discuss maybe even going taller, welcome to neighborhood. Remodel was done by previous owners.

4/13/2021 COMMITTEE DELIBERATION:

- Leira: How old is existing house? (applicant: Built in 1958-1960, Cleared historic) Totally agree with cobbled gutter STRONGLY.
- Costello: Good project, support cobbles, make motion to make final
- Kane: Went through LJ Historical Society was odd as project was previously remodeled and society disagreed with city staff. Cobbles are good. (applicant: the Drogins have recently purchased this property) otherwise a lovely house.

4/13/2021 DELIVER FOR NEXT TIME:

- Landscape plan: Identify existing mature vegetation, also how treating street scape
- Site plan proposed pasted into aerial photograph.
- Cross Section of both streets from front wall of your building to front wall of opposing buildings.
- Provide historic determination and report

4/13/2021 MOTION TO MAKE THIS FINAL (Costello/ ...)

- Motion failed for lack of second

ITEM 2: FINAL REVIEW 4/20/2021

Project Name: 7362 Brodiaea Way SCR - 7362 Brodiaea Way
Applicant: Roger Sammon
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/680384>

LA JOLLA- (Process 2) Substantial Conformance Review in reference to CDP 1367758 & SDP 1466667. Change in plans consisting of removal of proposed driveway and garage at Encelia Dr. Garage is now proposed as a complete underground structure within the approved building envelope.

4/13/2021 APPLICANT PRESENTATION:

- DPR approved in December of 2018 and CPA approved in Feb 2019.
- Above grade footprint is reduced, garage to replace parking, access on West side.
- Minor increase in height at center of building. Stays below 30'
- High clerestory windows added to north elevation at basement
- Landscape is the same
- High point due to sloping lot is same as previous
- FAR reduced from .34 to .32
- Added large basement garage but reduced above grade reduction approximately 1000sf.
- Driveway is screened by landscape

4/13/2021 PUBLIC COMMENT:

- Neil: Ridgeline will be visible from LJ Shores beach. What will be different from the North. (applicant: only area where ridge is taller is setback 25' from façade and not likely to be visible from any low angle.)

4/13/2021 COMMITTEE DELIBERATION:

- Jackson: Why the change? (applicant: removed for cost but added back in and added more landscape opportunity and additional parking)
- Kane: What is total square footage change. (applicant: 5,122sf net increase) How much is change to import export? (applicant: change results in a decrease in the import) Explain driveway relocation (applicant: was on Encilia at top of property, no relocated to West side of property on Brodiaea. Entering on the low side below the previously proposed retaining walls) (High windows added where previous design was raising pad, this will be screened with landscape). Should applicant contact city engineering to see if there is any significance to this project relative to reservoir plans? (applicant: it is not)
- Leira: Looks like increased site disturbance with longer driveway.

4/13/2021 DELIVER FOR NEXT TIME:

- Elaborate on grading and driveway access. Landscaping there. How high are walls? Driveway Surface?
- Do you have 3Ds (previous/proposed)
- Net change in permeable/impermeable

ITEM 3: FINAL REVIEW 4/20/2021

Project Name: Cuvier Street Vacation
Applicant: Brian Williams
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/679621>

LA JOLLA (Process 5) Cuvier Street right-of-way vacation, CDP, and lot-line adjustment located south of Prospect Street, next to the La Jolla Recreational Center (615 Prospect) and The Bishop's School. The site is located in the LJPD-6 and OP-1-1 Zones, and Coastal (Non-appealable-2) Overlay zone within the La Jolla Community Plan and Council District 1.

4/13/2021 APPLICANT PRESENTATION:

- 4 year plus, master plan for Rec center renovation building and grounds

- Vacation of dead end of Cuvier at Bishops. Remove 26 parking spaces, when create diagonal parking along Prospect net parking will increase. Diagonal parking should help slow traffic on Prospect
- Collaborating with Tennis club to plan lands
- Vacation and Lot Line Adjustment so Bishops get South end and rec center to use North end. Land area to each remains exactly as if divided down the center.
- Bocci and seating areas in new area ... grass field remains.
- Neighbors concerned about speedway along Prospect. Would like to see slowing. Diagonal parking accomplishes this. Service entrance to tennis will be maintained. Dumpsters will be relocated. Bishops would like to create single entrance for students.
- Williams: Rep from Bishops: Intention for families to use main drop-off as much as possible. Prefer no time limit parking along new diagonal spaces. Would prefer students not to have to run out to move cars.
- There is a complete plan to beautify streets, pedestrian experience
- Williams: Yellow library is heavily used office for advancement office. Not box storage. Bishops plans for that area are still in early planning but hoping for a two-story classroom building, possibly performing arts and courtyard between it and existing theater to South.

4/13/2021 PUBLIC COMMENT:

- Ball: frequent since 1976, One area where parking is not metered 2 hours, 26 spaces, dumpsters, critical walkway into back of tennis. Concerned with extra water and landscape care required. Diagonal parking on prospect is difficult to back out. Residents at 464 Prospect park there bumper to bumper parking. Basketball relocation is problem. Basketball court was recently resurfaced. It should remain as is. Should put a fireproof on structure.
- Munk, Mary: Basketball courts were only a temporary fix, not deep enough. The proposed design is a tremendous benefit to community. Provides broader use for wider audience. The parking is well mitigated. Bishops prefers children not come in back entrance
- Fitzgerald: Support the project. Concerned that parking includes adequate ADA parking for rec center.
- Peters: New area would be communittee games/seating area, not more grass.

4/13/2021 COMMITTEE DELIBERATION:

- Costello: Diagonal parking goes where street used to be, plus he additional space by creating diagonal all along. (applicant: it looks like it will equal or slightly increase parking) Is there a plan for a round-about in front of museum. (applicant: is not part of this plan) Splitter at Cuvier would also be good traffic calming device. Overall this is a good idea.
- Leira: Would like to see design of prospect to calm traffic. Like the roundabout idea. Don't like to see this done in vacuum. How exactly will diagonal parking work. If Cuvier is closed to traffic, would like to see public access to view first library building in La Jolla. Don't let the pedestrians lose out. Opportunity to do a great job. We should take this opportunity to do it now.
- Kane: On rec center visioning committee. I will abstain from voting. Robert Irwin has a design for a round about at Prospect/Draper.
- Leira: would like to zero in on the parking traffic mitigation and use of this land. Open site lines to historic library.

4/13/2021 DELIVER FOR NEXT TIME:

- Plan for calming and parking and pedestrians

- What will Bishop's be planning for that land?
- Would like to see design that provides public view/access to original library on Bishops campus.
- Use/plan for area of vacation.

ITEM 4: ACTION ITEM 4/20/2021

Project Name: **Wall Street Pedestrian Plaza** (between Girard and Herschel)
Applicant: Vision La Jolla: Andy Fotsch, Trace Wilson
Project Info: Request for letter of recommendation in support of concept ... to make this happen ASAP as a temporary "proof of concept" for a more permanent installation.

4/13/2021 PUESTO PLACEMAKING DISCUSSION

- Will: This is Process 1 and not an action item for DPR, we can discuss
- Kane:
 - Can't do these in coastal zone
 - Does not comply with PDO
 - No immediate need to approve this 5 year extension as previous is not due to expire before end of year.
 - New permit and city procedures are still evolving.
- Shannon: We need an overarching, holistic plan before approving/rejecting individual pieces. Best not to do piecemeal
- Jackson:
 - Are Puesto people in the room? (Shannon: they were last night at meeting described)
 - Does Puesto agree that this is not needed, probably not
- Leira: This needs to be done better in the context of a PLAN.
- Will: Amici plaza is a public "place". Tables for all regardless of individual restaurant.
- Kane: Last week meeting between various groups and Puesto, all interested in closing street and willing to be guinea pig. We need to get our act together. We previously proposed closing Wall and Ave de la Playa. Didn't act on Wall st opportunity. Need to act fast.
- Jackson: would prefer to hear from applicant to withdraw permit or city to deny permit, otherwise we don't have a coherent appeal.
- Kane: you cannot approve this permit in the coastal zone. Mayor's office says this will not happen.
- Neil: In the shores multiple restaurants got together to put money together to close street.
- Leira: This is set-up perfectly to be an extension of the pedestrian arcade across Girard.
- Kane: Andy and Trace working on visioning proposal, Can they present next week? Would appreciate if DPR members attend TNT to chime in.
- Leira: Puesto request should sunset with Pandemic.
- Shannon: Can these appear in the LJ Light?
- Jackson: How is this different than what we reviewed a few years ago?
- Will: Use Rec Center Cuvier vacation as example of taking a first step. Get the ball moving with Wall street closure/plaza.