

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Agenda – Tuesday Aug 13, 2019 – 4:00 pm
La Jolla Recreation Center – 615 Prospect Street, Room 1
La Jolla, California

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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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1. NON-AGENDA PUBLIC COMMENT

- 2 minutes per person
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2. APPROVAL OF MEETING MINUTES

- Meeting July 16, 2019
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3. FINAL REVIEW 8/13/2019

Project Name: Vale Soil Nail Wall – 1643 Valdes Dr
Permits: Variance - NDP
Project No.: 621967 DPM: Pancho Mendoza
Zone: RS-1-7 Applicant: Mahmoud Oriqat
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/621967>

LA JOLLA- (Process 3) Variance and Neighborhood Development Permit for nonstandard soil nailing wall, encroaching into the public right of way, to stabilize the eroded area on Property with existing single-family house at 1643 Valdes Dr. the 0.13-acre site is located in the RS-1-7 Base Zone, Coastal overlay (non-appealable) of the La Jolla Community Plan Area. Council District 1.

6/11/2019 – APPLICANT PRESENTATION

- APPLICANT DID NOT PRESENT

6/18/2019 – APPLICANT PRESENTATION – Mahmoud Oriqat

- Mary Elisabeth (Betty) Vale – why necessary? Roots from two trees began to expand outside the steep “cut” slope face (15-18’ tall.) at soils engineers suggestion they removed the trees. Too late, sandstone has been destabilized and crumbles into street. Dangerous. Contractor can

replicate look of existing sandstone. Soil nail wall like Torrey Pines project. Storm drain system is blocked.

- Valdes is a dead-end so any failure will block only access to remaining 8 homes.
- Soil nail is the only way to work in this tight area. City is in favor but requires discretionary action (taller than 6')
- 100 linear feet. Maximum height = 18', 12' and 13' at ends
- Mimick the look of the sandstone
- Brow Ditch to divert drainage to ends of wall and then through a curb outlet.

6/18/2019 – PUBLIC COMMENT

- 1 – it has worked in the past, willing to see construction, built similar wall with planting pockets, would never know it's there. Everyone suffering from erosion. Geotech did an excellent job on their wall.
- 2 – OBGYN need to get-in, get out, want this work done, confident in applicants ability to ensure access, applicant willing to provide temporary parking down hill of any short term blockage.
- 3 – believe this is a good project
- Alcorn – room in front of wall for planting? (applicant response: none) Is the driveway above close to top of wall? Will there be a guardrail? There is an opportunity to improve/enhance safety on property (applicant response: existing fence)

6/18/2019 – COMMITTEE DELIBERATION

- Jackson –
 - narrow street, what will access to neighbors be? (applicant response: contractor provides traffic control with flagmen – room to stage pump out of ROW and hose/pump to shotcrete wall) Jackson: prefer to see a plan before it starts construction.
 - Are there any neighborhood objections? (applicant response: none to her knowledge)
 - What could go wrong in construction? (applicant response: geo engineer will be involved throughout construction) Jackson: example: there were undocumented utility lines on Torrey Pines. (applicant response: this one is on private property)
- Gaenzle, would like to understand more about the wall
- Gaenzle – I ask questions to understand the project. Is the property across the street higher or lower.
- Leira – concerned where project encroaches into ROW. Concerned with concentrated flow at curb outlet.
- Gaenzle – suggest something be done to prevent fall off top of wall from driveway
- Jackson – we are concerned with community impact and how the project impacts it's surroundings. Be prepared to explain water flow and construction management to maintain neighborhood.

6/18/2019 – FOR NEXT MEETING

- Tape/photoshop together a collage of photos with best attempt to draw proposed wall on "streetscape".
- Provide 5 sections to illustrate wall, where is edge of asphalt and where is PL. extend section to include driveway above. Show where encroaches into ROW (big enough to see)
- larger aerial photo and how does it blend with nearby walls. Similar to page 2 of handout. 11x17 is not adequate

- email copy of drainage study, Demonstrate drainage, where does it go after curb outlet, where does it go currently
- Principals/Details on how you will manage construction and maintain access for neighbors

4. PRELIMINARY REVIEW 8/13/2019

Project Name: Sierra CDP – 7421 Monte Vista Ave
Permits: CDP
Project No.: 638256 DPM: Xavier Del Valle
Zone: RS-1-7 Applicant: Lindsay King
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/638256>

LA JOLLA - (Process 3) Coastal Development Permit to remodel the existing 1,400-SF single family residence, and constructing a 491-SF 2nd story addition with a 243-SF covered deck, and a 400-SF roof deck at a site located at 7421 Monte Vista Ave. The 0.06-acre site is in the RS-1-7 Zone and Coastal (Appealable Area) Overlay Zone within the La Jolla Community Plan Area, and Council District 1.

5. PRELIMINARY REVIEW 8/13/2019

Project Name: Scarano Companion – 1437 Virginia Way
Permits: CDP
Project No.: 634538 DPM: Xavier Del Valle
Zone: RS-1-7 Applicant: Kim Grant
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/634538>

LA JOLLA - (Process 2) Coastal Development Permit to convert an existing 527 SF guest room into a companion unit on a site with an existing 2,248.8 SF single family residence at 1437 Virginia Way. The 0.25-acre site is in the RS-1-7 Zone and the Coastal (Non-Appealable 2) Overlay Zone within the La Jolla Community Plan Area, and Council District 1.

6. PRELIMINARY REVIEW 8/13/2019

Project Name: Israni Residence – 7310 Vista Del Mar
Permits: CDP/SDP
Project No.: 604651 DPM: Glenn Gargas
Zone: RS-1-7 Applicant: John Dodge
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/604651>

LA JOLLA (Process 3) Coastal Development Permit and Site Development Permit to demolish existing single dwelling unit and construct new single dwelling unit for a total of 7,000 square feet located at 7310 Vista Del Mar. The 0.32 acre site is located in the Coastal (Appealable) overlay zone in the La Jolla Community Plan Area on Environmentally Sensitive Lands (ESL). Council District 1.

7. PRELIMINARY REVIEW 8/13/2019

Project Name: Stupin Residence – 5191 Chelsea St
Permits: CDP
Project No.: 633674 DPM: Xavier Del Valle
Zone: RS-1-7 Applicant: Tim Golba
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/633674>

LA JOLLA - (Process 3) Coastal Development Permit to demolish an existing single family residence, and construct a new 4,493-SF two-story single family residence with roof deck and attached garage at a site located at 5191 Chelsea Street. The scope of work also includes a 1,883-SF basement. The 0.183-acre site is located in the RS-1-7 zone and Coastal (Appealable) Overlay Zone within the La Jolla Community Plan area, and Council District 1.

8. PRELIMINARY REVIEW 8/13/2019

Project Name: La Jolla Mesa – 5911 La Jolla Mesa
Permits: CDP/SDP
Project No.: 639439 DPM: Xavier Del Valle
Zone: RS-1-2 Applicant: Tripp Bennett
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/639439>

LA JOLLA - (Process 3) Coastal Development Permit and Site Development Permit for an addition to an existing 4,135 SF one-story single family residence over a basement at 5911 La Jolla Mesa Dr. The scope includes construction of a 1,175 SF master suite to the existing home, and a 907 SF companion unit over a basement. The 0.77-acre site contains ESL, and is in the RS-1-2 Zone and the Coastal (Non-APP. 1) Overlay Zone within the La Jolla Community Plan Area, and Council District 1.