

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Agenda – Tuesday July 16, 2019 – 4:00 pm
La Jolla Recreation Center – 615 Prospect Street, Room 1
La Jolla, California

-
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.*
-
-

1. NON-AGENDA PUBLIC COMMENT

- 2 minutes per person
-

2. APPROVAL OF MEETING MINUTES

- Meeting July 9, 2019
-

3. FINAL REVIEW 7/16/2019

Project Name: Bird Rock Condos – 5656 La Jolla Blvd
Permits: CDP/TM
Project No.: 595139 DPM: Pancho Mendoza
Zone: Applicant: Robert Bateman
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/595139>

LA JOLLA: (Process 3) Coastal Development Permit and Tentative Map for the creation of four residential condominium units and two commercial condominium units under construction at 5656 La Jolla Boulevard. The 0.17-acre site is in Zone 4 of the La Jolla Planned District, Coastal (Non-Appealable) overlay zone within the La Jolla Community Plan Area. Council District 1.

6/11/2019 – APPLICANT PRESENTATION - Bateman

- 4 residential + 2 commercial condos
- No different construction, project received CDP recommendation from this committee.
- Drawings for building have not changed. Just tentative map for condos.
- Lift for parking added significant cost. They would not have used it if they could fit another space.

6/11/2019 – PUBLIC COMMENT

- Alcorn – This is the standard procedure to make condos, seems appropriate.
- Alcorn – Who is architect (response: Marengo Morton)
- Alcorn – Lift as last resort is expensive but how practical? 600sf loading area is USUALLY vacant (which could add potential parking).

6/11/2019 – COMMITTEE DELIBERATION

- Leira: Any comment from city on affordability? (response: no comments from city, condos still add a lower entry point to ownership)
- Gaenzle: First floor parking security vs public access? How does public use tandem spaces? (response: unknown, one space is actually a 3 car lift)
- Leira: Would like owner to explain how parking can be utilized. (response: Condo plan will include the data of which parking spaces are designated to which units) Would like to see allocation of common space, private outdoor space, parking designations.
- Jackson: Employee parking needs to be reasonably convenient to prevent employees parking on street.
- Will: walkability is adequate for commercial patrons, but don't want employees parking in residential zones all day long.
- Leira: How is additional area in rear used? (response: 600sf Loading area and striped walking for ADA parking.)
- Jackson/Leira: Where is trash pick-up? (response: rear of condo)
- Gaenzle: Bird Rock Station parking is similar, added large gate, no customer parking available.
- Collins: How does tandem parking work for commercial
- Leira: Project approved as apartment and commercial is different than condos. Management can "manage" parking issues. Want to work to resolve future problems with 6 independent owners.

6/11/2019 – DELIVER FOR NEXT PRESENTATION

- Heavy color pen to identify allocation of parking, outdoor area, trash (per unit)
- How will owner handle parking security? How enforce designated parking? With/Without Gate?
- Persuade us that the parking plan works.
- APPLICANT WILL RETURN NEXT WEEK

7/9/2019 – APPLICANT PRESENTATION

- Presented marked up plans with color for parking, outdoor area, and trash. Common roof deck
- Individual patios and balconies
- Parking: all gated. Each unit has designated and coded access.
- Gated parking so employee parking not customer parking
- Designated parking and gate are in recorded CCRs

7/9/2019 – PUBLIC COMMENT

- Miller: elevations on pg 4. (those are above sea level)
- Alcorn: where did gates come up (applicant verbal response)

7/9/2019 – COMMITTEE DELIBERATION

- Kane: Any FAR left on table? (Applicant Response: Not aware of any)
- Kane: turnaround/backout space? (15' alley + 2.5' dedication + rear setback provides 21' requirement)
- Leira – parking might not work due to geometrics and gates/. How wide are the gates and posts
- Kane – looking out for potential buyers

- Will – no physical change
- Leira – with condominiums there are specific parking ownership issues that were not relevant when reviewed as apartments.

7/9/2019 – DELIVER NEXT TIME

- Elevation, operation, and dimensions of gates
- Dimension from face of gate to far side of alley. Is it adequate?
- What is across the street?
- Is there inter unit security/fence?

4. FINAL REVIEW 7/16/2019

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

5. COMMUNITY ACTION ITEM 7/16/2019

Proposed changes to be placed on the list for the SDMC 13th Code Revision: re:

- Serial Permitting
- Garage to Carport Conversions

Presenter: David Ish