

**LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE**  
**LA JOLLA COMMUNITY PLANNING ASSOCIATION**

Meeting Agenda – Tuesday Feb 18, 2020 – 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**

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**2. APPROVAL OF MEETING MINUTES**

- Meeting Jan 21, 2020
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**3. FINAL REVIEW 2/18/2020**

Project Name: La Jolla View Reservoir  
Permits: CDP/SDP  
Project No.: 331101 DPM: Catherine Rom  
Zone: Water District Applicant: Gretchen Eichler  
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/331101>

LA JOLLA-, Coastal Development and Site Development Permit Process CIP-2 (WBS# S-15027.02.06) for a proposed 3.11 million gallon circular concrete reservoir to replace the existing reservoir, replace the existing Muirlands Pipeline in County Club Drive with a larger 30" PVC pipeline; and to demolish the existing La Jolla View Reservoir. Coastal Non App 1, Council District 1, Notice Cards 3. Notice of Final Decision to go to CCC.

**APPLICANT PRESENTATION 1/13/15:** (Parita Ammerlahn, Anders Egense, Anna Buising, Emmie Kayan)  
*The proposed project was presented, including the justification for the project which will include removal of the existing reservoir at Exchange Place. Construction practices will be governed by rules that will limit parking, movement of vehicles, and the generation of dust and hours of operation. The storage tank is roughly 120 feet in diameter and 60 feet deep. The roof of the tank will be below existing ground level, covered with 4 feet of soil. Construction will begin October of 2016 and be completed by April of 2018. A temporary access road will be constructed from the reservoir to Encelia Drive, which will be removed and the area restored after completion of*

*construction.*

*This project will result in the removal of the existing reservoir at Exchange Place.*

*The construction is located in sensitive park lands, which were addressed by a cultural resources survey and biological survey. Small areas of Southern Maritime Chaparral was found and will be protected, including rare plant and animal species in the MHPA. These will also be considered in the mitigation and revegetation plans which will include a Mitigation Monitoring and Management Plan. The environmental documentation has not yet begun.*

#### **DISCUSSION 1/13/15**

*A discussion ensued with comments about the location and the uses that would be instituted at the site.*

*The water planning and design process were reviewed in concept, and some discussion about the decision process were discussed.*

*Dan Allen described concerns about protection of park land, wildlife habitat, and open space. It appears that the project will be visible during construction from Pearl Street. He quoted from the LJ Community Plan which states that protected open space is not to be disturbed (pdf page 48).*

#### **Please provide for FINAL REVIEW:**

- a. Provide information on the excavation and revegetation, including specific areas that will be altered and then restored.
- b. Provide photographs or a graphic simulation of the view of the tank, temporary and permanent roads, and other construction areas from the Village from Pearl Street and the lower portion of Country Club Drive.
- c. Please provide information about the potential problem areas and the expected mitigation procedures.
- d. Please provide a copy of the Memorandum of Understanding between the Water Department and the other agencies.

*The Applicant requested that this matter be continued to a future meeting.*

#### **APPLICANT PRESENTATION 2/17/15:** (Parita Ammerlahn, Anders Egense, Anna Buising, Emmie Kayan)

La Jolla Development Permit Review Committee

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Agendas and Committee Reports are available online at [www.lajollacpa.org](http://www.lajollacpa.org)

Please contact [paul@alcornbenton.com](mailto:paul@alcornbenton.com) with questions/concerns.

*The proposed project was reviewed, including the overall project configuration. The responses to the additional requested information were presented. The environmental protections were described, including the requirements for mitigation and monitoring. The potential problem areas were identified: related to the access to the site, the need for traffic control in the area, noise and dust control will be provided including limiting some construction activities during the breeding period (approximately February 1 through September 1 for the gnatcatcher). The memorandum of understanding and the planting palette were discussed. The sensitive species are California gnatcatcher and barrel cactus, due to the nature of the vegetation, without having found specific nesting sites.*

*The temporary access road will be removed and the area restored following construction. The project may include some minor repair and slurry seal of streets used for hauling export soil.*

*Roughly 20,000 cubic yards of soil will be exported from the site. Construction is projected to run from October 2016 through April 2018.*

#### **DISCUSSION 2/17/15**

*A discussion ensued about the nature of the work and the difficulty in obtaining access to the area in a way that would minimize damage to the site. The Park & Recreation Department has directed that this will not be provided for long-term public access, as the nature of the open space is that it should not be frequently visited by members of the public.*

*Robert Eikel and Jean Mandel requested information about the Exchange Place reservoir: many components will be removed, but no further information is available.*

*Diane Kane expressed a strong desire to incorporate the roads and trails of this project into a public access route, which would provide a desirable neighborhood amenity.*

**SUBCOMMITTEE MOTION 2/17/15:** Findings CAN be made for a Coastal Development Permit and Site Development Permit to demolish the existing La Jolla View Reservoir and existing La Jolla Exchange Place reservoir. Construction of new 3.1 million gallon La Jolla View Reservoir, and replace the existing Muirlands Pipeline along Country Club Drive with larger 30-inch pipeline.

(Collins / Costello 5-1-1)

In Favor: Collins, Costello, Kane, Ragsdale, Welsh

Oppose: Mapes

Abstain: Benton (Chair)

**Motion Passes**