

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

Meeting Agenda – Tuesday June 16, 2020 – 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/agenda-instructions-for-online-dpr-meeting-4pm-6-16-020/>**

**Presentation materials will be made available in advance of the meeting through links on <https://lajollacpa.org/agenda-instructions-for-online-dpr-meeting-4pm-6-16-020/> Applicants (or opposition) please send all materials to the DPR chair (brianljcpa@gmail.com) no later than 3pm on Monday 6/15/2020. This must include your most recent Assessment Letter and Cycle Issues in addition to your presentation materials.**

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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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**NON-AGENDA PUBLIC COMMENT:**

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**APPROVAL OF MEETING MINUTES:**

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**ITEM 1: FINAL REVIEW 6/16/2020**

- Project Name: Cass St ROW Vacation
  - Permits: ROW Vacation
  - Project No.: 659043
  - Zone: RS-1-7
  - Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/659043>
- DPM: Benjamin Hafertepe  
Applicant: Charlie Sher

LA JOLLA (Process 5) Public Right of Way Vacation to vacate a portion of Cass Street and a portion of the alley abutting 990 Van Nuys Street. The 0.117-acre site is in the RS-1-7 Zone within the La Jolla Community Plan area. Council District 1.

- **6/9/2020 APPLICANT PRESENTATION**

- West Driveway is unusable, Easterly driveway is on EMRA and could be lost in the future.
- Approached city to acquire and expand land.
- Inadequate back-out clearance. Additional area would provide room to turn around before leaving driveway.
- Driveway will remain in same place
- Lot Line Adjustment to expand size of lot
- Applicant will abandon request to abandon the alley.
- **6/9/2020 PUBLIC COMMENT**
  - Merten:
    - Map to describe property.
    - There was a previous attend from neighbor to East to acquire diagonal space behind their lots. That may have gone through.
    - Google view, Some growth in middle of lot. Amazing cactus garden and trail. Like Anza Borrego.
    - Beautiful view has potential as park with a trail and some benches. Used to be a plicy in community to preserve unused ROW space as potential park.
    - Ask committee to visit site. Decide for yourself if this has public value.
    - Some large trees close to applicant's property. Would hate to see those lost or negatively impacted. (per owner: those trees are not there)
  - Edge:
    - Father built first motels in the area. Bought both sides of LJ Mesa Vista and subdivided both.
    - I'm fine with Sher vacating this section of Cass street. Per comments to me, nothing can be built there. But nothing concrete can be built there.
    - Have a problem with vacating the alley. That is a critical access. (applicant agreed to abandon the request to abandon this alley).
    - Need to put a fence around my property. In favor of closing Cass street. No one should use it.
- **6/9/2020 COMMITTEE DISCUSSION**
  - Costello: How far up Cass st will vacation go (entire height of his property, up to but not including alley) How would properties above ever be accessed?
  - Fremdling: All trees are gone, desolate, He seems to be using that area already. Would prefer to see applicant build a garage at street level. Some of these lots were previously available for sale. Could it be public park? It's currently an eyesore.
  - Gaenzle: Could the applicant request an EMRA expansion instead of lot line agenda. (Yes, that is possible and city would likely grant it without community review.)
  - Hunt: Confused by existing garage orientation (One garage with doors on both sides – drive-through). Would it be possible to regrade to make drive work? (applicant: no) Was there already an Easterly expansion? (yes to add second driveway) How wide is the additional area? (applicant: about 8' wider)
  - Leira: Have problems vacating streets. Lots behind have no other access. Prefer to see Cass street whole. There is a solution. Lower the garage pad to also extend pad and make space. Was not that big of a deal. We should not vacate ROWs.
  - Kane: Agree with Leira comments. What is owned by others? Advocate for a pocket park. The Spanish Steps in Rome is an example of an excellent public use of steep property.

- Will: Is there a cost (no) There is new development potential with a larger lots.
- **6/9/2020 DELIVER FOR NEXT PRESENTATION**
  - Google/satellite map to include 200' perimeter
  - subdivision map with area in question highlighted overlaid with topo
  - Site plan of all in context.
  - Site section from Van Nuys to Alley through the parking area.
  - Exhibit identifying all private ownership parcels surrounding.

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**ITEM 2: PRELIMINARY REVIEW 6/16/2020**

- Project Name: 524 Palomar Ave CDP
- Permits: CDP
- Project No.: 650633 DPM: Benjamin Hafertepe
- Zone: RM-1-1 Applicant: Scott Spencer
- Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/650633>

LA JOLLA (Process 2) Coastal Development permit for demolition of an existing 360-square-foot detached garage, and to construct a new 3,629-square-foot second residence with a roof top deck and new carport. Remodel of the existing house to add a 525-square-foot second story companion unit with a rooftop deck and a 531 square-foot attached garage located at 524 Palomar Ave. The 0.14-acre site is in RM-1-1 Zone, and Coastal Overlay (Non-Appealable) Zone within the La Jolla Community Plan area. CD1

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**ITEM 3: PRELIMINARY REVIEW 6/16/2020**

- Project Name: Coast Walk Parking
- Permits: CDP/SDP
- Project No.: 663661 DPM: Rom, Catherine
- Zone: RS-1-7 Applicant: Carmen Romo-Diego
- Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/663661>

LA JOLLA- WBS# B-18024.02.06; Fund No. 400169; Public Project (Process 5) Site Development Permit and Coastal Development Permit to create a turn around on Coast Walk and convert one existing parking space into a designated ADA parking space, located at Coast Walk parking lot. The site is in the RS-1-7 and Coastal Overlay (Appealable) Zone , within the La Jolla Community Plan area. Council District 1.

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**ITEM 4: INFORMATIONAL ITEM 6/16/2020**

**La Jolla Rec Center Improvements**

- To present concepts and to learn of any permitting issues or community concerns, and to hopefully gain support.

**ITEM 5: ACTION ITEM 6/16/2020**

- Vote to send letter to CPA on the **CITY'S NOTICING PROCEDURES** that is follow-up from our last meeting.
  
- **6/9/2020 DISCUSSION AND PUBLIC COMMENT**
  - Will: Request button on DSD Home Page to link to existing map of permits.
  - Gaenzle: Project sign the size of real estate signs.
  - Kane: Letter includes reference to excellent noticing procedures in Pasadena.
  - We will add this to agenda next week
  - ...
  - Side discussion: Should DPR bring projects up for community review even if applicant does not want to advocate for projects.