

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Minutes – 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:

- Costello: Blackmond is a voting member
- Hastings: Complete communities proposal from mayor's office, article in Point Loma Beacon or OB Rag. Affects multi-family in LJ
 - Kane: Mangano is rep to sub-committee studying this.

APPROVAL OF MEETING MINUTES:

ITEM 1: FINAL REVIEW 6/16/2020

- Project Name: Cass St ROW Vacation
- Permits: ROW Vacation
- Project No.: 659043
- Zone: RS-1-7
- DPM: Benjamin Hafertepe
- Applicant: Charlie Sher

- Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/659043>

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.
- **6/16/2020 APPLICANT PRESENTATION**
 - Slope to be abandoned is 33% slope
 - Site section
 - Presented private ownership boundaries
 - Neighbors to east will request vacation added to this action.
 - Photos: Trees and cactus gone
- **6/16/2020 PUBLIC COMMENT**
 - Edge: Told that no buildings could be on Cass street. Want to see paper on alley. Will the alley remain?
- **6/16/2020 COMMITTEE DISCUSSION**
 - Costello: Having trouble with this vacation. Is there a storm drain under there? Applicant should use the West driveway and be done with it. This whole area keeps coming back. Is this a CEQA issue leading to a larger project. We should do something cohesive. Does anyone have future plans for this land? (Edge: I own lots. Bought back from city. Land is currently for sale. Mr Sher was previously interested in purchasing) Rather see it in private hands. If we close Cass street we lose ability to better develop area.
 - Fremdling: 3 newer construction on West side of alley, No trouble with landscaping on easement. No one should be granted another lot. Future could be larger lot. That is the only vacant view property in the area. Not in favor of vacation. He should update his EMRA, he can keep driveway.
 - Jackson: Valuable land changing hands without compensation. This is curious and an enormous increase in Mr Sher’s value. DPR should not be in neighbor “negotiation”.
 - Kane: Do not support giving up city ROW for any reason. We have a park plans specifically designed to make pocket parks.
 - Leira: Cannot make findings: We should look at a comprehensive plan for whole area. Cannot make finding that no prospective public use. Potential development will be affected

by loss of ROW. No public benefit from vacation. Vacation MAY adversely affect community plan by preventing future accessibility. Looked at site plan and section and with a little work, you could make it usable. There are better alternatives. Would love to see hillside park.

- **6/16/2020 MOTION**

Findings cannot be made for the proposed street vacation. The proposed street vacation cannot be approved based on the fact that the findings from Section §125.0941 Findings for Public Right-of-Way Vacation Approval, from the SD Municipal Code cannot be made as follows:

The finding cannot be made that: (a) There is no present or prospective public use for the public right-of-way, either for the facility for which it was originally acquired or for any other public use of a like nature that can be anticipated; The GIS Map indicates several (5 to 7) potential housing lots that can't be accessed or developed if Cass is vacated. The site could also be made into a public park, the view from which is spectacular.

The finding cannot be made that: (b) The public will benefit from the action through improved use of the land made available by the vacation; The public would not benefit. Only the applicant neighbor could benefit.

The finding cannot be made that : (c) The vacation does not adversely affect any applicable land use plan; and (d) The public facility for which the public right-of-way was originally acquired will not be detrimentally affected by the vacation. The La Jolla Community Plan lists this area as RS-1. The vacation will prevent access to these lots.

And

The finding cannot be made that: (d) The public facility for which the public right-of-way was originally acquired will not be detrimentally affected by the vacation. Vacation will prevent any use private or public use of the area.

Furthermore, the committee finds that the applicant can make its old access drive more accessible by grading it to a lower level and placing the parking area perpendicular to the street partially or totally underground. That would allow the driveway to be lowered to a point that it will not be so steep. Finally given the amount of lots vacant and available for future development, it is important that public access via Cass street be maintained. (Leira/Kane)

- In Favor: Blackmond, Costello, Fremdling, Jackson, Kane, Leira
- Abstain: Will (as chair)
- Passes 6-0-1

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

- **6/16/2020 APPLICANT PRESENTATION**

- Multi-family lot. Max FAR .75. Existing house is a little over 1,000sf. (to remain)
- Deming small rear detached garage.
- New residence 2,542 sf (Max height 27') + existing yields 3,629sf.
- No deviations or setbacks
- Can you clear up discrepancy in square footage?
- Street scape presented.
- Site plan
- Floor plans
- Roof decks central in building, hidden behind sloping roofs or stucco.
- Materials: off white stucco, close to stark white, dark brown stained wood details, red clay blend roof, Some stone at new structure entry, Clad dark brown windows.
- Maxing out FAR. Carport is not counted in FAR, not space under habitable.

- **6/16/2020 PUBLIC COMMENT**

- Healy/Swanson: Size of project is too big. 3x existing and 3x neighbors. No yard as previous. Concerned about privacy. Could create shadows. What if it becomes a rental and quality of life.
- Albence: Garage right on PL? (Garages that cannot be accessed from structure can be built in setbacks) Is 8' driveway wide enough? Actually driveway is 4' wider onto neighbors property. There is a joint use easement for the 12' wide driveway. 3 units, hardly any parking. Very large.
- Heft: More units, not enough parking, Something off in dimensioning at front of property for lot width. Will ADU be an office or actual rental? Sewer problems in this area. Adding capacity. Looks like second floor is visible from street.
- Chatham: Monstocity. Out of context with neighborhood, mostly single story cottages. Third story deck is unacceptable. Homes should be a retreat of peace and tranquility. LJ is losing it's character. Not enough parking. Roads and utilities cannot accommodate this level of development. Already at or beyond capacity. Must first improve infrastructure before approving higher density.
- Forbes: Ay incentive for affordable housing (applicant: no) Which way does water go? (Applicant: all new impermeable surfaces will direct towards street)

- **6/16/2020 COMMITTEE DISCUSSION**

- Blackmond: This will dwarf residences on either side. What will do with shadows? Will carport be filled in? Parking issues. Too much crammed in small space
- Costello: Confirm with city that carport under habitable is exempt. Neighbor context and how driveways fit with neighbors.
- Fremdling: Want to complement architect for sticking with original architecture that exists. Think the plan is exceptionally clever. Yes the carport might get enclosed but it's hidden from street. Handsome project. ½th projects are old cottages, ½ are tasteful 2-story
- Jackson: agree design is better than expected. There are a few similarly sized projects. City requiring new water and sewer service. Concerned with carport. 10% overdone. Concerned about rental density.
- Kane: Echo Fremdling and Jackson
- Leira: Glad to see roof decks in roof system, building still looks like too many hats, should reduce deck to bring roof slope all the way to 42" guardrail, Palomar is a view corridor, so front yard is critical and see landscape plan that complies. Concerned about drainage. Shouldn't carport be counted when enclosed space above.
- **6/16/2020 DELIVER FOR NEXT TIME**
 - Fix project description at city with respect to sf.
 - Clarification of attached garage in setback.
 - Carport exempt from FAR?
 - Something off in dimensioning at front of property for lot width
 - Confirm with city that carport under habitable is exempt.
 - Satellite view with proposed project and surrounding
 - Google street view montage with street scene
 - How much capital infrastructure financing charged to this property
 - How much lot coverage, how much permeable
 - What is across back property line. And across street.
 - Copy of easement to guarantee driveway remains
 - Better siteplan: enlarged, dark pen to outline or color code uses/new/old and landscape
 - How does front yard landscape comply with view corridor requirements.
 - Try to integrate roof to hide roof deck guardrail height and only see barrel tiles.

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.

- **6/16/2020 APPLICANT PRESENTATION**

- Add one additional ADA parking space and turnaround. Expanding to the East.
- Notice has been posted. (on sign and on trash can)

- **6/16/2020 PUBLIC COMMENT**

- Merryweather: In-favor of proposal, previously approved by TNT, CPA, voted for funding, let's do it. Safety issue that is a long time coming.
- Fake: Support project, as got closer, city staff took time to work plan with residents.
- Teirstein: Support plan, 75% of time at end of day cannot get by. Can we change signage to say "active roadway, no standing" How do we prevent it from just being 6 parking spaces. Can committee request additional patrol to enforce parking?
 - Applicant: Gary Pence: We CAN look at sign, red curbs, met with police department who has committed to extra enforcement up front
- Forbes: What is cost? Timing? There is a Peregrine Falcon nest nearby. What to do about trash and damage?
 - Pence: Project is going through environmental review now. No cost estimate yet, will depend on Environmental review. Trash can will remain but relocated closer to bench.
- Fake: Construction should be avoided March through June (Peregrine nesting). I will send photos to city team.
- Ahern: Peregrine is closer to bridge. Could it be ADA accessible passenger loading zone instead?
- Edds: Support turnaround. Give consideration to signage. Ultimately comes down to enforcement. Have photo of 11 cars at that location
- Merryweather: In support of handicapped space even if they can't go any further.

- **6/16/2020 COMMITTEE DISCUSSION**

- Leira: What is surfacing? Permeable? (Applicant: standard asphalt) Concerned about signage as well. Is it active in evening? (Teirstein: yes) Bring in Historic resources board.
- Kane: Historic preservationist, entire area is a historic district, many features are part of this district. The items have not been well documented. Trying to recover documents from 1990 when district created. Change must contribute to historicity. A design more like park than road. How much of Coast walk is Handicap Accessible? (Applicant: None currently) So why is it required. (Applicant: It is law). Is there a permeable material that could work, anything other than paint. Is this a fragile resource being loved to death? Trail is getting a lot of activity. Too much activity on side trails. How to protect it? Similar feel to Torrey Pines State Park. Need to address fragility. We should not rush this. Cinque Terra in Northern Italy is a good model for how to manage. National heritage area. Limit amount and timing of activity. City staff could "pick brains" of park staff. Obligation to preserve this fragile resource.
- Fremdling: Project is a good idea. Former RSVP volunteer with police department. Now that there is a handicap space, the police volunteers will go down every day. It puts you on the map.

- Costello: Very supportive: Signage will require
 - Blackmond: Support
 - Will: San Onofre State Beach telephone poles painted blue work. Would like to see historic sensitive solution. In favor.
 - **6/16/2020 MOTION**
 - Consider improved signage
 - Consider alternate historic and/or site sensitive materials
 - Consider traffic/visitorship control measures
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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.
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6/16/2020 APPLICANT PRESENTATION

- Rec center smack in middle of Scripps sister land acquisition and community cultural zone.
- Almost every building in zone is designated historic.
- Rec center images, playground, featureless rear of building, interior images, original floor plans
- Wading pool removed during Polio pandemic
- Reviewed additions and changes to historic structure
- Proposal
 - Both front and rear open to flex foyer and auditorium
 - Utilize 2nd floor and basement
 - Site plan to improve indoor/outdoor connection. Current asphalt crushed up against building. Push basketball towards tennis courts
 - Keep turf field. Recapture Cuvier to include Squash and/or Bocce
 - Working with Bishops on this
 - Increase shade
 - Make space vibrant, multi-use, center of community
 - Coastal/Ocean theme
 - Aerial rendering
 - Diagonal parking nets more parking even without Cuvier and slows traffic.
- Wilson: Thanking visioning committee.
- **6/16/2020 PUBLIC COMMENT**
 - Forbes: This project has been in the works for a long time. Hopeful we'll find consensus in community. Hopeful to see it conform to new master plan.
- **6/16/2020 COMMITTEE DISCUSSION**
 - Will: Great use of "back door" of building. Indoor-Outdoor. Playground elements how to marry playful with timeless.

- Leira: Appreciate homage to past with current needs: Originally this was very modern. What can we do to make Prospect more accommodating? Special pattern in the road? Begs for something more than round about.
 - Wilson: We created a streetscape plan that includes roundabouts and entry sequencing for the entire area. We'll come back with those plans. Match both sides of trees, bulb outs, street trees,
 - Kane: pink sidewalks, historic lights
 - Kane: Common theme for street scapes
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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.
- **6/16/2020 APPLICANT PRESENTATION**
 - text
- **6/16/2020 PUBLIC COMMENT**
 - text
- **6/16/2020 COMMITTEE DISCUSSION**
 - text
- **6/16/2020 MOTION**

Recommend the letter and forward to CPA for ratification (Will/Jackson)

 - In Favor: Blackmond, Costello, Fremdling, Jackson, Kane, Leira
 - Abstain: Will (as chair)
 - Passes 6-0-1