

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Agenda – Jan 19, 2021 – 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/ljcpa-online-meeting-instructions/>

Presentation materials will be made available in advance of the meeting through links on <https://lajollacpa.org/2021-agendas/> Applicants (or opposition) please send all materials to the DPR chair (brianljcpa@gmail.com) no later than **24 hours before the meeting . This should include the following:**

- **Your submitted drawings in a single PDF (required)**
- **Your most recent Assessment Letter and Cycle Issues combined in a single pdf (required)**
- **Your presentation slides (if to be presented) in a single pdf (optional)**

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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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COMMITTEE MEMBER ATTENDANCE:

- names

NON-AGENDA PUBLIC COMMENT:

- text

APPROVAL OF MEETING MINUTES:

ITEM 1: FINAL REVIEW 1/19/2021

Project La Jolla View Reservoir
Applicant: City of San Diego: Bilal Oriqat, Gretchen Eichar
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.

- Project previously reviewed by DPR & CPA has not changed.
 - CEQA-related Environmental Document has evolved from an MND to an EIR.
 - Committee discussion will focus on potential project impacts and mitigation measures identified in the EIR. Committee Findings and Recommendations will result in Draft CPA response to EIR. Draft response will be discussed/ratified at February CPA meeting.

1/12/2021 APPLICANT PRESENTATION:

- First outreach began in 2015
- Both reservoirs at end of useful life, increase supply, improve water quality
- Demo two existing reservoirs, construct one larger buried reservoir, few above ground improvements (access hatches), temporary access drive for construction to later be removed and restored to native
- EIR notice of preparation in April 2018
- Draft EIR released December 31, 2020 for 45 day comment
- EIR mitigation areas addressed: noise, biological, cultural monitoring, paleontological, MMRP
- Email comments to DSDEAS@sanidiego.gov
- 2.5 year project. Mass grading portion of project will generate most truck trips will generate 850 daily trips.

1/12/2021 PUBLIC COMMENT:

- Snyder: concerned with route getting trucks up road, understand 14,000 trips over 2 years. Concerned with public safety and 3 difficult corners.
- Reldon: I like to hike, conflict between two entities, considered environmental impact, proposed reservoir is 200' lower than upper reservoir to be demod. Object to project
- Brown: Park is used everyday. Best view area is exactly where reservoir will be. It will be years before it is usable again. Pumps can be used instead of increasing height. This would reduce project time.
- McNeil: What alternatives have been made to refurbish similar aging reservoirs?
- Shakar: Geotechnical concern, its heavy, landslide area. how can the foundation hold this.
 - Appendix I
- Ahern: What is elevation of reservoir above grade/railings?
 - Fully buried, access hatches, top of reservoir will have 3-5' of soil above. Hatches 2' above grade, no fence around facility
 - Fencing at the site
- Ahern: Will there be parking, where and rendering?
- Ahern: Will there be hiking access during and after?
- Ahern: What is intended use for lower reservoir after demo?
- Ahern: Can you ease curve into country club space and add sidewalks?
- Ahern: Can we have a full list of plants and mitigation?
- Lazarides: There was a landside east of gate in 2008 due to water line leak.

- Neil: Surface erosion: will the new temporary road increase surface erosion. Draft EIR states elevation is significant factor and there are higher elevations. There is recreational use there.
 - Temporary erosion control will address
- McGrory: City answer regarding access over top of the hill, What is the trail impact? How does the proposed perimeter fence affect fences. EIR is light on biological resource management and mitigation. Can the exchange reservoir be dedicated to park, not sold to developer? Utility can otherwise sell it. Danger on that corner cannot be overstated. Are there other ways to get to top of hill.
- Shakar: Consider elevated sidewalk.
- Allen: What is being done about electric transmission lines going through areas? Can we see rendering of communication tower as well.

1/12/2021 COMMITTEE DISCUSSION:

- Leira: Geotechnical report needs to be examined closely. Can the existing reservoirs be rebuilt and supplemented with a third? Concerned with construction access. Any provisions for road repair? Coordinate with LJ parks committee.
- Kane: Agree streets are murder, no place to walk, and heavily used open space. How can this section of LJ come out better than before this project? Work with LJ Parks and Beaches. Concerned with proposed fencing. Can it be a public amenity? Street repairs as well. Needs serious mitigation. Additional pedestrian amenities. Construction management plan? What is happening with dirt, maps, access, staging.
- Costello: What does soil weigh compared to water (130lb/ft³ soil)

1/12/2021 DELIVERABLES:

- How many truck/trips? Could we see a graph of estimated daily.
- What alternatives have been made to refurbish similar aging reservoirs?
- Foundations?
- Site plan and rendering to show fencing and hatches. How will trail access be affected
- MORE ... SEE PUBLIC AND COMMITTEE COMMENTS ABOVE. Also video recording of meeting is available.

ITEM 2: ACTION ITEM 1/19/2021

Project CODE UPDATE
Applicant: Diane Kane
Project Info: <https://lajollacpa.org/2021-agendas/>

- 2021 Code Update:
 - Status report of LDC code revisions submitted to City in 2020; brainstorming session on potential Code Revisions to submit in 2021 cycle.
 - See Materials page of CPA website for list of previously submitted issues. 2021 submittals may include additional items not identified on 2020 list.

1/12/2021 APPLICANT PRESENTATION:

- 50% rule needs work: Suggestion to combine sequencing/serial permitting with this issue.
- Carports: There are changes going through system

- Basements: Geiler believes staff is counting some basements
- Beachfront Lot FAR: Where taking advantage of mean high tide line and large homes on small pads
- Project Noticing: Approached CPG to take this up.
- Prop D height limit: City also wants that cleaned up.

1/12/2021 PUBLIC COMMENT:

- text

1/12/2021 COMMITTEE DISCUSSION:

- Leira: 50% rule: Older homes use 30% of allowable FAR.
- Kane: 50% rule is imbedded in CCC. Needs a lot of work.

1/12/2021 DELIVERABLES:

- Review next week.

ITEM 3: FINAL REVIEW 1/19/2021

Project Name: Foxhill – 7007 Country Club Dr
Applicant: Kent Coston
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/508125>

LA JOLLA (Process 3) Tentative Map, Coastal Development Permit, and Site Development Permit to create two lots with existing single dwelling unit on a lot and new lot with construction of a new 14,226 SF two-story single dwelling unit with attached garage, pool house, and pool on a site containing ESL. The 8.77-acre site is located at 7007 Country Club Dr. within the RS-1-4 zone and the Coastal Overlay Zone (Non-Appealable Area 1) of the La Jolla Community Plan area. CD-1.

10/13/2020 Applicant Presentation

- Split off southerly 2 acres
- 8700sf house, 3700sf garage and additional space
- Turnaround deeded at end of country club and then easement along western edge for access to 4 homes below
- Fire dept turnaround, existing sewer easement, water, adjacent
- Biofiltration onsite to store and mitigate offsite flow
- 6 parking spaces (or more) provided, mechanical in basement to keep noise down and height limits
- Public and one bedroom on main level, 5 bedrooms on 2nd floor
- Retaining walls on West side
- Complies with 30' at all locations
- This project is not part of the Reserve development permit

10/13/2020

- Fitzgerald: Lives behind. Originally there were 4 lots subdivided. How will this building sit on the lot.
 - Applicant: largely shielded by large trees

10/13/2020 Committee Deliberation

- Kane: Was this part of previous planned development?
 - Applicant: No this is split off from the Foxhill lot
- Kane: What is architectural style?
 - Applicant: French Revival to match Foxhill
- Jackson: Can you expand upon different methods for measuring and complying with 30'
 - Will solar panels go over height limit
 - Applicant: no, either on ground or on roof where not close to height limit

- Fremdling: Beautiful mansion but wimpy roof, fake mansard, it deserves a proper pitched roof. Can it be lowered so that it has a proper roof under the height limit. Look at trayed ceilings and lower plate height to allow for more roof.
- Kane: goes to first question, what is the style? Proportioning is lacking. Needs to be graced with something elegant
- Shannon: It appears a lot of your designs (from website) have flat roofs.
 - Applicant: We designed to this client's stylistic preferences. Trying to keep under height limit.
- Will: What is driving 12' basement height. Topography change from garage entrance to front door on uphill side

10/13/2020 Deliver for Next Time

- Aerial Satellite (oriented true north) showing entire site, and entire reserve (with project in place)
- Renderings to show architectural style, materials
- Take lower of existing or proposed topo and raise 30' for all sections/elevations
- Like to see specific plan for balance of Copley estate
- Would like to see open space easement requirements (color is helpful)
- 3D rendering showing site topography
- Site sections through site to adjacent properties (beyond property lines)
- Landscape plan, should identify new vs proposed landscape
- Rendering from across canyon
- Slope analysis, color coded retaining walls, height and how treated