

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Minutes – July 13, 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:

NON-AGENDA PUBLIC COMMENT:

- Kane – Height and building separation. BW to review language as consistent with DPR/CPA request and respond next week in time to strategize for the workshop on the 21st/22nd.

APPROVAL OF MEETING MINUTES:

POSSIBLE ACTIONS ITEMS:

ITEM 1: PRELIMINARY REVIEW 7/13/2021

Project Name: La Jolla Farms Outfall Repair
Applicant: Ikhlass Shamoun
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/687244>

LA JOLLA; (PROCESS CIP/Public Project-Five); WBS# B-16006.02.06 (FUND 400869); CDP/SDP for installation of approximately 252 linear feet of storm drain, concrete energy dissipator, and inlet. The site is located on La Jolla Farms Road between Blackgold Road and Greentree Lane within the Residential Single Family (RS-1-2) Zone, Coastal (Appealable) Overlay Zone, MHPA adjacency of the La Jolla Community Plan. CD-1; SEE 606087 for prior application

7/13/21 APPLICANT PRESENTATION

- Project Overview, aerial map with storm drain alignment.
- Purpose due to system failure and erosion of slope
- Project to reduce outflow velocity, 58' abandoned, 252' proposed with energy dissipator
- Replace 10' inlet with 15' inlet, Cleanout, and revegetate with native plant palette.
- 120 working days, 25 month monitoring. Construction Fall 2022 – Winter 2024.
- No SDP, CIP process 5. CEQA processed as MND
- No impacts to coastal zone or beach access.
- On UCSD land.
- Adjacent properties are 9494/9514 LJ Farms Rd
- 40' wide area of disturbance except at upper area near street.
- Project does not increase run-off or water shed area. Nothing built will increase flow.

7/13/21 PUBLIC COMMENT

7/13/21 COMMITTEE DELIBERATION

- Shannon – Photo looked galvanized, not cast iron, please explain existing conditions. (applicant: you were correct, not cast iron) There are trails in the area, does any of the failure/runoff impacted by any trails? (applicant: no not here)
- Jackson – Will galvanized be removed? (applicant: slurry sealed, exposed parts will be removed) Fall of 22 to winter of 24 seems long (app: majority of work will be 3 months only, balance is planting and monitoring)
- Rasmussen – Excavation will be in different location? (applicant: approximately to the South) How will equipment access? Crane on LJ Farms Rd? (applicant: yes, crane if possible, small bobcats or hand tools will be provided by contractor.) Plant pallet? (applicant: matches what was identified on site, Coastal Sage Scrub pallet, only native plants)
- Leira – Those small canyons have a mini ecology different from surrounding area. Assess current inventory. Runoff will be exclusively from LJ Farms Rd? (app: yes) Design of energy dissipator? Is there archeology monitoring? Who are all the ownership interests of affected property? More detail on connection to the road, water collection. Section along improvement. Concerned that we leave construction to contractor with no advance planning, at least guidelines and standards, boundary of work areas, etc.
- Fremdling – Would like to ensure neighbors have been notified. (app: standard noticing was made)
- Kane – How long is plant establishment period? What happens if first go-around fails? (app: 25 month maint and monitoring begins AFTER full planting to defined % coverage) Echo concerns about construction parameters ill-defined. Would like to hear back when construction is better planned. (app: Will send plans for Energy dissipator SDD-105, we are not allowed to dictate means and methods for construction, we can have another meeting to share details once contractor selected)

- Leira – Dissipator details? Once happens to water after? (app: dissipator is located at first well defined low/flat area, then naturally dissipates.) Where does this water go?
- Jackson – This project is surrounded by extremely litigious neighborhood. These questions are going to be raised and we want to present answers before neighbors “lawyer up”.
- Shannon – What’s happening upstream? What is the watershed to this outfall. (app: The houses and street in that area. We have this study and will share it)

7/13/21 DELIVER FOR NEXT TIME

- Design or Image of similar energy dissipator. Photo of another SDD-105 or rendering in-situ
- Aerial/Birdseye photograph with line of pipeline and relative size of dissipator
- Better ideas of construction equipment and methods
- Plant pallet
- Identify all affected properties and ownership
- Section through system
- Section or Topo of where water travels after dissipator

ITEM 2: PRELIMINARY REVIEW 7/13/2021

Project Name: Goodman Residence
Applicant: Mark House
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/687245>

LA JOLLA (Process 2) Coastal Development Permit to demolish an existing single family residence and construction of a 8,425-square foot, two-story, residence with a three car garage located at 1028 Muirlands Drive. The 0.36-acre site is in the RS-1-2 Zone, Coastal Overlay Zone (Non-appealable) and Coastal Height Limit Overlay Zone within the La Jolla Community Plan area, Council District 1.

7/13/21 APPLICANT PRESENTATION

- text

7/13/21 PUBLIC COMMENT

- text

7/13/21 COMMITTEE DELIBERATION

- text

7/13/21 DELIVER FOR NEXT TIME

- text

ITEM 3: PRELIMINARY REVIEW 7/13/2021

Project Name: Kearsarge Residence
Applicant: Matthew Paola
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/688683>

LA JOLLA (Process 2) Coastal Development Permit to construct a new two-story, 1,554-square-foot, single family residence with attached garage carport and convert the exiting 1,068-square-foot residence to a companion unit. The 0.14-acre site located 1627 Kearsarge Road is in the RS-1-5 zone, Coastal (Non-Appealable Area 1) and Coastal Height Limit Overlay Zones within the La Jolla Community Plan Area and Council District 1.

7/13/21 APPLICANT PRESENTATION

- Personal home for the architects
- Existing cottage on Kearsarge is 950sf with garage below, property extends to Crespo.
- New residence on Crespo and keep cottage on Kearsarge as ADU.
- 2 parking spaces with Trellis, 2 additional spaces, 1 on Crespo, 1 on Kearsarge
- Sensitive to neighbors views. Carport, Foyer, Stairs and Master on top floor, Living area on -2nd floor below, additional bedrooms buried on -3rd floor below

7/13/21 PUBLIC COMMENT

- none

7/13/21 COMMITTEE DELIBERATION

- Leira – Does the community plan have anything to say about view shed from Crespo/Kearsarge? (app: we are keeping things low, there is currently no view from Crespo.) Roof? (app: Flat roof with PV built-in as flush as possible, Open trellis carport with view through. No roof deck/terrace)
- Kane – Could the carport stem wall on side be opened any further out that corner (app: yes, absolutely) Is the cottage historic (app: no, because not touching it, plans reviewed as if structure is potentially significant)
- Rasmussen – 3 story? (yes, 2,500sf residence)
- Shannon – Thank you for presentation
- Leira – I love this hillside, former modern gems and this brings back that mid-century feel, Commend architects.

7/13/21 COMMITTEE MOTION

- Move to make final (Jackson/Kane)
- PASSES 8-0-0
- Findings CAN be made (Jackson/Kane)
- PASSES 7-0-1