

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Minutes – July 20, 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:

APPROVAL OF MEETING MINUTES:

POSSIBLE ACTIONS ITEMS:

ITEM 1: FINAL REVIEW 7/20/2021

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

7/20/21 APPLICANT PRESENTATION

- Reviewed requested deliverables
 - Photo of SDD-105 at 8893 Revelstoke way, image was 20.5’x15’, proposed is 15’x8.5’
 - Birdseye and Topo presented along with site photos
 - Plans for dissipator were uploaded
 - Staging will meet waterboard requirements, temporary construction access easement, equipment will only be confined to construction easement limits. Easement is 72’ wide at street and then 40’ wide for most of length. Everything goes in/out from LJ Farms Rd
 - All of this happens on UCSD land.
 - Reveg plans were provided.

7/20/21 PUBLIC COMMENT

- Wolff – How will plants be irrigated? (app: temporarily yes, connected from fire hydrant)

7/20/21 COMMITTEE DISCUSSION

- Leira – excavation may be done by hand (applicant: yes that is allowed per environmental doc but decision is up to contractor.
- Kane – Does the SDD-105 standard have multiple sizes (app: yes, this one will be smaller than photo, per initial presentation)
- Leira – If the EIR says that digging will be done by hand, can contractor still use machines? (app: hand digging was referenced in biological section,) Will there be archeologist on-site. (yes, there is a monitoring on-site outlined in MND)

7/20/21 MOTION

- Findings CAN be made (Jackson/Kane)
- Passes 6-0-1 (chair abstains)

ITEM 2: CITY CODE REVISIONS

- Review latest code revisions and discuss if any action might be warranted/possible
- 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.

7/20/21 DISCUSSION

- Will explanation of request. Building separation language was consistent with committees request that objects under 6' did NOT constitute connection of structures.
- Kane: do we want any modifications?
- Will: concerned with retaining wall, can we make a collaborative request of city to say this is what we want, here is what we don't. (ie. Merten photos are examples of what should NOT be allowed) Will to attend meeting if possible.