

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

Meeting Minutes – Sep 14, 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 – **Notice to all applicants.** If the CPA makes a recommendation to the city (for or against a project) and the city votes contrary to that recommendation, the CPA does have the discretion to appeal that decision on behalf of the community.
- Jackson - State Bill has passed bill to allow online meetings to continue (awaiting governors approval)

APPROVAL OF MEETING MINUTES:

POSSIBLE ACTIONS ITEMS:

ITEM 1: FINAL REVIEW 9/14/2021

Project Name: 6444 Avenida Manana

Applicant: Anderson-Evans
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/661877>

LA JOLLA (PROCESS 3): Coastal Development Permit and Site Development Permit for slope restoration with construction of shoring wall, retaining walls, drainage system, and removal of existing unpermitted retaining walls, within environmentally sensitive lands at 6444 Avenida Manana. The 0.39 acre site is in the RS-1-5 zone, Coastal (non-appealable) overlay zone, within the La Jolla Community Plan area and Local Coastal Program Land Use Plan. Council District 1. Code Enforcement case #238388

8/10/2021 Discussion

- William Mack (applicant rep, civil engineer): Project is to remove unpermitted and improperly engineered retaining walls on hillside below slope, install new retaining walls just below house and at the foot of the hill, restore to 2:1 slope, re-landscape.
- Linda Turrent (owner): Earlier work was done without permits by landscaper, homeowner did not realize permits were required.
- Rasmussen: Currently the site is an ugly scar on the side of the hill, stands in marked contrast to neighboring properties, glad that its appearance will be improved. Worried about how water runoff from the redone hillside will be handled, and especially how it will impact lots just below that are slated for development. Also concerned about the 12' height of the proposed upper retaining wall, and want to make sure it will be appropriately screened.
- Leira: Shares Rasmussen's concerns about drainage. Would like to see how existing hillside looks from above compared to its neighbors north and south, and to understand how that will change—would like to see aerial view of the proposed project in neighboring context. Also would like more detail on the proposed water flow dissipator at the bottom of the hill, if possible would like to see how it will look. Would like to see landscape plan with color used to call out different shrubs and other landscaping proposed for the hillside.
- Fremdling: Would like to see photo of how current hillside looks from below (from bike path, or from lots below).
- Jackson: Difficult to see from the submitted drawings whether the project complies with the 30-foot height limit, would like to see elevation and site plan clearly identifying the base point and the highest point on the house. Concerned that the installation of a terrace connecting the house to the new 12' retaining wall makes the latter part of the overall structure, in which case the 30' limit is almost certainly violated.
- Rasmussen: Needs reassurance that the engineering and materials of the upper retaining wall are sufficient to stabilize the house for the foreseeable future, including possibly greater rainfall.
- Mack: Retaining wall will be pilings driven 12' under grade, presumably to bedrock, and extending an additional 12' above grade; wall will consist of heavy treated timbers between the pilings.
- Rasmussen: Doubt that wood is the right choice for the 12' wall with dirt packed behind it. Also, would like to see rendering of how the restored hillside will look once the new wall are in place and the area is landscaped.
- Bring for next time:
 - Aerial context photo
 - Overall drainage plan laid out on site plan, including runoff estimates toward street and toward hillside
 - Design of dissipator

- Color-coded landscape plan
- Detailed design of the upper (12') wall
- Complete site plan and elevations illustrating the project's compliance with the 30' limit

9/14/2021 APPLICANT PRESENTATION

- There is no impact to Environmentally Sensitive Land, cleared by staff
- Regraded and restored slope, new low retaining walls
- Presented rendering. Wood 12' wall with glass guardrail on top.
- Depth to foundational soils makes concrete wall with spread footing difficult. You'd have to build this as shoring just to build concrete wall anyway, so plan to use "permanent shoring"
- Cross section through site. Prop D offset is above retaining wall. Retaining wall is more than 6' away.
- Landscape Section presented. Low walls will be keystone.
- Dissipator collects water on flat building area. Also drains at each lower wall. Final dissipation is at lowest point on property where slope is shallowest.
- Planting will blend with adjacent hillside.

9/14/2021 PUBLIC COMMENT

- Miller: How water new plants? (app: irrigation for first 2 years, all except vines are CA native)
- Turrent: Photos from bike path?

9/14/2021 COMMITTEE DISCUSSION

- Will – Eaves/overhangs don't get measured for structural separation. This appears to comply with over 7' per applicant.
- Kane – Any detention ponds? (Applicant: Since no new impervious areas proposed, no)
- Kane – Requested further explanation of shoring system. (explained)
- Kane – Design Life of this kind of wall (applicant: 100 years)
- Rasmussen – Catch basins require maintenance? (applicant: nothing significant, make sure debris removed. 5 individual drains along top edge of large wall. Each lower wall will be backfilled with 18" of gravel with perforated pipe to catch additional water)
- Kane – Runoff estimates? (app. presented Hydrology Study – designed to 100 year storm)

9/14/2021 MOTION

- Findings CAN be made (Jackson/Rasmussen)
- Motion **PASSES** 5-0-1 (chair abstains)

ITEM 2: PRELIMINARY REVIEW 9/14/2021

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.

9/14/2021 APPLICANT PRESENTATION

- App presented aerial map and site photos

- Renderings - Garage up at street level ... all else lower. Gate and stairs down to main entry.
- Entry courtyard below street, two story (plus garage 3rd floor). Pool at rear.
- Landscape plan and Pallet
- Reducing off flow by 20% from previous.

9/14/2021 PUBLIC COMMENT

- Miller:
 - Size of house being demolished (3,500sf) New? (8,425sf)
 - Where does the drainage go? (app. House below, all drains connect to vaults on either corner, then pumped up to front yard and filtration out to street level planters/landscape for infiltration and retention. Vastly increasing front yard landscape and reducing flow off-site by 20% ... with redundant systems)
 - Elevator? (yes)
 - Glass antiglare/antireflective? (undecided but will consider, we have deepened overhangs)
 - AC compressors where? (app: side of house, there is an abandoned street so there is a large spacing to neighbors) survey neighbors bedrooms (app: not surveyed yet, although using insulated jackets and enclosure walls)

9/14/2021 COMMITTEE DISCUSSION

- Will – Height Limit compliance? (app section A5.1) Will – satisfied
- Leira – Would like to see more landscaping. Hillside is a canyon. Hillside just starts to open up at this property.
- Rasmussen – Looking up from Muirlands Vista. House in front has large gunnite retaining wall. (app: it is on neighbors property) Comment on structure so as not to overload that wall. (app: Geo Engineers surveyed that wall and stability analysis, deepened caisson footings recommended to load below that other retaining wall into formational wall)
- Leira - What is status of abandoned street? (applicant: neighbor has taken all of it. Have not made issue of it yet.) Show existing large trees to remain/remove. (app: two pine trees in back, one to be removed)
- Kane – Seems to be more impervious coverage, please show change from existing. Horrified by overengineering steep slopes and add so much program on these hillsides

9/14/2021 DELIVER

- 3 sections along side yards of property and 1 through middle. Show volume of building and vegetation.
- Colored Landscape plan, where is permeable vs impermeable (color coded) and compare areas from existing to proposed.
- Section to show distance to neighbors houses. Side to side and below as well. With proposed building footprint overlaid on satellite photo.

ITEM 3: PRELIMINARY REVIEW 9/14/2021

Project Name: AT&T Cardeno
Applicant: Justin Causey
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/684820>

LA JOLLA; CUP, Process 3 Conditional Use Permit for the continued operation of a Wireless Communication Facility (WCF) to include nine (9) panel antennas and 12 Remote Radio Units (RRUs) mounted behind an existing Fiberglass Reinforced Plastic (FRP) rooftop mechanical screen architecturally

integrated with the existing structure. The project is located at 1570 Alta La Jolla Drive, San Diego, CA 92037 in the RS-1-4 zone, within the Coastal Height Limitation Overlay Zone in the La Jolla Community

9/14/2021 APPLICANT PRESENTATION

- Located on community clubhouse roof. Within existing enclosure. Renewed in 2016 voided CDP so back again to get it done.
- Compliant with 24' zone height and 30' coastal height.
- Removing 6 RRUs and 6 Antennas. Installing 6 antennas and 9 RRUs (net increase of 0 and 3 respectively) Equipment located in lower level/basement of structure.
- Low powered 5G
- Also emergency responder network override feature to keep 1st responders clear communication.
- Upgrades to equipment within building.

9/14/2021 PUBLIC COMMENT

- Miller – Have neighbors been notified?

9/14/2021 COMMITTEE DISCUSSION

- Will – does anything stick above parapet (applicant: no)
- Shannon – I am amateur radio licensed. Engineer by training. Need quality sleep. If you don't stop radio frequencies you can't sleep and release toxins. Where did the bees go. We (humans and planet) are an experiment. Pulses will keep you awake. It would be nice if this was at a minimum level necessary. (app: all antennae below 40' height)
- Blackmond – That is not the mainstream scientific viewpoint.
- Kane – Is this in DPR boundary? (Will believes yes, but not coastal) Suggest contact HOA board. (Jackson shared map)

9/14/2021 MOTION

- Motion to make FINAL (Jackson/Blackmond)
- Motion **PASSES** 6-0-0
- Motion that Findings CAN (Jackson/Blackmond)
- Motion **PASSES** 5-0-1 (chair abstains)