

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Minutes – Sep 21, 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: Will, Jackson, Leira, Kane

NON-AGENDA PUBLIC COMMENT:

APPROVAL OF MEETING MINUTES:

POSSIBLE ACTIONS ITEMS:

ITEM 1: FINAL REVIEW 9/21/2021

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 ant glare/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.

9/21/2021 APPLICANT PRESENTATION

- Site Sections with landscaping, increased landscaping in front of pool wall
- Color coded landscape plan and comparison of pervious area.
 - Kane – could any of the courtyard paving be pervious pavers

- Leira – Where are run-off pumps located (applicant: side yards underground)
- Water directed to lower vaults with infiltration and overflow pumps, the pumped volume goes to gravel vaults at the top of the lot, and finally any overflow of the overflow would sheet flow across the property to the north.
 - Shannon – is there a minimum pervious (applicant: no) is there erosion or subsidence nearby?
- Current sheet flow off property will be less than current sheet flow.
 - Have 100 yr storm rain standards increased with climate change (app: last updated in 2005)
- Site section and aerial photo to show where house sits relative to neighbors. House fits local scale, lower than string line of two adjacent houses
- Each pit has two pumps and monitoring alarm along with back-up battery power. All pumps are redundant to percolation pits

9/21/2021 DISCUSSION

- Leira – Concerned about look from below. Megastructure.
- Kane – Commend you on presentation diagrams. Concerned about reliance on pumps.
- Shannon – Systems can fail, Electricity often fails along with rain events.

9/21/2021 MOTION

- Findings CAN (Jackson/Shannon)
- Motion PASSES 4-0-1 (chair abstains)

ITEM 2: PRELIMINARY REVIEW 9/21/2021

Project Name: Calumet Remodel
Applicant: Robyn Freedman
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/679089>

LA JOLLA (Process 3) Coastal Development Permit and Site Development Permit for exterior remodel improvements on a site with an existing one-story single family residence. Remodel includes removal of bluff edge improvements, new drainage, pool remodel, site walls, entry gate & trellis, entry landscape improvements, and new fireplace. The 0.18-acre site is located at 5340 Calumet Ave in the RS-1-7 Zone, Coastal-APP, 1st -PBL-RDWY, ESL, within the La Jolla Community Plan Area. CD 1

9/21/2021 APPLICANT PRESENTATION

- Bluff erosion, new bluff edge, 5' setback, pulling hardscape away from that.
- Reducing width of driveway increasing on-street parking
- House remodel, roofline stays exactly as is.
- Still discussing gates allowed in sideyard setbacks with city may be opened to glass
- Pervious/impervious areas unchanged
- Existing improvements hanging off bluff
- Bluff is Cabrillo formation
- Reducing drainage over bluff edge by 80%

9/21/2021 DISCUSSION

- Simon – More work going on inside. Butterfield property caused this problem so he bought this property.

- Applicant: Butterfield project did not cause erosion per their geotechs report
- Terry – Will climate change change the rainfall records used in this report.
 - Applicant: Current tables are applicable, 100 year rainfall is expected to remain consistent.
- Terry – Recommended drainage changes?
 - Applicant: About 80% of former watershed to bluff now redirected to Calumet
- Everett – Site plan notes 7, questions about view corridor and comment on cycle issues.
 - Applicant: Required to add street tree, not located in side yard setbacks. Working on glass gate to keep 5' height for security.
- Kinsey – Will this property be adjoined to neighbor. The gate there is obscured glass and not protect view.
 - Applicant: Comment says “Solid may not exceed 3 ft” or 75% open to light. Partial glass and partial solid. It is a single family.
- Crabtree – What native plants on bluff? Do they need irrigation? Agree that obscured glass does not preserve view.
 - Applicant: City and CCC approved plant pallet requires no irrigation once mature, irrigated by hand or portable equipment for 1st year. Sand asters Blatter pod.
- Rossi – Encourage committee to oversee and make sure view corridors are protected.
- Simon – Echo previous comments, neighbor/current owners gates do not allow view
- Everett – Fireplace shows it is 5' high. (applicant: yes, it has been changed per city comment. it is a surface fire “pit”, there is no chimney, below 36”)
- Kane – View corridors. There is a CPA coastal view corridor ad-hoc committee. Looking at recent permits and continued compliance. Meeting with Joe LaCava. Appreciate discussion on specific code language that “light” does not necessarily protect view.
- Shannon – Does he also own the double sized home to the south. (app: yes) Water 10' under Calumet was saturated when dug for sewer/water improvements. Also the neighbors house has a basement and increased erosion on either side of it.
- Kane – We have tried to get basements included in FAR for this specific (and other) reason(s).
 - Applicant: South edge of Bandera paper street is a fault which functions as a water barrier, concentrating water at this line
- Leira
 - Bluff is undermined, 5' setback is not enough.
 - Applicant: Will send copy of hydrology report, nothing new proposed seaward of building face except curb to create drainage over edge, then 5' native buffer.
 - Other properties ... all PL walls are glass, glass gets dirty, Iron gates do better, plus you gain the benefit of air flow
- Kane – What is bluff face retreat rate? (applicant 2-3” per year, Cabrillo formation is very durable)

9/21/2021 DELIVERABLES

- Colored Permeable and Impermeable areas (existing vs proposed) with drainage plan, where it goes.
- Landscaping plan, Natural, Paved, pervious pavers, roof.
- Drawings showing all proposed modifications under house remodel permit
- Consider increasing setback.
- Gate drawings/renderings down each side yard setback

DISCUSSION ITEMS:

DPR process for drafting appeal language for any “FINDINGS CANNOT” recommendations.

9/21/2021 DISCUSSION

- Whoever makes a motion findings CANNOT be made is responsible to make sure an appeal is filed.
- President of CPA cannot do it.
- Motion and appeal must be specific and have basis in plan/code.
- This would just become the modus operandi. No motion necessary.
- The appeal will be included on CPA consent agenda with Appeal Outline (due before CPA agenda)
- Appeal has to be accurate to discussion in public meeting. Items can be added if discussed at another public meeting (CPA).

9/21/2021 MOTION

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