

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

Meeting Minutes – April 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:**

Will, Jackson, Fremdling, Kane, Leira, Shannon, Blackmond

**NON-AGENDA PUBLIC COMMENT:**

- New LJ Town Council President James Rudolph
  - Reach out with updated by-laws and also a request for members.

**APPROVAL OF MEETING MINUTES:**

**ITEM 1: FINAL REVIEW 4/20/2021**

Project Name: Drogin Residence CDP – 6361 Harley Dr.  
Applicant: Joshua Wood  
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/683214>

LA JOLLA (Process 2) Coastal Development Permit for demo of an existing 1-story, 3,770 sf single family residence and construction of new 2-story, 6,699 sf single family residence with attached garage over a 1,649 sf basement for a total of 8,348 sf at 6361 Hartley Dr. The project also includes a detached 531 sf Accessory Dwelling Unit, pool and site improvements. The 0.50-acre site is in the RS-1-2 Zone and Coastal (Non-App.) OZ within the La Jolla Community Plan, and Council District 1.

**4/13/2021 APPLICANT PRESENTATION:**

- Goal to keep corner open and maintain large olive tree. Motorcourt driveway off La Cumbre only. Pedestrian entry off Hartley. Keep street corner wide open. 20' setback off both streets.
- New stormwater improvements at Hartley
- Would like to maintain La Cumbre street scape in its current state. City asking for concrete curb and gutter on both streets. Applicant prefers to propose a mortered cobble curb and gutter.
- Painted brick and stucco, dark roof and steel windows. Contemporary farm style.
- Only two story element is guest suite over garage and theater game room in basement (completely buried).
- FAR .45 allowed, .33 proposed. Exceed all setbacks. Max building height at 25'-6" with pitched roofs. Combination zinc standing seam and slate roofs.

**4/13/2021 PUBLIC COMMENT:**

- Flaster: neighbor, beautiful design, 8' away on South side, proposed 5' wall behind our potocarpus, let's meet to discuss maybe even going taller, welcome to neighborhood. Remodel was done by previous owners.

**4/13/2021 COMMITTEE DELIBERATION:**

- Leira: How old is existing house? (applicant: Built in 1958-1960, Cleared historic) Totally agree with cobbled gutter STRONGLY.
- Costello: Good project, support cobbles, make motion to make final
- Kane: Went through LJ Historical Society was odd as project was previously remodeled and society disagreed with city staff. Cobbles are good. (applicant: the Drogins have recently purchased this property) otherwise a lovely house.

**4/13/2021 DELIVER FOR NEXT TIME:**

- Landscape plan: Identify existing mature vegetation, also how treating street scape
- Site plan proposed pasted into aerial photograph.
- Cross Section of both streets from front wall of your building to front wall of opposing buildings.
- Provide historic determination and report

**4/13/2021 MOTION TO MAKE THIS FINAL (Costello/ ... )**

- Motion failed for lack of second

**4/20/2021 APPLICANT PRESENTATION:**

- Aerial with project footprint superimposed
- Reviewed existing vegetation, nothing significant on property except PL hedgerow and large olive, all other landscape will be new.
- First floor will remain at current home level but building up the front yard with low walls to level out.
- Continue clump grasses and lavender similar to surrounding "woodland" feel
- Site section presented
- Requesting cobble curb and gutter instead of city standard

- Historic report was uploaded to website

**4/20/2021 PUBLIC COMMENT:**

- none

**4/20/2021 COMMITTEE DELIBERATION:**

- Leira – landscape plan. 4 trees near street. (applicant reviewed trees and landscape plan)

**4/20/2021 MOTION:**

- Findings CAN be made with committee recommendation to city in favor of cobble gutter as proposed because it is consistent with neighborhood character and a city standard curb is not. (Jackson/Fremdling)
- Motion passes 6-0-1

**ITEM 2: FINAL REVIEW 4/20/2021**

Project Name: 7362 Brodiaea Way SCR - 7362 Brodiaea Way  
Applicant: Roger Sammon  
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/680384>

LA JOLLA- ( Process 2 ) Substantial Conformance Review in reference to CDP 1367758 & SDP 1466667. Change in plans consisting of removal of proposed driveway and garage at Encelia Dr. Garage is now proposed as a complete underground structure within the approved building envelope.

**4/13/2021 APPLICANT PRESENTATION:**

- DPR approved in December of 2018 and CPA approved in Feb 2019.
- Above grade footprint is reduced, garage to replace parking, access on West side.
- Minor increase in height at center of building. Stays below 30'
- High clerestory windows added to north elevation at basement
- Landscape is the same
- High point due to sloping lot is same as previous
- FAR reduced from .34 to .32
- Added large basement garage but reduced above grade reduction approximately 1000sf.
- Driveway is screened by landscape

**4/13/2021 PUBLIC COMMENT:**

- Neil: Ridgeline will be visible from LJ Shores beach. What will be different from the North. (applicant: only area where ridge is taller is setback 25' from façade and not likely to be visible from any low angle.)

**4/13/2021 COMMITTEE DELIBERATION:**

- Jackson: Why the change? (applicant: removed for cost but added back in and added more landscape opportunity and additional parking)
- Kane: What is total square footage change. (applicant: 5,122sf net increase) How much is change to import export? (applicant: change results in a decrease in the import) Explain driveway relocation (applicant: was on Encelia at top of property, no relocated to West side of property on Brodiaea. Entering on the low side below the previously proposed retaining walls) (High windows added where previous design was raising pad, this will be screened with landscape).

Should applicant contact city engineering to see if there is any significance to this project relative to reservoir plans? (applicant: it is not)

- Leira: Looks like increased site disturbance with longer driveway.

**4/13/2021 DELIVER FOR NEXT TIME:**

- Elaborate on grading and driveway access. Landscaping there. How high are walls? Driveway Surface?
- Do you have 3Ds (previous/proposed)
- Net change in permeable/impermeable

**4/20/2021 APPLICANT PRESENTATION:**

- Renderings of driveway and grade conditions at driveway and garage.
- Additional roof height will NOT be visible from La Jolla Shores (corner of Ave de la Playa and Camino del Oro)
- Less impervious area with new proposal yields smaller biofiltration requirement. Curb outlet in nearly the same location.

**4/20/2021 PUBLIC COMMENT:**

- text

**4/20/2021 COMMITTEE DELIBERATION:**

- Kane -
  - How high are retaining walls near driveway (applicant: same as before ... highest point is 12')
  - Do walls over 6' have to be broken up (applicant: not within building envelope, only in setbacks).
  - Is the driveway permeable (applicant: no but net we are less impervious area than previously approved)
  - Retaining walls seem high (applicant: planters above will cascade plants over walls and planters below will screen walls)
  - Driveway seems to make the walls look taller or at least less adequately screened. (applicant: rendering may not do justice to landscape)
- Leira – Walls are more exposed and would like to see more vines on wall. Are pavers an option for the driveway? (applicant: we intend to have creeping plants not adequately shown in rendering, we can consider pervious pavers)
- Kane – what is the total grade change across the site? (applicant: 40' approx.)
- Will – Let's focus on changes seeking substantial conformance. The walls are more exposed as a result of driveway, but heights of walls are already approved and run-off should not be issue as impervious surfaces have been reduced.
- Leira – Driveway exposes walls and would like to see pervious pavers and texture. Prefer to see more vines
- Kane – Would you consider trellis at driveway entrance to soften as well as more creeping vines. (applicant: yes)
- Leira – Rendering looks like European castles with walls and ramp running up it. These materials are very important. (applicant: gate will likely be solid, shown as transparent to illustrate driveway)

- Fremdling – The retaining wall is an architectural sculpture in stone, rounded, building. Expect interlocking pavers is the right thing to do. The wall is a work of art. Vines will undoubtedly fall down the wall. Walls at Del Mar are similarly lovely. Handsome project.
- Leira – What is conclusion? (applicant: We will not have asphalt or concrete driveway, it will be pavers or some kind of scaled down broken-up material, rock, pavers, ... unknown.)

**4/20/2021 MOTION:**

- Findings CAN be made (Fremdling/Jackson)
- Motion passes 5-1-1

**ITEM 3: FINAL REVIEW 4/20/2021**

Project Name: Cuvier Street Vacation  
Applicant: Brian Williams  
Project Info: <https://opensds.sandiego.gov/Web/Projects/Details/679621>

LA JOLLA (Process 5) Cuvier Street right-of-way vacation, CDP, and lot-line adjustment located south of Prospect Street, next to the La Jolla Recreational Center (615 Prospect) and The Bishop's School. The site is located in the LJPD-6 and OP-1-1 Zones, and Coastal (Non-appealable-2) Overlay zone within the La Jolla Community Plan and Council District 1.

**4/13/2021 APPLICANT PRESENTATION:**

- 4 year plus, master plan for Rec center renovation building and grounds
- Vacation of dead end of Cuvier at Bishops. Remove 26 parking spaces, when create diagonal parking along Prospect net parking will increase. Diagonal parking should help slow traffic on Prospect
- Collaborating with Tennis club to plan lands
- Vacation and Lot Line Adjustment so Bishops get South end and rec center to use North end. Land area to each remains exactly as if divided down the center.
- Bocci and seating areas in new area ... grass field remains.
- Neighbors concerned about speedway along Prospect. Would like to see slowing. Diagonal parking accomplishes this. Service entrance to tennis will be maintained. Dumpsters will be relocated. Bishops would like to create single entrance for students.
- Williams: Rep from Bishops: Intention for families to use main drop-off as much as possible. Prefer no time limit parking along new diagonal spaces. Would prefer students not to have to run out to move cars.
- There is a complete plan to beautify streets, pedestrian experience
- Williams: Yellow library is heavily used office for advancement office. Not box storage. Bishops plans for that area are still in early planning but hoping for a two-story classroom building, possibly performing arts and courtyard between it and existing theater to South.

**4/13/2021 PUBLIC COMMENT:**

- Ball: frequent since 1976, One area where parking is not metered 2 hours, 26 spaces, dumpsters, critical walkway into back of tennis. Concerned with extra water and landscape care required. Diagonal parking on prospect is difficult to back out. Residents at 464 Prospect park there

bumper to bumper parking. Basketball relocation is problem. Basketball court was recently resurfaced. It should remain as is. Should put a fireproof on structure.

- Munk, Mary: Basketball courts were only a temporary fix, not deep enough. The proposed design is a tremendous benefit to community. Provides broader use for wider audience. The parking is well mitigated. Bishops prefers children not come in back entrance
- Fitzgerald: Support the project. Concerned that parking includes adequate ADA parking for rec center.
- Peters: New area would be communittee games/seating area, not more grass.

#### **4/13/2021 COMMITTEE DELIBERATION:**

- Costello: Diagonal parking goes where street used to be, plus he additional space by creating diagonal all along. (applicant: it looks like it will equal or slightly increase parking) Is there a plan for a round-about in front of museum. (applicant: is not part of this plan) Splitter at Cuvier would also be good traffic calming device. Overall this is a good idea.
- Leira: Would like to see design of prospect to calm traffic. Like the roundabout idea. Don't like to see this done in vacuum. How exactly will diagonal parking work. If Cuvier is closed to traffic, would like to see public access to view first library building in La Jolla. Don't let the pedestrians lose out. Opportunity to do a great job. We should take this opportunity to do it now.
- Kane: On rec center visioning committee. I will abstain from voting. Robert Irwin has a design for a round about at Prospect/Draper.
- Leira: would like to zero in on the parking traffic mitigation and use of this land. Open site lines to historic library.

#### **4/13/2021 DELIVER FOR NEXT TIME:**

- Plan for calming and parking and pedestrians
- What will Bishop's be planning for that land?
- Would like to see design that provides public view/access to original library on Bishops campus.
- Use/plan for area of vacation.

#### **4/20/2021 APPLICANT PRESENTATION:**

- Re-orient to project
- Parking will increase from 64 to 76 spaces

#### **4/20/2021 PUBLIC COMMENT:**

- Grossman – Live across the street, concerned with safety, security, environmental concerns. Need noise abatement to reduce children noises. Need to address potential homeless issue. No lights please. Opposed to diagonal parking for safety concerns.
- Weiss – Diagonal parking has a concern with very long vehicles. Should there be a stripe across back to issue tickets to vehicles that don't fit
- Forbes – In favor, sit on board for advisory group for rec center, gain in parking is a boon, narrowing street is positive, activities proposed are low energy, low noise activities, understand concern with diagonal parking safety, rec center pre-dates hospital then condo by over 50 years.
- Krebs – Live 2 blocks away, 2 sons in high school, actively use the rec center, concerned with parking. There is actually a net loss of 10-14 spaces if we implement the diagonal parking but not vacate Cuvier. Concerned for loss of Bishops drop off area. Is Bishops paying for this land? (applicant: no)

- Munk – I sit on rec center board. This improvement is meant to benefit the entire community and much needed renovations. Bishop’s would not like this area used as drop-off. This space is critical to provide the amenities requested at the rec center. Parking gain and decrease danger by eliminating intersection is worth it.

**4/20/2021 COMMITTEE DELIBERATION:**

- Leira – Please show exhibit of what is proposed in just the Cuvier street vacation area? And what is Bishop’s doing there? (applicant: shared overall plan, Bishop’s MIGHT propose a 2 story 8,400sf (4,200sf per floor) building and terrace area for performing arts.) Concerned the historic building will be hidden by new building. The historic building was supposed to be left visible to public. (applicant: library will be visible from new park)
- Fremdling – I have experience moving buildings. It belongs to the city. It could be moved onto rec property. Could be adapted to almost anything. Otherwise in favor.
- Leira – Angled parking creates difficulty for people crossing the street. Need crosswalks. Need to focus on pedestrians
- Shannon – in favor of most, concerned with land that Bishops is getting. Should be public use. Also concerned with library not visible. Curve on Prospect may make diagonal parking difficult. Where will scooters go?
- Blackmond – Confused by process of giving land to private entity
- Kane – When you plat land, the street is an “easement” and when vacated it RETURNED to adjacent property owner. This proposal re-orientes the division perpendicular as a Lot Line Adjustment, but areas for each remain the same. We are currently investigation other means to use those areas for public parks. These parcels do have reversionary rights to this land per title. Like the idea of vehicle length restriction for diagonal parking. Standard lighting ordinance prohibits light escaping off property. Low light anyway, not like tennis or basketball.
- Leira – would like to review library and further parking plan and prospect street.
- Will – is the wall the same height on Cuvier and Prospect (applicant: they are the same)
- Kane - Would like to hear from traffic and transportation.

**4/20/2021 DELIVER FOR NEXT TIME:**

- would like to review library and further parking plan and prospect street

**ITEM 4: ACTION ITEM 4/20/2021**

Project Name: **Wall Street Pedestrian Plaza** (between Girard and Herschel)  
Applicant: Vision La Jolla: Andy Fotsch, Trace Wilson  
Project Info: Request for letter of recommendation in support of concept ... to make this happen ASAP as a temporary "proof of concept" for a more permanent installation.

**4/13/2021 PUESTO PLACEMAKING DISCUSSION**

- Will: This is Process 1 and not an action item for DPR, we can discuss
- Kane:
  - Can’t do these in coastal zone
  - Does not comply with PDO
  - No immediate need to approve this 5 year extension as previous is not due to expire before end of year.

- New permit and city procedures are still evolving.
- Shannon: We need an overarching, holistic plan before approving/rejecting individual pieces. Best not to do piecemeal
- Jackson:
  - Are Puesto people in the room? (Shannon: they were last night at meeting described)
  - Does Puesto agree that this is not needed, probably not
- Leira: This needs to be done better in the context of a PLAN.
- Will: Amici plaza is a public “place”. Tables for all regardless of individual restaurant.
- Kane: Last week meeting between various groups and Puesto, all interested in closing street and willing to be guinea pig. We need to get our act together. We previously proposed closing Wall and Ave de la Playa. Didn’t act on Wall st opportunity. Need to act fast.
- Jackson: would prefer to hear from applicant to withdraw permit or city to deny permit, otherwise we don’t have a coherent appeal.
- Kane: you cannot approve this permit in the coastal zone. Mayor’s office says this will not happen.
- Neil: In the shores multiple restaurants got together to put money together to close street.
- Leira: This is set-up perfectly to be an extension of the pedestrian arcade across Girard.
- Kane: Andy and Trace working on visioning proposal, Can they present next week? Would appreciate if DPR members attend TNT to chime in.
- Leira: Puesto request should sunset with Pandemic.
- Shannon: Can these appear in the LJ Light?
- Jackson: How is this different than what we reviewed a few years ago?
- Will: Use Rec Center Cuvier vacation as example of taking a first step. Get the ball moving with Wall street closure/plaza.

#### **4/20/2021 APPLICANT PRESENTATION: (Fotsch)**

- Vision La Jolla look at broader context of Wall street within Village Improvement
- Street closure between Herschel and Girard
- Pursuing a temporary event to dry-run a closure. (through summer season)
- Whole master plan will be presented next month.
- Kane:
  - This is a higher density location for higher density. Businesses suffering
  - What can we do to invigorate and make better for all of us? What else can we do with our streets?
  - This was suggested by all community groups last year that this was a good street to propose closing. It was too onerous at the time to pursue. Puesto has renewed our interest and urgency.
  - The Puesto could remain at least until pandemic is over.
- Current request is a temporary closure to test it out.

#### **4/20/2021 PUBLIC COMMENT:**

- Weiss – many people are asking he look into this, they are opposed to Puesto initiative. Don Shoop was unsuccessful in convincing La Jollans that parking spaces have value. The city should charge Puesto for those spaces. That is not Puesto’s land. The city should not be giving it away.



- Forbes – There is a parking garage there with alley access, need to consider this before closing a street. Wall Street Plaza.
- Krebs – We can all visualize a successful plaza. More circulation in the village would be less impactful. Needs a traffic study. Already good energy on that street. What is defined as success.
- Leira – We are so vehicle centric. It is still faster to walk. We need to focus on pedestrian experience.
- Earley – Have we heard from other restaurants? (Fotsch: 3 business owners in support, waiting on last 2. Businesses on next block on Wall want to be included but post office poses challenges. They understand they may not get it but are in favor of trickle down benefits.) Any direct opposition from business owners (Fotsch: none)
- Forbes – Two plazas and floral to keep alley. Don't fence in tables.

**4/20/2021 COMMITTEE DELIBERATION:**

- Leira – Concerned with getting businesses involved and that they like to put up private enclosures. No fences.
- Kane – how might this space be used. Experiment.
- Will – critical mass?
- Jackson – If anything gets in the way of a car or parking space is bad is the wrong attitude. We need to prioritize pedestrian experience. We will know if it feels right or not. Good energy, right now a taco stand on a dead-end street.
- Will – we need to attract people outside of La Jolla if we want nice things. Locals aren't enough to support the kinds of retail and restaurants we all want.

**4/20/2021 MOTION:**

- To send a letter in support (Jackson/Kane)
- Motion passes 6-0-1