

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

Meeting Agenda – August 10 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-onlinemeeting-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)**

- 
- 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**.*
- 

**COMMITTEE MEMBER ATTENDANCE:** Greg Jackson, John Fremdling, John Shannon, Angeles Leira, Donna Blackmond, Glen Rasmussen

**NON-AGENDA PUBLIC COMMENT:** None

**APPROVAL OF MEETING MINUTES:** (forgot to do that, please do on 17<sup>th</sup>)

**MOTION to designate Greg Jackson chair pro tem (Leira/Rasmussen):** no objection, passes unanimously

**POSSIBLE ACTIONS ITEMS:**

**ITEM 1: PRELIMINARY REVIEW 8/10/2021**

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

### ITEM 2: PRELIMINARY REVIEW 8/10/2021

Project Name: Hartford ADU CDP

Applicant: Barroso

Project Info: <https://opensds.sandiego.gov/Web/Projects/Details/684897>

LA JOLLA (Process 2) Coastal Development Permit for construction of a new 2 story 1,067 s.f. companion unit on site with existing single dwelling unit, at 604 Palomar Avenue. The 0.16-acre site is in the RM-1-1 and Coastal Overlay (NAPP2) zone within the La Jolla Community Plan area. Council District 1.

#### **8/10/2021 Discussion**

- Peter Barroso (architect): project is to construct a new two-story ADU behind an existing house. Project is comfortably within zoning limit, and designed to resemble other Tudor-like structures around La Jolla.
- Leira: Want to understand the separation between the back of the proposed ADU and the neighboring structure to the north.
- Barroso: neighboring structure is probably 10' from property line, ADU will be 4' from the line, so substantial separation
- Fremdling: Lot is narrow and existing house spans it, how will construction materials and equipment get to ADU site?
- Barroso: This will be a challenge, but the ADU is not difficult to construct so little equipment should be necessary. Might be necessary to make temporary opening in the back wall of the existing house's garage.

**MOTION to make preliminary review final (Shannon/Rasmussen): no objection, so passes unanimously**

**MOTION that findings can be made (Rasmussen/Fremdling): no objection, so passes unanimously.**

Agendas and Committee Reports are available online at [www.lajollacpa.org](http://www.lajollacpa.org) Please  
contact [paul@alcornbenton.com](mailto:paul@alcornbenton.com) with questions/concerns.