

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Minutes – June 8, 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:

- **none**

APPROVAL OF MEETING MINUTES:

POSSIBLE ACTIONS ITEMS:

ITEM 1: FINAL REVIEW 6/8/2021

Project Name: B-West Residence, 9872 La Jolla Farms Rd
Applicant: Tim Golba
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/643954>

LA JOLLA (Process 3) - Coastal Development Permit and Site Development Permit, an amendment to CDP

No. 852026 and SDP No. 852027, for the construction of a new residential single dwelling unit, single story with two levels of basement, for a total of 18,422 sq.ft. of construction located at 9872 La Jolla Farms Road. The 1.52 acre site is in the RS-1-2 Zone, Coastal (Appealable) Overlay, First Public Roadway within La Jolla Community Plan . Council District 1.

5/18/2021 APPLICANT PRESENTATION

- Encore Trust ... Sold Project, New Owners
- Corner of LJ Farms and Blackgold Rd at “Saigon” trail head.
- Previous vested with grading, bocce, and basketball court ... thus CDP amendment
- Stepped Pads on site .. one at street level, one approx. 12-14’ lower.
- House designed around existing Torrey Pine to remain, also hedgerow at trail will remain
- Current street view is fence
- House across street built much higher above.
- No changes to trail
- 30,000sf allowed, 3,109sf built above grade plus 1,033 garage, the rest is built in two basement levels below street level.
- Previous design was almost all above grade and massive curvilinear elevations
- Retained view easement, extensive work with neighbors, story-poles, drastically reduced mass
- Main level is almost entirely garage plus storage, powder, stairs and elevator
- Upper level functions as a 2 bedroom “apartment”
- upper basement is movie theater and gym and mezzanine over lower basement basketball court. This level is walk out.
- Lower basement level is basketball, lounge and spa functions and then open air meditation space. This level is subterranean on all sides
- Renderings show fit into terrain
- Concession with neighbors to move second story back towards street

5/18/2021 PUBLIC COMMENT

- none

5/18/2021 COMMITTEE DELIBERATION

- Kane – will there be view corridor on South PL (applicant: yes)
- Blackgold – Can you see over the Saigon trail fences? (app: yes)
- Kane – Was grading, bocce and basketball done to vest CDP (app: yes, although amendment process is same as new permit)
- Costello – Recall the original Encore project. No objection at DPR but 40 neighbors at CPA. That is why we don’t make 1st presentations as only presentations. Why so much amenity for such a small house. (app: Basically a guest house and “man-cave”. Purchased this to augment their current home and protect their views.)
- Jackson – Please walk height limit calcs (app: Walked through elevations. 2nd floor is only 22’ tall.) Even if basement counted 10,000sf under FAR
- Shannon – What is their route to property from main-house (app: Gates on opposite sides of trail)
- Blackmond – Paragliders will see into bedroom (app: yes but from pretty far away, not enough up-lift that far inland)
- Leira – See it as a commercial building not a residence. Could the access corridor be made more transparent? It feels like a cattle chute. (app: view opens up dramatically after a short walk,

anything less would expose entire home to public view) Even if remains a green wall would be improvement and lowers temperature. Flat surfaces will collect water. How handling? How are site fences being handled? Bluffs are dedicated? (app: yes) Could a tunnel be made under trail? (app: no due to sewer line under trail) Quality of front yard

- Kane – Curious about front elevation as seen from street and South side view corridor
- Jackson – street images curious where Blackgold view lines up with 2 story

5/18/2021 COMMITTEE REQUESTS

- Consider green fence on trail
- Stormwater plan
- Exhibits to see view from street and South sideyard view. Digital Renderings?
 - Include view from up Blackgold
- Quality of front yard
- Aerial photo with proposed footprints of 2-story, basement, meditation space

6/8/2021 APPLICANT PRESENTATION

- Re-acquaint to site and sky space
- 15' wide view easement aligned with Black Gold Road. Actually North of proposed structure.
- Front façade rendered into site photo. Barely visible peaking out from trees.
- South view corridor dedeed as part of previous CDP. Previous design complied but still blocked the view corridor. Current design is left clear to allow view down view corridor even though dedicated corridor “bends”.
- Saigon (Ho-Chi-Minh) trail only has 5' fence along West side. Propose to train some vines on stainless wires on path (west fence).
- Presented bio-filtration and stormwater management. All surface parking is DG (pervious).

6/8/2021 COMMUNITY COMMENT

- Baratz – How deal with shift in view corridor to formalize? (applicant: city has not asked for it yet, but willing to do it if requested) Would really like to see that happen to enforce these good intentions in perpetuity.
- Merriweather – Problem with planting in public trail. Would prefer not to see it. (applicant: willing to consider view through last 18' of fence in lieu of planting)
- Schmidt – Would like to follow-up with city there is no inventorying. No follow-up.
- Baratz – Repeats request to see shifted view easement recorded and committee to follow-up.

6/8/2021 COMMITTEE COMMENTS

- Kane - Can the path fence be lowered or add some viewing portals?
- Kane - What have been asked with respect to view easement? (applicant: both are on title and recorded)
- Will - Difficult to go through archives and find old ones, but moving forward can we add records on website
- Shannon – Prefer to see a second trash can. Prefer to see planting added to soften fence.
- Leira – Public realm has multiple purposes. It's a link that connects you to a wonderful view. Support keeping the landscaping on the fence. Can you introduce a nicer “designed” trash receptacle. Agree we need to document view corridors.

6/8/2021 MOTION

- Findings CAN be made with request to applicant to perforate fence at northerly extends of path and to record an updated view easement on the South. (Rasmussen/Kane)
- Motion PASSES 7-0-1 (chair abstains)

ITEM 2: PRELIMINARY REVIEW 6/8/2021

Project Name: 9430 La Jolla Shores Dr
Applicant: Spencer Ward
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/675183>

LA JOLLA (Process 3) Coastal Development Permit for the demolition of a 1,541-square-foot (SF) existing single family residence and 400 SF existing detached garage, proposing a new 3,382 SF one story single family residence, with a new detached 560 SF garage, located at 9430 La Jolla Shores Dr. The 0.28-acre site is in the RS-1-4 Zone, Coastal (Appealable) Zone, Coastal Height, 1st Public Roadway, and Transit Priority Area within the La Jolla Community Plan area. Council District 1.

6/8/2021 APPLICANT PRESENTATION

- Orientation to site
- Canopy cover will remain (trees identified on landscape plan)
- Entire home lies below 13'
- Renderings presented
- House sits 6' from neighbors
- Local SEA (Scripps Estates Association CCRs) approved design and all neighbors have been informed.

6/8/2021 COMMUNITY COMMENT

- Schmidt – Was a historic review done? Who designed it? (applicant: not yet) Also recommend arborist to protect trees during construction.
- Pierce – Built as tract home and no significant architect or designer.

6/8/2021 COMMITTEE COMMENTS

- Jackson – Are any cycle comments problematic? (applicant: no)
- Leira – SEA is a very special area would like to see rendering of homes in context.
- Kane – Like what you have done, it looks appropriate to neighborhood.
- Rasmussen – Like it, please include front fence in elevations

6/8/2021 REQUEST FOR ADDITIONAL INFORMATION

- Public façade superimposed with houses next door (Street elevation with photo/rendering/photo of all 3 homes)
- Add some accurate street landscaping to rendering