

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Agenda – May 11, 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:

- Costello – Remember our Brown Act responsibilities
 - Don't talk with other trustees/committee members outside of public meetings
 - Avoid Direct Economic Conflict of Interest - Recuse

APPROVAL OF MEETING MINUTES:

ITEM 1: FINAL REVIEW 5/11/2021

Project Name: Cuvier Street Vacation
Applicant: Trace Wilson, Brian Williams
Project Info: <https://opensd.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

5/11/2021 APPLICANT PRESENTATION

- Project before group is the street vacation only, happy to also share macro plans for cultural distance beyond Cuvier vacation that are NOT part of this application.
- Roundabouts and traffic calming as enter cultural district.
- Default for vacation would provide West of centerline to Bishops, East of centerline to Rec center.
- Proposal to change lot line to North and South parcels instead of E/W. Are to remain equal to the area belonging by right to each.
- Overview of rec center plan
- View of park space at cuvier, quiet space for reflection, bocce ball
- Project includes restiping LJ Blvd North of Bishops and Prospect from LJ Blvd to Draper
- 4 ADA spaces ... project nets 10 additional spaces to the public.
- View of historic library will remain and be improved by park setting.
- Phelps - Landscape architect on project ...
 - Greening the space invaluable to health and wealness
- Peters – What happens in front of Dance Studio? Games for all ages, Quiet shady area.
- Diagonal access across to tennis rec center will remain. Trees will shade existing soccer field in afternoon. Skateboarding is off the table.
- Munk – Goals to recover as much park space as possible in San Diego. Possibility of squash if interest exists. Anything family oriented. Fortunate to recover this property and expand public amenities.
- Harris – rec center board, in favor of diagonal parking and calm traffic, enhanced facilities
- Williams – Thank you for presentation. Bishops excited to part of this. Bishops is entitled to this land, it is not a gift. Dance building is only conceptual at this point. Will continue to be vigilant to maintain visibility of “reading room”
- Munk – Reiterate Bishops previous comment that Bishops would prefer not to use this street for school drop off.

5/11/2021 PUBLIC COMMENT

- Rasmussen – What is being considered in front of Bishops dance building. Skateboarding?
- Ahern – Excited about this opportunity. Respects the history. Spaces for gathering. Thank you all for making it happen.

- Krebs – Many positives here. Mentioned previously that diagonal parking or other traffic calming is helpful. Cul de Sac is very busy in the morning. 27 parking spaces to be lost to vacation. You could still do diagonal parking without vacation. (applicant: Lose approximately 17 of the diagonal spaces if Cuvier left in tact). Seems like too much of a land grab to Bishops benefit.
- Forbes – Zone 6 design standards to maintain areas unique architectural style and scale ... maintain cultural educational recreational ... This project does both.
- Ahern – in favor of back in diagonal parking.

5/11/2021 COMMITTEE DELIBERATION

- Leira – Appreciate full composition of area. Would like to see language in motion to avoid public views to library.
- Kane –
 - Letter from Catherine Kanjo, director at Museum of Contemporary Art. Opposed to roundabout proposed in front if any dedication of private land is required.
 - Enhance LJ could see this as candidate for city or ELJ funding.
- Kane – Student drop-off. (applicant: Bishops intends to focus student drop-off at underground structure.) There is value to curbs. The community has to let go of the idea that we are entitled to parking for free right in front of your destination. We need to focus on the pedestrian. (applicant: all drop-off and queue under sports field. Cuvier is too narrow to turn around in Cuvier.)(Few families use alley off Pearl at El Pescador.) What % of drop-offs occur where? (applicant: estimate about 75-100 students use Cuvier gate right now ... many are parking on Prospect not drop-offs. 10-12% of students)
- Leira – Would like to see Bishops to do future study for campus access.

5/11/2021 COMMITTEE ACTION

- Motion Findings CAN be made for CDP, Vacation and LLA (Costello/Jackson)
 - Anticipating Bishops Library views be protected in future project when come before us for CDP)
 - Passes 5-0-2 (Will and Kane Abstain)

ITEM 2: PRELIMINARY REVIEW 5/11/2021

Project Name: 6309 Hartley CDP
Applicant: Steve Ragan, Bill Hayer
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/675657>

LA JOLLA (Process 2) Coastal Development Permit for a proposed detached 911-square-foot Accessory Dwelling Unit with covered patio for an existing single-family residence located 6309 Hartley Drive. The 0.9-acre site is in the RS-1-2 Zone and Coastal (Non-Appealable) Overlay Zone, within the La Jolla Community Plan area and Council District 1.

5/11/2021 APPLICANT PRESENTATION (Dylan Baker)

- Site plan, Building Elevations,
- Minimal visibility from street, far back on lot, mature landscaping
- Materials to match existing home.

5/11/2021 PUBLIC COMMENT

- none

5/11/2021 COMMITTEE DELIBERATION

- Leira - What is side setback (applicant: 10')
- Fremdling – House has historic designation. Does addition differentiate?
- Kane – Has it been to HRB? (applicant: Yes, comments to complement but not match) Would like to see more information on this ... materials or renderings (applicant: new does not touch existing structure.)

5/11/2021 COMMITTEE REQUESTS

- Finishes materials or renderings compared to existing structure
- Aerial view with footprint superimposed so that we can see context/relationship with neighbor.
- Show us the project in context.
- Review sec int. standards and “downplay” compared to other
- Any new HRB

ITEM 3: PRELIMINARY REVIEW 5/11/2021

Project Name: Pfister Residence – 6031/6051 Folsom Dr
Applicant: Jeannette Temple, Andrew Crocker
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/684563>

LA JOLLA (Process 3) Coastal Development Permit and Site Development Permit to demolish an existing single family residence and consolidate two lots located at 6031 and 6051 Folsom Drive for the construction of a new 2 story single family residence over a new below grade parking garage for a total of 8,409-sf. The 0.54-acre site contains ESL and is in the RS-1-7 zone and the Coastal (Non-App) overlay zone within the La Jolla Community Plan area and Council District 1.

5/11/2021 APPLICANT PRESENTATION

- Marianne Pfister – Currently live in Upper Hermosa for over 20 years. Intend to build something that belongs here. Investing in high quality architect and builder
- Jennifer Luce (Luce Studio) and Rodrigo Villalon (T7 Architecture)
- 2 levels above grade, 1 below
- .26 FAR where .45 allowed.
- 3 parking spaces provided.
- Double Lot. Demo existing home. Cleared Historic. Home is set far right close to neighbor.
- Driveway is quite steep.
- New home is T shaped to center on lot and rear. High volumes at rear only. Gives larger view corridor to neighbor. Diminutive from street. Volume to back at hillside.
- Emphasize nature
- Basement is garage, mechanical, and storage only.
- Clay tile roof, hand worked plaster
- Reviewed elevations

5/11/2021 PUBLIC COMMENT

- Rasmussen – Would like to see renderings with hillside and how fits.

5/11/2021 COMMITTEE DELIBERATION

- Jackson – Questions about height limit.
- Will – Question about red tile roof.
- Fremdling – Old world look? Will landscape be included? (yes: Classic with modern twist)
- Kane – Tell me about pool (38'x11') you want at least 4' in shallow end if you swim laps. (yard is fenced and will have safety cover)
- Leira – What will fence look like? (applicant: owners have 2 dogs and a cat.)
- Kane – garage door? (applicant: it's a 3 car door, deeply set into wall) Paving at driveway? (applicant: cobbled stone on upper level, concrete at slope closest to street)
- Will – Interested to see contemporary form lurking under traditional skin
- Leira – Landscape “stripes” (applicant”: 3’ stone wall and then retaining wall at back.)

5/11/2021 COMMITTEE REQUESTS

- Improve Height Limit Exhibits
- Topo Lines and Fill vs Cut
- Rendering with hillside behind it.
- Also birds-eye rendering to show how house “nests” into hillside
- Fence images/design
- Section through retaining walls.