

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

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/2022-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:

- Kane – New President of CPC, requested presentation of 50% exempt amendment, on next CPC agenda.

POSSIBLE ACTIONS ITEMS:

ITEM 1: PRELIMINARY REVIEW 7/19/2022

Project Name: O'Connor Residence - 6229 La Jolla Mesa
Applicant: Tim Martin, Chandra Slaven
Project Info:

[https://apps.sandiego.gov/directories/development-services/docs/Site%20Development%20Plans%20PRJ-1056331%20\(1\).pdf](https://apps.sandiego.gov/directories/development-services/docs/Site%20Development%20Plans%20PRJ-1056331%20(1).pdf)

Process 2 Coastal Development Permit to demolish an existing one-story,

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3,183 square-foot single family residence with attached garage and construct a new two-story, single-family residence with attached garage and detached one-car garage with maids room above for a total of 8,220 square-feet at 6229 La Jolla Mesa Drive. The 0.437-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.

- APPLICANT PRESENTATION: 7/19/22
 - Forever home. 19,000sf lot. Non-view lot with level pad.
 - Retaining ALL mature trees.
 - Traditional shingle style architecture
 - Presented site photos
 - Mature potocarpus screens 2-story home next door
 - Located close to 2-story homes, further away and respecting spacing from single story neighbors
 - Rotated garage to hid door from street
 - GFA is 7,800sf (includes garages and includes all covered outdoor spaces)
 - .41 proposed where .45 allowed
 - Todd Frye landscape plan reviewed, pool set away from any other homes
 - Zinc roof over front entry
 - Wood/Wood Trim, Stone chimneys
 - 2 story is closest to street and tapers down to single story near all neighbors
 - Very short cycle issues
 - Engineering agreed to stacked walls in ROW
 - This is first presentation to public, neighbors have not had prior viewing
- DISCUSSION: 7/19/22
 - Leira – Any news from historic? (App: Not yet)
 - Kane – Rendering of rock work? (App: no, but verbal description over site plan)
 - Is driveway permeable? (App: pavers, but unsure if it will be permeable, not required for stormwater report)
 - Will – Lovely Project
 - Kane – Sent to historical society and no evidence to support designation
- MOTIONS: 7/19/22 (Costello, Jackson)
 - Make this presentation Final
 - In-favor: Jackson, Will, Costello, Kane, Leira, Fremdling, Shannon
 - Against: none
 - Motion PASSES 7-0-0
 - Findings CAN be made (Costello, Kane)
 - In-favor: Jackson, Costello, Kane, Fremdling, Shannon
 - Against: Leira
 - Abstain: Will (as chair)
 - Motion PASSES 5-1-1

ITEM 2: PRELIMINARY REVIEW 7/19/2022

Project Name: 5386 Calumet
Applicant: Robyn Freeman/Walt Crampton

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Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/696586>

PROCESS 3 Coastal Development Permit and Site Development Permit for stabilization of coastal bluff with a 25-foot wide erodible concrete fill at residence located at 5386 Calumet Avenue. The 0.16-acre site is in the RS-1-7 Zone, Coastal Overlay (Appealable), Coastal Height Limit, and Sensitive Coastal Bluff Zones within the La Jolla Community Plan area and Council District 1.

- APPLICANT PRESENTATION: 7/19/22
 - Coastal Canyon existed once upon a time, when military installation, Coastal Canyon covered over with debris when military backed out. Including a gun mount.
 - Gunitite surface began to fail
 - Originally asked city to replace entire wall
 - CCC supported this project for CDP, but need grading permit from city.
 - Erodible Concrete fill will replace the debris pile
 - Photo simulation of proposed to match natural bluff instead of gunitite concrete wall
 - A lot of old debris along the entire stretch of beach.
- DISCUSSION: 7/19/22
 - Leira – Gaining any area atop bluff (app: no actually pulling rear wall yard back)
 - Shannon – If erodible concrete erodes, is weak soil exposed again (app: yes, some grouting proposed behind this to support loads of house)
 - Costello – In support, DPR has a policy not to approve a CDP for a first property on the coast at the first meeting. However, all other factors are satisfied, and a dangerous and emergency situation exists. Let's approve this, and not be the cause of delay of the repair.
 - Cook – Representative from local surfrider chapter, not worth opposing, What will staging for construction be? (app: Hand work removing debris from beach, soil can remain as opportunistic beach fill will migrate to Tourmaline) Request plan to assess sediments before release (70-80% sand in Terrace Deposits and acceptable by CCC as beach deposits) Any conditions by CCC? (not approved yet, expect some conditions, this fill pre-dates CCC and 1977 date stamp on Coastal Act).
 - Kane – What would happen in the future? (App: WHEN natural erosion threatens home, the erodible concrete will erode at same rate and if too slow, it should be chipped away to comply, the home will collapse, and new development will be subject to current bluff setbacks)
 - Leira – Where did the micro canyon originate and how far does it extend back? What is source of run-off and if it is still there?
- MOTIONS: 7/19/22
 - To make final (Costello/Jackson)
 - PASSES 7-0-0
 - Findings CAN be made (Jackson/Costello)
 - PASSES 6-0-1 (chair abstains)