

# LA JOLLA SHORES PERMIT REVIEW COMMITTEE AGENDA

## LA JOLLA COMMUNITY PLANNING ASSOCIATION

Monday, July 18<sup>th</sup>, 2022 @ 4:00 p.m.

### **4:00pm Welcome and Call to Order:**

Andy Fotsch, Chair (andy@willandfotsch.com).

ATTENDANCE - A. Fotsch, J. Emerson, L. Davidson, M. Abdoui, J. Shannon, T. Haas, M. Edwards (Joined 4:15PM), Absent - A. Priesendorfer

### **Adopt the Agenda**

MOTION Accept the Agenda as corrected

Moved - M. Abdoui 2nd - L. Davidson VOTE 7-0-0

### **Approve June Minutes**

MOTION Approve June Minutes

Moved - J. Emerson 2nd - M. Abdoui VOTE: 4-0-3 (A, Fotsch, L. Davidson, T. Haas)

**Non-Agenda Public Comment:** None

**Non-Agenda Committee Member Comments:** None

**Chair Comments** – Andy Fotsch: None

### **Election of Officers -**

- Chair- A. Fotsch MOTION: J. Emerson/ T. Haas VOTE: 7-0-0
- Vice Chair - J. Emerson MOTION: A. Fotsch/L. Davidson VOTE: 7-0-0
- Secretary - A. Priesendorfer MOTION: A. Fotsch/T. Haas VOTE: 7-0-0

### **4:15 Project Review:**

#### **4:15-4:45pm Capri Residence – Substantial Conformance Review**

- Project #: 647594
- Type of Structure: Single Family Residence
- Location: 2382 Via Capri Ct, La Jolla, CA 92037
- Applicant's Rep: Karina Diamond 619-307-9567 karina@arkendesignstudio.com>
- Project Manager: Denise Vo 619-446-5212 VoD@sandiego.gov
- Project Description: LA JOLLA. Combination building permit for a new two-story single dwelling unit. LJSPD-SF. Costal: N-APP-2. Brush Management. Transit Priority Area. Geo Haz 22. Geologic Hazard Category 12. SD Unified. CDP# 1012109 SDP#1314584 SCR#0672343

### **Changes by Applicant**

- Removal of Via Capri driveway and driveway cut
- Pool wall - 18" planter with vines along the wall
- Roof - Mechanical equipment and added an accessible roof deck with 7' tall trellis and 200 sq ft

**Public Comment** - None

### **Committee comments**

- Long discussion and Committee had a number of concerns not clearly answered nor shown by applicant
- Concerns about the overall height of the project from the lowest point of the lot and the roof trellis exceeding 30' height requirements.
- Applicant answers were confusing, vague and unable to show clearly on plans
- Concerns about the pool wall which has not been lessened and only landscaping as a mitigation to huge solid wall
- Plan elevations not show heights with planter dimensions and lot topography

- Known slide zone and extreme slope of lot

## **MOTION**

The findings cannot be made for a Combination building permit for a new two-story single dwelling unit. LJSPD-SF. Costal: N-APP-2. Brush Management. Transit Priority Area. Geo Haz 22. Geologic Hazard Category 12. SD Unified. CDP# 1012109 SDP#1314584 Substantial Conformant Review #0672343 due to the steep slope of the lot in question, a known geological slide area and questionable height datum numbers presented for the project.

VOTE - 3-2-2

### **4:45-5:00pm Spindrift Railing**

- Project #: n/a
- Type of Structure: Railing
- Location: Spindrift Railing
- Applicant's Rep: Patrick Ahern 858-220-9001 aherngroup@gmail.com
- Project Manager: N/a
- Project Description: Asking for support of concept plan.

### **Overview of project and plans Patrick Ahern.**

Project to replace steep lower section of the ramp at Spindrift and the crumbling steps at the bottom. This is the only public beach access point at this end of La Jolla Shores and needs to be safe for all. Solutions to the problems are -

- Hand rail on the south of the steep walkway area
- Rough or treated concrete so walkway and steps not slippery
- Rebuild the stairs for ease of access to the beach
- This project has been reviewed by and agreed to by the LJSA and SD Lifeguards.

Funding of \$100,000 has been obtained by Council Member La Cava for Council District 1

A working group has been set up under LJSA to move this project forward. Next steps are to have the City refine the plans developed by the Working Group and begin construction ASAP. The hope is to have this finished before Memorial Day 2023.

**Public Comment** - None

### **Committee Comment**

- Make sure the railing goes all the way to the lowest steps
- Concerns with high tides and access
- Railings need to be highest grade steel or bronze to last
- Concerns about ADA requirements for height of step risers

## **MOTION**

Approval of the Spindrift Railing and Steps reconstruction project in concept as presented to the La Jolla Shores Permit Review Committee.

VOTE - 7-0-0

### **5:00-5:30pm La Jolla Storm Drain System Upstream Controls Project**

- Project #: PRJ 1049930
- Type of Structure: Storm Drain
- Location: 2065/2075 Soledad Avenue
- Applicant's Rep: Ashley Dulaney 619-527-7545 ADulaney@sandiego.gov
- Project Manager: TBC
- Project Description: Programmatic project under the City's Municipal Waterways Maintenance Plan

The upstream control at 2065/2075 Soledad Avenue consists of the installation of a trash/debris fence within an earthen-bottom channel that runs south to north down the hillside behind the private residences. The earthen channel discharges into a headwall downstream of the proposed trash fence location and flows are carried under the previously mentioned private residences toward the Pacific Ocean. Proposed activities would include the installation of a 15-foot wide, 4-foot-high trash fence within and on the banks of the earthen-bottom channel. The work would require digging to a depth of approximately 3-feet for the installation of four galvanized steel posts in concrete piling footings within the impact area. Gravel bags will be used upstream and downstream of the work area during construction as a temporary BMP to prevent discharges from the site. The project also involves the installation of an approximately 10-foot-wide, two-foot-high trash fence downstream of an earthen-bottom channel that runs north to south along Torrey Pines Road approximately 5-feet downstream from where the channel transitions from earthen to a concrete-lined channel apron. The project also includes the removal of approximately 10 linear feet (240 square feet) of the concrete-lining as well as temporary removal of existing rip rap in the earthen section of the channel to facilitate the trash fence installation. Once the concrete lining is removed, four galvanized steel posts will be installed at a depth of approximately 2 feet to secure the fence. Following the installation of the trash fence, the concrete lining and rip rap will be replaced. Gravel bags will be double stacked at the downstream headwall to prevent any incidental discharges from being carried downstream during construction. All work would be done using hand tools.

- 1/22 Submitted plans to DSD. Now to LJSPRC for decision and then LJCPA.
- Municipal Waterways Maintenance Plan covers 1,150 miles of pipes and 70 miles of channels
- Two levels of projects - program and project (Description a little vague).
- This plan was developed in 2020 with an EIR (not presented). Hope to present to us and LJCPA to streamline approvals for this.
- Purpose is to halt flow of debris into pipes that flow into Avenida de la Playa storm drain
- 2 Sites - 2808 Torrey Pines Road and 2075 Soledad Avenue
- Torrey Pines Rd. 2'T x 10'W chain link fence
- Soledad Ave. 4'T x 15'W chain link fence

#### **Public Comment - None**

#### **Committee Comment**

- Design and schematic of proposed fencing.
- 4 poles with concrete footings chain link fence with vinyl (Unclear whether sheeting or covered links)
- Who will clean out the debris and maintain the fencing? The City
- Committee skeptical about clean out and maintenance issue becoming a huge pile of debris that remains and no regular City clean up
- Ecological concerns for the areas in question (especially Soledad Ave)

#### **Decision**

- Bring back with full presentation including:
- Plans showing the actual look of the proposed fences as you walk by them
- View of locations from the street with proposed fencing shown
- Ecological concerns addressed to the Committee, especially on Soledad Avenue
- Detailed construction plans

#### **5:30 Adjourn**