

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION
2ND AND 3RD TUESDAYS; 4:00PM

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 24 hours before the meeting on the LJCPA website or 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. It is not necessary to repeat previous comments.*
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COMMITTEE MEMBER ATTENDANCE:

NON-AGENDA PUBLIC COMMENT:

POSSIBLE ACTIONS ITEMS:

ITEM 1: FINAL REVIEW 11/15/2022

Project Name: 5680 La Jolla Blvd Sidewalk Cafe
Applicant: AJ Remen, Trip Bennet
Project Info: PRJ- 1071808

LA JOLLA (Process 2) Neighborhood Use Permit for a 342 square foot sidewalk café where a deviation is requested to extend beyond 4 feet 6 inches from the building facade. The Property site is located at 5680 La Jolla Blvd in the La Jolla Planned District-4 zone and the Coastal (Non-Appealable) Overlay zone within the La Jolla Community Plan and Council District 1.

11/8/22 – Applicant Presentation

- Original ROW permit already included this sidewalk café, approved by BRCC, work completed.
- Adjusted per community feedback, request, moved adjacent to building

- Furthest extend from building is 17'. 8' clear sidewalk maintained throughout.
- Bound by non-permanent portable planters with slack rope between - 3 umbrellas
- ADA access within café and through sidewalk

11/8/22 Discussion

- Leira – Have any changes to building been brought to HRB – (yes, under review by staff) Concerned with changes to historic building. Like the sidewalk set-up, concerned with crosswalk on 100% corner. Fewer tables, remove 2, will benefit 3 or 4 more feet for sidewalk.
- Jackson – Concerned that broader project bypassed community and we are only seeing pieces. Change of use of prominent site. (applicant: we did everything city asked of us)
- Costello – Too close to cross-walk, two small tables should be removed. Do we have a copy of the NUP? Do we have a copy of the deviation findings? (applicant: to use public sidewalk beyond 4.5') Should be 4 findings. Drive-overs tend to happen at second corner which this is for South bound traffic. Unwise to have sidewalk café here.
- Kane – Glass is inappropriate for potentially historic building. Is HVAC on roof appropriate for historic building. (applicant: looking at screening equipment) Will furniture be pulled back within 4.5' of building when restaurant is not open? (applicant: YES)
- Will – appreciate re-vitalization without taking anything away from other comments of specific concerns. If these items can be addressed the project is a positive change to community
- Shannon – Rope barrier feels open/unprotected.
- Schmidt – Agree should have gone through more community review
- Kane – Can anything be done to increase safety? Costello – Increase distance. Piano store put out heavy planter

11/8/22 Request for Deliverables

- Historic Status of Building and changes consistency with SI standards
- Findings and specifics for Deviation
- Consider removing two tables and widen sidewalk
- Consider improvements to safety

11/15/22 Applicant Presentation

- Exterior glazing approved to be changed as part of remodel permit. Clear Laminated single pane glass. Sidewalk café does not require specific historic review.
- Yet to receive NUP findings from staff for deviation
- 8' maintained at minimum and more than 80% of the path of travel exceeds 10'
- City will replace fencing Monday after thanksgiving. Applicant asked for bollards, city would not allow it.
- Servers/patrons will not have to cross pedestrian pathway

11/15/22 Discussion

- Rasmussen – disappointed on city stance on bollards
- Costello – Bollards or concrete panels do not create the pedestrian environment we want. Objection to seating that you want a deviation, this isn't an existing condition or even a property owners right.
- Miller – PDO had list of concerns, recently a car killed patrons in a restaurant.
 - Applicant:
 - Concerns of valet parking proposal has been abandoned
 - Umbrellas shall not overhang beyond boundary
 - City to replace fence
 - Remove two outside tables
- Ashley – Spaces as Places requires 20' buffer from intersections
- Jackson/Dunbar – Looks like owners are already using this space
- Leira – Don't think the outside eating works here. 8' is not enough.
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11/15/22 Motion

- We **do not support** the project. Although we identify no specific ways in which the proposed outdoor seating violates zoning or other municipal code requirements, we believe that because of history of drive-overs it is dangerous and ill-advised and that were the City to approve it the City would risk liability for any ensuing injuries or damages; in addition our safety concerns, we believe that the proposed seating is inconsistent in this Bird Rock traffic Calming Plan and the Walkable Communities Plan. (Costello/Leira)
 - Discussion on the Motion
 - Specify what dangers are
 - Was this supported by Bird Rock (applicant: Yes, they supported it)
 - Should the motion say Findings CANNOT
 - Is it safe to say drive overs are not limited to the first round about in each direction ... Yes
 - Vote:
 - Costello, yes
 - Rasmussen, no
 - Jackson, yes
 - Leira, yes
 - Fremdling, no
 - Williams, no
 - Will, no
 - Motion Fails
- We do not object to the outdoor seating as proposed but strongly encourage the city to take whatever steps necessary to protect diners errant motor vehicles. (Jackson/Williams)
 - Costello, No
 - Rasmussen, yes
 - Jackson, yes
 - Leira, no
 - Fremdling, yes
 - Williams, yes
 - Will, abstain as chair
 - **Motion Passes 4-2-1**

~~ITEM 2: ——— FINAL REVIEW 11/15/2022~~

~~Project Name: ——— 6110 Camino De La Costa~~
~~Applicant: ——— Matthew Segal~~
~~Project Info: ——— PRJ-1066101~~

~~LA JOLLA (Process 3) Coastal Development Permit and Site Development Permit to demolish an existing 2-story residence and construct a new 3-story 10,567-square-foot residence with decks located at 6110 Camino de la Costa. The 0.37-acre site is in the RS-1-5 Zone and Coastal Overlay (Appealable) Zone within the La Jolla Community Plan area. Council District 1.~~

~~11/8/22 Applicant Presentation~~

- ~~• Existing house footings beyond repair, must setback beyond bluff edge, exceeds 50%~~
- ~~• New building held back from bluff edge~~
- ~~• Garage variance reduced from one-story to two-story~~
- ~~• CCC demanding structure removed from site~~
- ~~• Concrete glass and wood~~
- ~~• Proposed basement will be slightly higher than existing basement~~

- ~~22' tall from street~~

11/8/22 Discussion

- ~~Shannon Existing disturbance on bluffs can allow future development~~
- ~~Aguerre Live across the street, this home is historic and cannot be torn down?
 - ~~(applicant: CCC rejected proposal to add to house, footings are so deteriorated, CCC will not allow retrofit)~~~~
- ~~Leira Did you engage an engineer versed in historic preservation? (applicant: Rebar is completely exposed, CCC does not want any structure withing bluff setback)~~
- ~~Smit Any cantilever? (app: no) Amount of excavation? (app: Not much as current house already has lower level)~~
- ~~McArther One of the oldest homes in lower hermosa, report by Brian Smith and Jennifer Stropes addresses the properties significance. How does CCC trump historic status? The building will be designated.~~
- ~~Merten Plans submitted include elevation drawings, garage is on property line.~~
- ~~Shannon Property has not transferred out of York family~~
- ~~Baratz opposed, it appears to be 3 stories Will a view easement be required (applicant: up to city)~~
- ~~Kane Have tried to get the definition of basements changed, Letter from LJ Historical Society opposes demolition and supports designation.~~
- ~~Leira Interested historic issue passes through HRB from the ocean it appears as 3 stories~~
- ~~Will HRB and CCC will decide historic fate ... we still need to review the proposed building relative to community plan and make a recommendation ... if HRB rejects the project so be it, but we don't need to wait for them to review the proposed project.~~

11/8/22 Deliver for next time

- ~~Elevations and street context Presentation is incomplete due to recent changes.~~
- ~~Findings for variance to allow garage~~
- ~~Review CCC vs Historic show correspondence from CCC~~
- ~~Historic submission report~~
- ~~Photo montage with proposed house in context. from street AND from ocean~~
- ~~Side elevations and window alignment with neighbor (applicant: can't see neighbor to South, dense vegetation)~~

ITEM 3: PRELIMINARY REVIEW 11/15/2022

Project Name: 6260 Waverly
Applicant: Roger Sammon
Project Info: PRJ-1050666

LA JOLLA (Process 3) Site Development Permit for a 572 square-foot pool pavilion, shoring walls, and site stairs at 6260 Waverly Avenue. The 0.73-acre site is in the RS-1-1 and RS-1-7 Zones and Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan area, and Council District 1.

11/15/22 Applicant Presentation

- Flag lot, street ends at lot.
- House is getting small addition underway as part of separate building permit.
- Pool and Pavilion are being set into manufactured slope and retaining walls proposed

- Project increases garden space
- Retaining walls on East side are the building walls of pavilion
- Retaining walls on West cannot be seen through neighbors 12' fence
- SDP required due to pushing pavilion into up-slope.
- Slope reported as manufactured and no sensitive habitat affected
- Landscape increased by 1%, FAR increased by 1%
- Existing home remodeled numerous times through the years, pool house to match exterior finishes

11/15/22 Discussion

- Leira – how high are retaining walls? (app: max is 10' and ties into existing walls) Would like to see how walls tie into existing. Total grading (app: net export 150 cy) Would like to see better extend of wall system and how it fits into site with topo lines. (app: neighbor has 12' fence + 15' hedge that obscures the wall. House already has basement walls 9-10' exposed) How much hillside is this holding. Prefer walls below 6' (app: if we reduced the walls we wouldn't need an SDP)
- Miller – Question about

11/15/22 Motion OR Deliver for Next Presentation

- Make this FINAL (Jackson/Fremdling)
- PASSES Unanimous
- Findings CAN (Jackson/Fremdling)
- **PASSES 5-1-1**

ITEM 4: PRELIMINARY REVIEW 11/15/2022

Project Name: Bishop's School Amendment
Applicant: Brian Williams
Project Info: PTS-698140

LA JOLLA (Process 5) CDP, SDP, PDP, and CUP Amendments, Alley Vacation for proposed Athletic Buildings, tennis courts, and Science Center at The Bishop's School located at 7522 and 7554 Draper Ave. and 7607 La Jolla Blvd. The 11.30-acre site is located in La Jolla Planned District 5 and 6 zone, Coastal (Non-Appealable) Overlay zone, and Coastal Height Limit Overlay and Parking Impact (Coastal) Overlay Zones within the La Jolla Community Plan and Council District 1.

11/15/22 Brian Williams has recused

11/15/22 Applicant Presentation

- Adding a property on draper to campus and vacate portion of alley between campus and new parcel
- 4 phases to clean-up Draper st frontage. No increase in student count. Current surplus of parking, nearly double, compared to what is required.
 - 1. Relocate sports outdoor amenity (batting cages) to new lot
 - 2. Science and visual arts building at current outdoor sport amenity. 2 floors over basement. Well below 30' height limit, main level is below street/sidewalk level.
 - 3. Student wellness, lockers, training at new lot (where batting cages proposed) 2-story over basement, well below 30' limit.
 - 4. Athletic center (gym) basketball court bleachers, concession, 2 tennis courts above. Still below 30' height limit.
- Landscaping in setback with row of trees against building and second row of trees in ROW between cars and sidewalk – Trees to follow lates Trace Wilson improvement plan

- Still exceed required parking
- T&T and PDO both approved

11/15/22 Discussion

- Jackson – A lot of construction, what is timing? (ph1 in 2023, 2 within 2-3 years, ph3 and 4 longer timeline) Where do the workers park and staging plan? Prefer all on-site. (app: two major projects in last 10 years, encapsulated all const activities within campus) Lighting on Tennis courts not visible from off campus? (app: downfacing and shielded at 12', from public side you cannot see lights)
- Leira – Historic review of small house (app: not historic) Cuvier vacation is included (app: a completely separate permit and process) Commend for street landscaping and use of solar panels
- Miller – setbacks? (Minimum 15' setbacks all along Draper. Some encroachments to 10'.
- Leira – How much landscaping along Draper and how much visible from street side. (app: landscape plan shown)
- Jackson – at least for full CPA would like to see colored/rendered street scape.

11/15/22 Motion OR Deliver for Next Presentation

- Make FINAL (Jackson/
 - Motion Failed for Costello's voiced objection.
- Request – colored landscape and colored renderings along Draper.

ITEM 5: PRELIMINARY REVIEW 11/15/2022

Project Name: Crafted Wines Sidewalk Café – 5621 LJ Blvd
Applicant: Michael Morton
Project Info: PRJ-1064316

Install a new 3'-0" high cable railing enclosure and support posts for a new addition to the sidewalk café in the City of San Diego Right of Way area of 210.5 square feet.

11/15/22 Applicant Presentation

- Approached neighbor to rent unused private outdoor area and this adds sidewalk café in front of this area.
- Railing will align with existing café railing, match same materials
- Adding tree grate to ensure sidewalk width – one of the last ones that doesn't already have one
- BRCC and PDO have approved
- Have current ABC approval that will be extended to this addition to the sidewalk cafe

11/15/22 Discussion

- Costello – Will curb flatten out in usable space. Already ends at tree. How does dry cleaner feel about it. (already secured agreement with them)
- Leira – Will there be 8' between tree and fence. Would prefer to see wider path of travel at angled portion

11/15/22 Motion OR Deliver for Next Presentation

- Make FINAL (Costello/Fremdling)
- PASSES Unanimously
- Findings CAN (Costello/Fremdling)
- Passes 5-0-1