

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION
- TUESDAY 4 PM -

Bishops School Main Dining Room - 7607 La Jolla Blvd, La Jolla, CA 92037

Applicants:

- Please email your submitted plan set and Latest cycle issues and assessment letter to the DPR chair (brianljcpa@gmail.com) and copy Dani Sada (dani@willandfotsch.com) before your projects may be placed on the Agenda.
- Presentation materials for the meeting should also include materials board and/or color renderings, Aerial photo and neighborhood context exhibits showing the proposed renderings or site plan in context.
- A laptop with USB will be available for projector presentation

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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. 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.

COMMITTEE MEMBER ATTENDANCE:

<u>La Jolla CPA</u>	<u>La Jolla Town Council</u>
Brian Will (Chair) y	Diane Kane y
Glenn Rasmussen y	Angeles Leira y
Greg Jackson	John Shannon y
John Fremdling y	Brian Williams y
Kevin Leon y	AJ Remen y

NON-AGENDA PUBLIC COMMENT:

AJ Remen – Remind LJ City signature drive

POSSIBLE ACTIONS ITEMS

ITEM 1: FINAL REVIEW

Project Name: 7231 Encelia Dr
Project Number: PRJ-1114404
Address: 7231 Encelia Dr, San Diego CA 92037
Applicant's Rep: Claude Anthony Marengo

Project Description: A Coastal Development Permit (CDP). The project is located in a 14,615 sq ft lot (0.33 acre) and is located in the RS-1-4 Zone in the Coastal Overlay Zone - APP 1, within the La Jolla Community Plan. Council District 1. We are proposing the demolition of an existing 3,500 sq ft house and proposing a 2 story over basement single family residence, the project includes a basement of 3,735 sq ft, First floor of 3,450 sq ft and second floor of 3,858 sq ft, for a total of 11,043 sq ft (only 7,308 sq ft counted toward F.A.R. per 113.0234(a)(2)(B)). The project is also proposing a

first floor deck of 1,374 sq ft. Project is in the Coastal Height Limit Overlay Zone and it's proposing a 29'-5" overall height.

11/19/2024

Applicant Presentation:

- Deliverables:
 - Angled Building Setback (conforms)
 - Pool equipment – CMU encapsulated under earth to contain noise
 - Landscape Plan and Drainage Plan (Concrete Modular Box – 3%)
 - Pool and under pool landscape rendering.

Comments:

- Is there a sidewalk (applicant: No, there are no sidewalks on this street)
- Plant at street edge? (applicant: Agave) prefer to not have pokey plants at street edge (applicant: willing to change that)
- Turn table parking, looks tight
- Parking on one side of Encilia. Is there pedestrian access (applicant: yes)
- Very creative solution for the wrong site, covering up form of the land.
 - Applicant: think this is better than ivy and criss cross bracing under the deck
- Pool essentially creates a porch facing the street.

Action:

- Motion to recommend approval (Williams/Fremdling)
 - PASSES 5-2-1 (chair abstains)

ITEM 2: FINAL REVIEW

Project Name: 7227 Fairway Rd
Project Number: PRJ - 1120571
Address: 7227 Fairway Rd, La Jolla, CA 92037
Applicant's Rep: Shani Sparks

Project Description: Coastal Development Permit for the demolition of a two-story single dwelling unit and construction of a 6,958 square foot two-story single dwelling unit and the basement. The project located at 7227 Fairway Road will include also associated site grading hardscape and landscape. The 0.45-acre site is in the RS-1-4 Base Zone, Coastal Height Limit Overlay Zone (CHLOZ), Coastal Overlay Zone (COZ), Parking Impact Overlay Zone (PIOZ), Paleontological Sensitivity Area, Affordable Housing Parking Demand, Very High Fire Hazard Severity Zone (VHFSZ), Geologic Hazard Category, Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan Area. Council District 1. This development is within the Coastal Overlay zone and the application was filed on August 28, 2024.

11/19/2024

Applicant Presentation:

- Deliverables
 - Landscape Plan with inspiration plant pallet grasses and olive trees. Retaining wall will be screened

- Grading: 10-12 cubic yards/truck, looks like 10-20 trucks (over 5 days (2-4 trucks per day))
 - Contractor has been very sensitive to neighbor issues on previous projects
- Damage: No bio retention, filtering through landscape

Comments:

- Landscape in LJ used to be dominant and houses hidden, it is now changing ... are we at the tipping point.

Action:

- Motion to recommend approval (Williams/Kane)
 - 7-0-1 (chair abstains)

ITEM 3: FINAL REVIEW

Project Name: Princess St Coastal Access Trail
Project Number: PRJ-1109252
Project Address: 7957 Princess St., 92037
Applicant Name: Environmental Center of San Diego

Project Description: A Site Development Permit (Process Three) for a coastal access pathway and stairs at 7957 Princess Street. The California Coastal Commission (CCC) will process the Coastal Development Permit (CDP) in a separate action.

11/19/2024

Applicant Presentation:

- CCC approved access trail in 2017
- Wood pressure treated stairs and handrail with epoxy coated steel cable
- Steel stairs for final leg to rocky beach
- Signage proposed
- CPA supported project in 2011 (unanimous) – for restoration and maintenance
- Indemnification not needed by civil code 831.5
- What would happen to project if this non-profit went away, either another non-profit or Coastal Conservancy

Comments:

- Kane: Would like to see more about last run of steps to beach, ends below high tide level
- Leira: How will maintenance be handled (app: maintenance agreement between our non-profit and CCC)
- Kane: How to control noise, parking, hours (app: dawn to dusk, gate will be locked/unlocked daily electronic)
- Any screening from trail to adjoining homes (app: mostly overgrown and plantings)
- Kane: How tall is last step (app: will comply with code)
- Slaven (representative for residents for responsible access) concerns for environmental degradation, particularly tide pools, opening formerly inaccessible portions of beach will negatively impact biology, footings, erosion control, and screening all need to be addressed.

- This passion project focuses on particular users and not overall community benefits or biological resources. Should repair Marine room stairs first
- Merriweather: this is replacing a trail that used to be here.
 - This is an environmental group
 - Already accessible from North
 - Slaven: Letter from Endangered marine habitat league (forgive me if I got that wrong). Slaven will forward letter to chair
 - Leira: If you expose people to nature, they may mistakes along the way, but learn to love and preserve it.
 - This provides a choke point for docents to engage and educate
 - Encouraged access requires oversight
 - Williams: worried about increased access and environmental damage, also understand value of education
 - Miller: Want to make sure it stays low-key, no signs inviting tourists to gawk at the seals
 - Reynolds, adjacent property owner: There has never been a passable access
 - This will open up a pristine area to tourists who don't care about our community
 - No space for cars on Princess (alley)
 - There is already access to tidepools from beach to the north (Marine street)
 - Trash, loitering, concerns
 - What will stop them from walking across private property when gate is locked
 - Tourists collecting biology, take to hotel room, then throw away
 - No recourse to protect our property
 - Not enough information as to WHY we need this access
 - Graffiti and tagging
 - Merriweather used access down to the beach
 - Kretowitz, owner of adjacent home whose property the access is on
 - Just received insurance 831.5 and don't believe it defends the property owners
 - Where is the budget? Is there money for maintenance?
 - How take care of vandalizing, graffiti, trash, noise
 - Developers have to set up endowment to fund maintenance, has that been funded?
 - Other beach access stairs are already in a state of disrepair
 - Princess street only has 3 parking spaces creating a one lane road.
 - Quoted merriweather who stated one way back-up situation could be fatal if car backs into Spindrift/Torrey Pines
 - It's not thought out yet.
 - Can we put in retractable bollards down Princess Street
 - Part of design includes a security fence, where is it? Not submitted in design
 - Locking gate is not designed or specified, what if it jams
 - Two sitting areas along the stair path encourages loitering
 - Why are these critical components to an access path
 - Where will power come from.
 - Details are not flushed out yet
 - Merriweather: comment about danger backing out was due to fancy paving at the cul de sac makes drivers reluctant to use that area for turn around.

- Kretowitz: I have cameras, cars use the turnaround all the time.
 - No traffic control plan presented.
- Public: There is a lot packed into this, this is not a sandy beach, this is rocks, this won't be hooligans and families bringing umbrellas and towels. It's not going to be pacific beach or la jolla shores
- Kane: A couple issues
 - Public access, a structure to enable that
 - People getting stuck, traffic, bad actors loitering/vandalism
 - Concerned with public nuisance, we have seen horrible behaviour along our coastline at other access location
 - Secret swings posted on social media at Coast Walk
 - We aren't in that ideal world any more, what was once a good idea is not always.
- Will: It's a new world with Social Media ... Look at cave tours after social media post
- Leira: Think carefully about trying to control population,
 - Not inclined to say "niet" to this project for bad actors, but would prefer to see limited seasonal access.
- Kane: agree with concern opening up pristine tide pool. Would like to see education and management plan
 - Scooters, sidewalk cafes, short-term vacation ... things allowed without thinking it through
 - You can't put the genie back in the bottle
 - Easement is valuable
- Leira: Can a ranger be assigned to this location or the area?
 - Have you seen the commercialization of our natural resources
 - LJ shores boardwalk is just one example.
 - Don't see problem with physical stairs, but the overall plan is of concern.
- Applicant: There is a plan, there is a budget established to build it, CCC has not required an endowment, the city has not asked for parking or traffic study or plans to improve. I don't know what other information I have to share. Parking in that area will be self regulating. Already graffiti in the caves.
- Williams: Unlikely city will address street/traffic/parking
- Kane: We need tourism management to protect our resources
- *See below for supporting letter from Dan Silver, Executive Director, Endangered Habitats League*

Action:

- Motion (Leira/Kane)
 - While the DPR has no issue with the physical plans presented, we cannot recommend approval of the project as a whole until the following issues are well thought out, planned, and funded
 - Security: access control, loitering and noise prevention and enforcement
 - Biological Preservation: Education and supervision
 - Traffic Study/Control Plan
 - Motion PASSES 7-0-1

Begin forwarded message:

From: Dan Silver <dsilverla@me.com>
Subject: 7957 Princess St access project
Date: October 24, 2024 at 3:31:22 PM PDT
To: kbucey@sandiego.gov

Dear Ms Bucey:

Endangered Habitats League (EHL) writes to oppose this project. For your reference, EHL is a Southern California regional conservation group dedicated to ecosystem protection and sustainable land use. We have hundreds of members and activists in San Diego. EHL has worked with the City on environmental protection since 1993, serving on the original Multiple Species Conservation Plan advisory committee.

The proposed access project is dangerous. The ladder is overtly prone to accidents and a safety hazard. It will be unmonitored in extreme weather conditions.

The access and ladder also will increase the destruction of highly sensitive biological resources, specifically tidepools. Increased public access will inevitably lead to collection of marine life, trampling of marine life, trash and pollution. These precious tidepools will predictably become degraded and lose their biodiversity, as has happened, for example, at the Palos Verdes Peninsula. There will never be enough financial resources available for adequate enforcement personnel.

The City has not considered all the adverse effects of the project.

Good planning and good judgement demand alternatives. Instead, please consider repairing access at Marine Room and otherwise prioritizing public safety and marine life.

Please keep me informed of project documents, opportunities for input, environmental review, and public hearings.

Thank you for considering our views.

Sincerely,
Dan Silver

Dan Silver, Executive Director
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