

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Agenda – Tuesday March 13, 2018 – 4:00 pm
La Jolla Recreation Center – 615 Prospect Street, Room 1
La Jolla, California

1. NON-AGENDA PUBLIC COMMENT

Issues not on agenda and within LJ DPR jurisdiction. Two minutes maximum per person.

2. APPROVAL OF MEETING MINUTES

Meeting February 20, 2018

3. FINAL REVIEW 3/13/18

Project Name:	Fay Avenue & West Muirlands Drive PROW Vacation	Permits:	Initial Review
Project No.:	545519	DPM:	Angela Nazareno
Zone:	RM-1-1	Applicant:	Dena Boylan

I.O. # 13001949 - PROCESS 5 - Summary Street Vacation for the 8 parcels located on the southwest intersection of Fay Ave and West Muirlands Drive as shown in Drawing No. 20918-B. Council District 1.

APPLICANT PRESENTATION AND QUESTIONS (2/20/2018) Dena Boylan, Mary Carlson

- From SD Real Estate Assets Dept. – will be presented to city council.
- Fay Ave already re-aligned, Land no longer needed for street re-alignment
- PROW to be vacated. Property will be made available for future uses.
- .469 acres in RS-1-7.
- Current duplex in ROW is vacant and in poor shape
- Pre-disposition was done 2 years ago, done again before finalization, no offers within city
- Request to keep width along W Muirlands Dr.
- Easements will be reserved for existing utility laterals at no cost to owners.
- Looking to sell, possible to lease but prefer to sell
- Neighbors were noticed in April 2017, posted on April 21, 2017
- No comments reported by city from concerned neighbors
- Property acquired in late 60s.
- In communication with the Storms regarding existing driveway that crosses PROW
- Twin buildings at South end will be offered access first
- Vacation was initiated by staff to remove street status first and then offer property for sale.

- There are no current developers or interested properties with plans for the parcel
- Land is a single parcel, no longer 8 separate parcels
- Property further South is still city land, still part of Fay ave ROW?

PUBLIC COMMENTS (2/20/2018)

- Storm: What is situation for the houses on the South? offered property for sale. What will happen to us? Driveway would not be safe on W Muirlands, driveway off Fay? predates the city ever owning the property. Garage off this drive. Possible to make a parking area for school? School would be offered.

COMMITTEE DELIBERATION (2/20/2018)

- Costello: We received a letter from a US Navy Lieutenant whose home is affected by this potential Vacation. Since he is presently deployed to Iraq I would ask this action not be completed until after his return. If this was during WWII or the Korean Action, this Vacation would be suspended for the duration.
- Leira: Concerned about pedestrian usage/ traffic and relationship to schools
- Kane: Can support vacation, what is the next reincarnation of this area? Makes sense to enhance the multi-modal transportation needs, parking, encourage city to look at transportation related uses, parking, or park land.
- Costello: Can you get the square footage of the parcel. And then what square footage would be set aside for neighbor A, B, C, What is left? And then what would be next? Please provide areas.
- Welsh: Please outline the original 8 parcels if still exist
- Leira: Been here too long, I don't think city property should be disposed of unless a specific project will do significant good for the community that it cannot be resisted. The site is a gateway to LJHS and MJHS. Condos on North side of Fay used to be city property. The criteria should be: 1. Look for public purpose project. Locals like to have some urban relief space. 2. What private uses if any within this public use are possible. 3. Prefer lease rather than a sale.
- Zynda: Could a traffic engineer project the future, city streets dept have already looked at this and they will look at it again prior to a sale.
- Welsh: Would like to see further context
- Kane: Where are sidewalks and bicycle lanes? It is a shared vehicle lane
- Leira: Some months ago, issue related to community use of HS fields. Walk/Run. HS does not want to allow community use. This property could fill public need. Community workshop to gather ideas for use.

DELIVER FOR NEXT PRESENTATION (2/20/2018)

- Provide square footage of parcel and subdivision areas allocated for potential neighbor purchase/easement to continue utility service and vehicular access.
- Outline the original 8 parcels
- Investigate options to maintain as city property and develop (or preserve for future) park or suitable public use. Maybe sponsor a public workshop?
- Site context map showing further North and South along Fay, include bike lines, parking, ...

4. PRELIMINARY REVIEW 3/13/18

Preliminary Reviews can be voted a Final Review by a unanimous DPR Committee approval.

Project Name:	Waverly Residence 5543 Waverly Avenue	Permits:	CDP, SDP
Project No.:	577309	DPM:	Glenn Gargas
Zone:	RS-1-7	Applicant:	Brian Yamagat, Golba

(Process 2) Coastal Development Permit for the construction of 2,686 SF Two story single family residence with roof top deck and a detached carport on a vacant lot at 5543 Waverly Avenue between Midway and Forward St. The 0.1 Acre site located within the RS-1-7 zone and Coastal overlay zone (Non-Appealable) of the La Jolla community plan Area.

5. PRELIMINARY REVIEW 3/13/18

Preliminary Reviews can be voted a Final Review by a unanimous DPR Committee approval.

Project Name:	Colima Street 623 Colima Street	Permits:	CDP
Project No.:	575043	DPM:	Morris Dye
Zone:	RS-1-7	Applicant:	Elizabeth Carmichael

(Process 2) Coastal Development Permit to demolish an existing single dwelling unit and construct a new 5,675 square foot two story residential single dwelling unit located at 623 Colima Street. The 0.11 acre site is in the coastal (Non-Appealable) overlay zone in the RS-1-7 base zone of the La Jolla Community Plan area.

6. REVIEW OF SERIAL PERMITS and the 50% RULE 3/13/18

A discussion of the “draft” letter to the City Attorney requesting an opinion on its status. Following that, suspension of the 50% may be recommended.

- Will - Summary of DRAFT 50% document and how it is implemented
- Leira – Conflicts within document itself
- Public – Who polices this? A: No one, the public. Inspectors only visit sites when they are called to inspect and sign off on project milestones.
- Public – Further compounded by blatant and intentional serial permitting.
- Public – intent should be that 50% should result in similar or smaller size homes
- Will – What should this committee recommend? Request city to withdraw draft document or allow “Incentive based zoning” more time to succeed.
- Ragsdale – Coronado has had success with Incentive based zoning, it’s not perfect but it keeps evolving
- Kane – What status does this document have at the city? We need the city attorney’s opinion.

SUBCOMMITTEE MOTION (1/16/2018)

