

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

Meeting Agenda – May 11, 2021 – 4:00 pm

**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/2021-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:**

**APPROVAL OF MEETING MINUTES:**

**ITEM 1: FINAL REVIEW 5/11/2021**

Project Name: Cuvier Street Vacation  
Applicant: Trace Wilson, Brian Williams  
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/679621>

LA JOLLA (Process 5) Cuvier Street right-of-way vacation, CDP, and lot-line adjustment located south of Prospect Street, next to the La Jolla Recreational Center (615 Prospect) and The Bishop's School. The site is located in the LJPD-6 and OP-1-1 Zones, and Coastal (Non-appealable-2) Overlay zone within the La Jolla Community Plan and Council District 1.

**4/13/2021 APPLICANT PRESENTATION:**

- 4 year plus, master plan for Rec center renovation building and grounds
- Vacation of dead end of Cuvier at Bishops. Remove 26 parking spaces, when create diagonal parking along Prospect net parking will increase. Diagonal parking should help slow traffic on Prospect
- Collaborating with Tennis club to plan lands
- Vacation and Lot Line Adjustment so Bishops get South end and rec center to use North end. Land area to each remains exactly as if divided down the center.
- Bocci and seating areas in new area ... grass field remains.
- Neighbors concerned about speedway along Prospect. Would like to see slowing. Diagonal parking accomplishes this. Service entrance to tennis will be maintained. Dumpsters will be relocated. Bishops would like to create single entrance for students.
- Williams: Rep from Bishops: Intention for families to use main drop-off as much as possible. Prefer no time limit parking along new diagonal spaces. Would prefer students not to have to run out to move cars.
- There is a complete plan to beautify streets, pedestrian experience
- Williams: Yellow library is heavily used office for advancement office. Not box storage. Bishops plans for that area are still in early planning but hoping for a two-story classroom building, possibly performing arts and courtyard between it and existing theater to South.

**4/13/2021 PUBLIC COMMENT:**

- Ball: frequent since 1976, One area where parking is not metered 2 hours, 26 spaces, dumpsters, critical walkway into back of tennis. Concerned with extra water and landscape care required. Diagonal parking on prospect is difficult to back out. Residents at 464 Prospect park there bumper to bumper parking. Basketball relocation is problem. Basketball court was recently resurfaced. It should remain as is. Should put a fireproof on structure.
- Munk, Mary: Basketball courts were only a temporary fix, not deep enough. The proposed design is a tremendous benefit to community. Provides broader use for wider audience. The parking is well mitigated. Bishops prefers children not come in back entrance
- Fitzgerald: Support the project. Concerned that parking includes adequate ADA parking for rec center.
- Peters: New area would be communittee games/seating area, not more grass.

**4/13/2021 COMMITTEE DELIBERATION:**

- Costello: Diagonal parking goes where street used to be, plus he additional space by creating diagonal all along. (applicant: it looks like it will equal or slightly increase parking) Is there a plan for a round-about in front of museum. (applicant: is not part of this plan) Splitter at Cuvier would also be good traffic calming device. Overall this is a good idea.
- Leira: Would like to see design of prospect to calm traffic. Like the roundabout idea. Don't like to see this done in vacuum. How exactly will diagonal parking work. If Cuvier is closed to traffic, would like to see public access to view first library building in La Jolla. Don't let the pedestrians lose out. Opportunity to do a great job. We should take this opportunity to do it now.
- Kane: On rec center visioning committee. I will abstain from voting. Robert Irwin has a design for a round about at Prospect/Draper.

- Leira: would like to zero in on the parking traffic mitigation and use of this land. Open site lines to historic library.

**4/13/2021 DELIVER FOR NEXT TIME:**

- Plan for calming and parking and pedestrians
- What will Bishop's be planning for that land?
- Would like to see design that provides public view/access to original library on Bishops campus.
- Use/plan for area of vacation.

**4/20/2021 APPLICANT PRESENTATION:**

- Re-orient to project
- Parking will increase from 64 to 76 spaces

**4/20/2021 PUBLIC COMMENT:**

- Grossman – Live across the street, concerned with safety, security, environmental concerns. Need noise abatement to reduce children noises. Need to address potential homeless issue. No lights please. Opposed to diagonal parking for safety concerns.
- Weiss – Diagonal parking has a concern with very long vehicles. Should there be a stripe across back to issue tickets to vehicles that don't fit
- Forbes – In favor, sit on board for advisory group for rec center, gain in parking is a boon, narrowing street is positive, activities proposed are low energy, low noise activities, understand concern with diagonal parking safety, rec center pre-dates hospital then condo by over 50 years.
- Krebs – Live 2 blocks away, 2 sons in high school, actively use the rec center, concerned with parking. There is actually a net loss of 10-14 spaces if we implement the diagonal parking but not vacate Cuvier. Concerned for loss of Bishops drop off area. Is Bishops paying for this land? (applicant: no)
- Munk – I sit on rec center board. This improvement is meant to benefit the entire community and much needed renovations. Bishop's would not like this area used as drop-off. This space is critical to provide the amenities requested at the rec center. Parking gain and decrease danger by eliminating intersection is worth it.

**4/20/2021 COMMITTEE DELIBERATION:**

- Leira – Please show exhibit of what is proposed in just the Cuvier street vacation area? And what is Bishop's doing there? (applicant: shared overall plan, Bishop's MIGHT propose a 2 story 8,400sf (4,200sf per floor) building and terrace area for performing arts.) Concerned the historic building will be hidden by new building. The historic building was supposed to be left visible to public. (applicant: library will be visible from new park)
- Fremdling – I have experience moving buildings. It belongs to the city. It could be moved onto rec property. Could be adapted to almost anything. Otherwise in favor.
- Leira – Angled parking creates difficulty for people crossing the street. Need crosswalks. Need to focus on pedestrians
- Shannon – in favor of most, concerned with land that Bishops is getting. Should be public use. Also concerned with library not visible. Curve on Prospect may make diagonal parking difficult. Where will scooters go?
- Blackmond – Confused by process of giving land to private entity
- Kane – When you plat land, the street is an "easement" and when vacated it RETURNED to adjacent property owner. This proposal re-orient the division perpendicular as a Lot Line

Adjustment, but areas for each remain the same. We are currently investigation other means to use those areas for public parks. These parcels do have reversionary rights to this land per title. Like the idea of vehicle length restriction for diagonal parking. Standard lighting ordinance prohibits light escaping off property. Low light anyway, not like tennis or basketball.

- Leira – would like to review library and further parking plan and prospect street.
- Will – is the wall the same height on Cuvier and Prospect (applicant: they are the same)
- Kane - Would like to hear from traffic and transportation.

**4/20/2021 DELIVER FOR NEXT TIME:**

- would like to review library and further parking plan and prospect street

**ITEM 2: PRELIMINARY REVIEW 5/11/2021**

Project Name: 6309 Harley CDP  
Applicant: Steve Ragan, Bill Hayer  
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/675657>

LA JOLLA (Process 2) Coastal Development Permit for a proposed detached 911-square-foot Accessory Dwelling Unit with covered patio for an existing single-family residence located 6309 Hartley Drive. The 0.9-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.

**ITEM 3: PRELIMINARY REVIEW 5/11/2021**

Project Name: Pfister Residence – 6031/6051 Folsom Dr  
Applicant: Jeannette Temple, Andrew Crocker  
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/684563>

LA JOLLA (Process 3) Coastal Development Permit and Site Development Permit to demolish an existing single family residence and consolidate two lots located at 6031 and 6051 Folsom Drive for the construction of a new 2 story single family residence over a new below grade parking garage for a total of 8,409-sf. The 0.54-acre site contains ESL and is in the RS-1-7 zone and the Coastal (Non-App) overlay zone within the La Jolla Community Plan area and Council District 1.