

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Agenda – Sep 21, 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:

POSSIBLE ACTIONS ITEMS:

ITEM 1: FINAL REVIEW 9/21/2021

Project Name: Goodman Residence
Applicant: Mark House
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/687245>

LA JOLLA (Process 2) Coastal Development Permit to demolish an existing single family residence and construction of a 8,425-square foot, two-story, residence with a three car garage located at 1028 Muirlands

Drive. The 0.36-acre site is in the RS-1-2 Zone, Coastal Overlay Zone (Non-appealable) and Coastal Height Limit Overlay Zone within the La Jolla Community Plan area, Council District 1.

9/14/2021 APPLICANT PRESENTATION

- App presented aerial map and site photos
- Renderings - Garage up at street level ... all else lower. Gate and stairs down to main entry.
- Entry courtyard below street, two story (plus garage 3rd floor). Pool at rear.
- Landscape plan and Pallet
- Reducing off flow by 20% from previous.

9/14/2021 PUBLIC COMMENT

- Miller:
 - Size of house being demolished (3,500sf) New? (8,425sf)
 - Where does the drainage go? (app. House below, all drains connect to vaults on either corner, then pumped up to front yard and filtration out to street level planters/landscape for infiltration and retention. Vastly increasing front yard landscape and reducing flow off-site by 20% ... with redundant systems)
 - Elevator? (yes)
 - Glass antiglare/antireflective? (undecided but will consider, we have deepened overhangs)
 - AC compressors where? (app: side of house, there is an abandoned street so there is a large spacing to neighbors) survey neighbors bedrooms (app: not surveyed yet, although using insulated jackets and enclosure walls)

9/14/2021 COMMITTEE DISCUSSION

- Will – Height Limit compliance? (app section A5.1) Will – satisfied
- Leira – Would like to see more landscaping. Hillside is a canyon. Hillside just starts to open up at this property.
- Rasmussen – Looking up from Muirlands Vista. House in front has large gunnite retaining wall. (app: it is on neighbors property) Comment on structure so as not to overload that wall. (app: Geo Engineers surveyed that wall and stability analysis, deepened caisson footings recommended to load below that other retaining wall into formational wall)
- Leira - What is status of abandoned street? (applicant: neighbor has taken all of it. Have not made issue of it yet.) Show existing large trees to remain/remove. (app: two pine trees in back, one to be removed)
- Kane – Seems to be more impervious coverage, please show change from existing. Horrified by overengineering steep slopes and add so much program on these hillsides

9/14/2021 DELIVER

- 3 sections along side yards of property and 1 through middle. Show volume of building and vegetation.
- Colored Landscape plan, where is permeable vs impermeable (color coded) and compare areas from existing to proposed.
- Section to show distance to neighbors houses. Side to side and below as well. With proposed building footprint overlaid on satellite photo.

ITEM 2: PRELIMINARY REVIEW 9/21/2021

Project Name: Calumet Remodel
Applicant: Robyn Freedman

Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/679089>

LA JOLLA (Process 3) Coastal Development Permit and Site Development Permit for exterior remodel improvements on a site with an existing one-story single family residence. Remodel includes removal of bluff edge improvements, new drainage, pool remodel, site walls, entry gate & trellis, entry landscape improvements, and new fireplace. The 0.18-acre site is located at 5340 Calumet Ave in the RS-1-7 Zone, Coastal-APP, 1st -PBL-RDWY, ESL, within the La Jolla Community Plan Area. CD 1

DISCUSSION ITEMS:

DPR process for drafting appeal language for any “FINDINGS CANNOT” recommendations.