

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

**AGENDA FOR TUESDAY, OCTOBER 20, 2015**

LA JOLLA RECREATION CENTER  
615 PROSPECT STREET, RM 1  
4:00 PM

**1. NON-AGENDA PUBLIC COMMENT**

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

**2. REVIEW AND APPROVAL OF MINUTES**

Meeting September 8, 2015

**3. FINAL REVIEW 10/20/15**

Project Name:	AT&T Mount Soledad Church	Permits:	SCR of NUP
	6605 La Jolla Scenic Drive	DPM:	Karen Lynch, (619) 446-5351
Project #:	421377		klynchash@ <a href="mailto:sandiego.gov">sandiego.gov</a>
Zone:	RS-1-4	Applicant:	Caitlyn Kes, 858-527-9938

Neighborhood Development Permit Process 2 or 3 for the removal of 3 existing light poles presently provided with 6-foot panel antennas and 18" square radomes, and replacing these with 3 new light poles with 10-foot panel antennas and 24" square radomes, with related support equipment in the existing equipment enclosure.

**APPLICANT PRESENTATION 10/13/15 (Caitlyn Kes)**

The Applicant presented the overall site conditions, indicating the equipment enclosure and the three light standards that are affected. The Neighborhood Development Permit is needed because the previous permit has lapsed, and it has been found that the ground equipment enclosure was constructed in a location that is within a required yard setback. The Applicant intends that this permit will resolve all of the nonconforming conditions as well as provide for all of the new work.

The existing light standards will be replaced, and the maximum height of these will be 30 feet above existing graded. The light fixtures at the top of the light standards will match the light fixtures at other light standards in the parking lot. The owner of the property has required that the antennae systems and the lights should match throughout the property.

**DISCUSSION 10/13/15**

A discussion ensued about the scale of the application, the need to make sure all light fixtures match and that the overall height limit of 30 feet is observed. In addition, information was requested on the ground equipment enclosure, and how events could have occurred that resulted in the construction within a required setback.

If a Sign Language Interpreter, aids for the visually impaired, or Assisted Listening Devices (ALDs) are required, please contact the City's Disability Services Coordinator at 619-321-3208 at least (5) five work days prior to the meeting date to ensure availability.

The agenda and meeting minutes are available online at [www.lajollacpa.org](http://www.lajollacpa.org).  
For additional information please contact Paul from Alcorn & Benton Architects at [paul@alcornbenton.com](mailto:paul@alcornbenton.com) or 858-459-0805.

A discussion ensued about the potential risks of exposure of the cell towers, with residential uses and a school close to this site. The Applicant indicated that they would return with a coverage map and some information regarding the energy transmitted at this site.

A discussion ensued about the AT&T Wireless Site within the public right-of-way at 9170 1/3 North Torrey Pines Road. This committee made a recommendation of approval of that installation on March 20, 2012, which included a specific landscape plan with planting materials. Those landscape improvements have not yet been installed, and that will be included in this project review.

**Please Provide for FINAL REVIEW:**

- a. Additional information regarding the events and permits that led to the installation of the ground equipment enclosure within a required setback.
- b. A coverage map indicating the strength and direction of the signals from this proposed installation.
- c. Signal and energy data that indicates the relative signal strength of the proposed installation, compared to the signal strength of the existing installation. This is intended to advise if the signal strength is roughly equal to the existing signal, or if it is a multiple of the signal strength of the existing installation.
- d. Provide specific information including a commitment to install the landscaping at the AT&T wireless site at 9170 1/3 North Torrey Pines Road, with specific plans and a time schedule for that installation, to be a further condition of this application.

**4. FINAL REVIEW 10/20/15 (PREVIOUSLY REVIEWED 8/20/13, 9/10/13, 3/18/14, 5/13/14)**

Project Name:	<b>ESLAMIAN RESIDENCE CDP</b>	Permits:	CDP
	7350-7354 Fay Ave.	DPM:	Paul Godwin, (619) 446-5190
Project #:	PO# 297495		pgodwin@sandiego.gov
Zone:	RM-1-1	Applicant:	Sharok Eslamian, (858) 449-0501

**Scope of Work:**

(Process 2) Property is developed with three dwelling units (one unit at the front facing Fay Ave and two units at the rear next to the alley). Project would demolish both units at rear of the property (7350 & 7352) and build one, 3-story unit. The single-family residence at 7354 Fay Avenue would remain. The project would also legalize the unpermitted addition at the rear of the unit which is currently an open Code Enforcement Case No. 202689, in the RM-1-1, Non-Appealable Zone 2, Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone-Coastal impact, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, Geologic Hazard Zone 52.

**APPLICANT PRESENTATION 08/20/13: (Sharok Eslamian)**

*The proposed project was presented, reviewing the rear unit, the parking configuration, landscape plan, and building massing with 3 stories at the alley structure and the 1-story building remaining at the street front. It was noted that the Applicant presented a driveway to remain at Fay Avenue.*

**DISCUSSION 08/20/13**

*A discussion of the design focused on the articulation of the building and the functional access to the alley. It was noted that the driveway entrance and parking from Fay Avenue is not at all desired.*

**Please provide for FINAL REVIEW:**

- a) Further study of the exterior elevations of the proposed building to provide for a more varied and interesting design.
- b) A photo survey of the buildings on the property.
- c) A photo survey of the neighborhood.

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- d) Colored landscape plan.

**APPLICANT PRESENTATION 09/10/13:** (Sharok Eslamian)

*The presenter provided additional photographs of the adjacent building. The design of the building is unchanged. The presenter provided a colored landscape plan, and stated that the driveway to Fay Avenue will be eliminated.*

**DISCUSSION 09/10/13**

*The nature of the design was discussed: the presentation indicates a collection of materials and finishes that is not coherent, which does not draw from other elements in the community, and is not assembled in a way that will present a scale or composition that is appropriate for a 3-story building. The elevations facing the alley and the interior space do not provide a transition from the building to the outdoor spaces. The committee recommends that the applicant provide a redesign based upon an architectural treatment of the mass and height, with better composition of the windows and doors to provide a coherent design. The applicant requested the opportunity to consider these comments.*

**Please provide for FINAL REVIEW:**

- a) Study other examples of similar buildings. Draw examples from these and show how they are incorporated into the proposed design. Please note that a simple assembly of parts will not suffice: you have to provide a coherent design.
- b) Show how this project will provide an appearance in keeping with the community plan in all elevations, but principally facing the alley and the interior yard.
- c) Note that the increased height of the proposed design requires an additional degree of competence and coherence in the design.

**APPLICANT PRESENTATION 03/18/14:** (Sharok Eslamian)

*The proposed project was presented, reviewing the rear unit, the parking configuration, landscape plan, and building massing with 3 stories at the alley structure and the 1-story building remaining at the street front. It was noted that the Applicant presented a driveway to remain at Fay Avenue. The Applicant presented photographs of the buildings on the site and the adjacent buildings.*

**DISCUSSION 03/18/14:**

*A discussion of the design focused on various aspects of the landscape plan and the appearance of the proposed building. The landscape plan is colored and indicates a driveway to remain: the Applicant noted that the driveway will be closed. The impermeable areas were reviewed and discussed. The appearance of the proposed building was discussed, as were the placement of the balconies and the various window and door elements.*

**Please provide for FINAL REVIEW:**

- a) Further study of the exterior elevations of the proposed building to provide for a more varied and interesting design.
- b) On the Landscape Plan, clearly indicate the closure of the driveway to Fay, the designation of impermeable areas, and other paved areas.
- c) Coordination of the chimney, door, and window elements between the floor plans and the elevations.
- d) Coordination of the drawings with accurate dimensional information. This note applies to all plans, elevations, and sections.
- e) An overall design and elevation drawings that show conformance to the established pattern of development, scale, and detailing of the community and this neighborhood.

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