

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

**REPORT – OCTOBER 2015**

**October 13, 2015 Present:** Benton (Chair), Costello, Leira, Mapes, Ragsdale, Welsh, Will  
**October 20, 2015:** Benton (Chair), Costello, Leira, Mapes, Ragsdale, Welsh

**1. NON-AGENDA PUBLIC COMMENT**

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

**10/13/15:** Mike Costello described the Kaplan/Gaston presentation at the CPA meeting of October 1. They presented the project and at the end indicated that they would return to the DPR for an additional presentation.

**10/20/15:** Mike Costello noted that Bob Collins was honored by the City Council by the declaration of a Bob Collins Day on October 6, in honor of his years of community service.

1.

**2. REVIEW AND APPROVAL OF MINUTES**

**SUBCOMMITTEE MOTION 10/13/15:** To approve the Meeting Minutes of September 8, 2015.

(Ragsdale / Mapes 5-0-2)

In Favor: Costello, Leira, Mapes, Ragsdale, Will

Opposed: 0

Abstain: Benton, as Chair, and Welsh, not present at that meeting

**Motion Passes**

**SUBCOMMITTEE MOTION 10/20/15:** To approve the Meeting Minutes of October 13, 2015.

(Costello / Mapes 5-0-1)

In Favor: Costello, Leira, Mapes, Ragsdale, Welsh

Opposed: 0

Abstain: Benton, as Chair

**Motion Passes**

**3. PRELIMINARY REVIEW 10/13/15**

Project Name:	AT&T Mount Soledad Church	Permits:	SCR of NUP
	6605 La Jolla Scenic Drive	DPM:	Karen Lynch, (619) 446-5351
Project #:	421377		<a href="mailto:klynchash@san Diego.gov">klynchash@san Diego.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.

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.

**On October 13, this matter is continued to a later meeting.**

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

Project Name: **ESLAMIAN RESIDENCE CDP**

7350-7354 Fay Ave. Permits: CDP

Project #: PO# 297495 DPM: Paul Godwin, (619) 446-5190 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)**

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*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.
- d) Colored landscape plan.

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

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*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)

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*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.

**APPLICANT PRESENTATION 05/13/14:** (Bill Metz)

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*The presenter noted that this is a new design compared to previous presentations. 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. A total of 4 parking spaces are provided in a garage and carport. The existing driveway to Fay Avenue will be removed and the curb cut removed. The Applicant presented photographs of the buildings on the site and the adjacent buildings. On completion the structures will have a total 4,984 sf, for a 0.71 FAR.*

**DISCUSSION 05/13/14:**

*A discussion of the design focused on various aspects of the new building and the appearance of the proposed building. The landscape plan is colored and does not clearly indicate the driveway to be removed. The appearance of the proposed building was discussed, as were the scale and the relation to the adjacent properties.*

**Please provide for FINAL REVIEW:**

- a) Further study of the exterior elevations of the proposed building in relation to the neighboring structures.
- b) Provide elevations and sections that demonstrate conformance to the height limits, with floor-to-floor dimensions.
- c) Extend the section through the site so that it shows the front unit in relation to the new rear unit.
- d) Add the footprint of the existing structure to the site plan in relation to the proposed new structure.
- e) On the Landscape Plan, show the revised landscaping for the former parking space fronting Fay Avenue with a pedestrian-scale walk, and clearly indicate that the driveway to Fay Avenue is to be removed.

**APPLICANT PRESENTATION 07/08/14:**

*The Eslamian Project and Mr. Metz were called three times without a response. The project was trailed to the end of the meeting. At the end of the meeting, no one was in attendance to present the Project.*

**APPLICANT PRESENTATION 10/20/14:** (Sharok Eslamian)

*The presenter noted that this is a new design compared to previous presentations. The proposed project is now for one residential unit at the rear, with underground parking garage. The basement is the full footprint of the proposed house. The height of the building has been reduced, and a roof deck is now proposed over a portion of the roof, reached through an internal stair. The FAR is reduced from 0.71 to 0.56. The code compliance issues will be resolved with this project.*

*The project continues to propose that the parking space and curb cut fronting Fay will be retained.*

**DISCUSSION 10/20/15:**

*A discussion of the design was a review of the various elements of the project. The garden between the two units is retained, and the placement of the new unit is roughly the same as previously. The relationship of the new unit to the adjacent units on Bishops Lane was discussed. The steepness of the driveway and the relatively tight space of the basement garage were discussed.*

**Please provide for FINAL REVIEW:**

- a) Prepare a drawing showing the proposed house on the photograph set into the Bishop's Lane elevation, showing the relationship of the proposed house to the adjacent buildings.
- b) Consider the practical maneuvering of cars within the garage in either parking space.
- c) Present written information from the planners confirming that the existing driveway and curb cut leading to Fay Avenue can be maintained.

**On October 20, this matter is continued to a later meeting.**