

La Jolla Planned District Ordinance Committee 4:00 P.M.
L.J. Recreation Center January 14, 2014
Present: Committee Members Stiegler (Chair) J. Fitzpatrick, D. Marengo, D. Little, G. Forbes (Sect
tempore) L. Chow, M. Dershowitz, A. Palmer, J. Pitrofsky, G. Forbes
Public: D. Aumann, D. Qumocere (spelling?) A. Novak, R. Ershadi, S. Miller

1. Public Comment:
2. Chair Report/Board Discussion postponed to end of the meeting.
Review and approval of minutes postponed to the end of the meeting.
3. Recommendations to the La Jolla Community Planning Association (CPA)

A.

Project Name: Mobile Food Trucks-LDC Amendment -010913

PDO Zone: LJPDO

Applicant: City of San Diego

City Project Manager: Myrna Herrmann, City of San Diego Senior Planner/Archaeology

Project is citywide. Deemed exempt from California Environmental Quality Act (CEQA)

The Amendment is proposed to the Land Development Code. It covers many details by creating category for food trucks. It has restrictions on food truck locations, and requirements regarding clean-up at the site of a food truck. Trash clean-up may seem inadequate given past history of fast food locations. The food trucks would be permitted to use a Public Right of Way (PROW) to conduct business. No sales would be allowed in a Business Improvement District. Some facets of our La Jolla Community Plan offer protection. Summer concerts and Special Events already contain provisions for handling location of food trucks under a permit.

The amendment allows parking food trucks with permission on private land. Might it bring business into Residential Zones? What happens when food trucks are in competition with a grounded Business?

MOTION: Chow/Marengo. The PDO requests the La Jolla Community Planning Assoc. create a committee to review the Amendment 010913. regarding Mobile Food Trucks. The committee is concerned that the City of San Diego has added (will add) new uses within the framework of the La Jolla Planned District Ordinance and to the La Jolla Community Plan without community review.

PASSED 9-0-0.

B.

Project Name: Sprint Site SD03XC030

Address 7590 Fay Avenue

Project Number 299119

PDO Zone 3

Applicant: Sprint Agent: Alex Novak

City Project Manager: Karen Lynch

Date of App. notice: March 14, 2013

Scope of work: Removal and replacement of three antenna (1 per sector), addition of three (3) remote radio head (RRH) units, relocation of the existing radio equipment from the rooftop to an interior office suite. Mr. Alex Novak presented for applicant, Sprint Cell Phones

Original installation of antenna was performed in Feb 1996, on the professional office building in Zone 3 of the La Jolla Planned District at 7590 Fay Avenue. The height of the current installation is approx 60' above the street. The public will not see much difference visually. The area must be enclosed in stealthing material. It will be enclosed with "skirt stealthing", a wrap around cover that provides architectural integration with the rest of the building. The gray equipment cabinets will be removed, and installed in an interior office adjacent to a lower level roof deck.

In response to a question Mr. Novak stated that T-mobile and AT&T are also located on the building. He noted that to avoid visual pollution, the consolidation of antennae and equipment (co-location) from different carriers, is often requested by the public. The member of the public also inquired as to the strength of the emissions from the installation in the cumulative (counting and adding up all carriers). In both the Sprint report and appendix (A) the quantitative measurements provided do not total all the effects of the three providers. There does not seem to be a pathway for the consolidation of information from different providers. A far ranging, informal discussion focused on the difficulty of trying to ascertain the impact of quantitative measurements. It also skirted the concerns for health.

The committee noted that federal law precludes considering radiation safety concerns. Furthermore that the work of the committee is local and restricted to whether or not a project conforms to the Planned District Ordinance. Concern for the safety of pedestrians in the rear alley, especially Bishop's students who walk to and from campus may be unwarranted. The FCC requires measurements every three months to ascertain that the minimum threshold of shielding is being maintained. Other complaints for the alley neighborhood are the frequency and hours of trash delivery.

The interior space at 7590 Fay Ave. chosen for relocation of antennae and radio can support the weight of the equipment. The antennas extend over the lot line but have an encroachment removal agreement; the height of the project for shielding is approx 60 feet above street level. The shielding will be white in color. The exterior material of the penthouse area will be concrete block like the rest of the building, same white color.

MOTION: Fitzgerald, Stiegler. The antenna and relocation of radio cabinetry equipment of the proposed project conforms to the Planned District Ordinance with respect to materials and esthetics.

PASSED 8-0-1

MOTION; Fitzgerald/Marengo :To approve the minutes of December 2013 PASSED 6-0-3(absent)

4. Recommendations to the DPR Committee

A. None

B.

5. Information Only-

A brief discussion led by D. Little as to: What constitutes "off-street parking"? He had photos of a development at 720 and 721 Turquoise which is tangential to the Boundaries of the La Jolla Community Plan area (for many years the land was considered to be a part of the La Jolla Community).

The four commercial units on the westerly side of the development have a security gate at the street level courtyard, which contains garages equipped with garage doors. The gate and doors block access from the street. The alley garages, where cars may be parked, also have secured garages. The security prevents the public, or customers from using any of these parking spaces provided in the development. It is also unclear whether employees have access to the garage spaces. It is questionable whether a secured garage can qualify as "offstreet parking" in keeping with requirements for (NDP) permit. This development has no parking accessible to the public except when given access to the secured areas. Code describes "offstreet" parking as accessible, not gated or enclosed. This parking arrangement would not be acceptable under La Jolla Planned District or L J Community Plan.

Adjourned to Feb 10, 2014 at 5:15 p.m.

Respectfully submitted, G Forbes, Sect. Tempore