

La Jolla Shores Permit Review Committee – Minutes
4:00 p.m. - Tuesday, January 26, 2009
La Jolla Recreation Center, 615 Prospect Street, La Jolla, CA

Committee Present: Dale Naegle, John Schenck, Betty Morrison, Tim Lucas, Phil Merten, Ed Furtek, Helen Boyden (chair), Michael Morton (recused for first item).

1. Non-Agenda Public Comment - None

2. Chair Comments

Helen reported that the DSD decided that Home Occupations seeing clients at the home were not required to have a Neighborhood Use Permit as the LJSPDO did not allow them. Joe LaCava quoted to the DSD section §1510.0107(B), and Helen concurred.

3. Project Review (see A to D below)

A. RAGEN RESIDENCE – First hearing

- PROJECT NUMBER: # 193747
- TYPE OF STRUCTURE: Single family residential
- LOCATION: 7956 Paseo del Ocaso
- PLANNER: Glenn Gargas E-mail: ggargas@sandiego.gov Phone: 619-446-5142
- OWNERS REP: Claude Anthony Marengo; E-mail cmarengo@san.rr.com; 858-459-3769
- SEEKING: Site Development Permit (SDP) for a 2,198 sq ft addition to an existing single family residence on a 0.12 acre site at 7956 Paseo Del Ocaso in the SF Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Residential Tandem Parking, Transit Area. (City)

Presented by: CA Marengo. Architect Scott Fleming was not available for the meeting.

Project will maintain the current 45% landscaping: 1597 decorative paving + 709 feet of actual planting. There was discussion as to whether decorative paving was included in landscaping and whether the current home conformed to the PDO—Issue not resolved.

Community comment: No neighbors present

Committee comments:

Phil Merten: House is boxy and the surrounding houses are single story. The design should be stepped back more on second story.

CA Marengo response: house has larger setbacks than rest of neighborhood.

Naegle: The bulky trim, especially the corners, makes the house really stand out compared to the rest of the houses in the neighborhood. Should have thinner elements.

Morrison: Blocky. Spanish style house on west side is oldest in shores. This design will impose on the simpler Spanish style house.

Tim: Should step back second floor and decrease the upper floor area so the house will better fit in with the neighborhood.

Schenck: Columns on side really make it look like a box. Can those be changed/softened?

Motion: Lucas, Second: Merten

Continue item. Come back with a modified design that is less boxy and steps back the second story sides of the house so that the project better addresses page 90 of the community plan. Highlight profile of the current structure on the elevations to illustrate the changes.

5-0-2 Motion approved

Approve: Furtek, Lucas, Merten, Morrison, Schenck

Oppose: none

Abstain: Boyden, Naegle

Recuse: Morton

B. MARCUS RESIDENCE Returned after revisions

- PROJECT NUMBER: #181889
- TYPE OF STRUCTURE: Single family residential
- LOCATION: 8551 SUGARMAN DRIVE
- PLANNER: Diane Murbach E-mail dmurbach@sandiego.gov
- OWNERS REP: Christina Mannion ph. 619-293-7640; Christinam@wallacecunningham.com
- PROJECT DESCRIPTION: Demolition of existing house and construction of a new 4659 SF (reduced from 6213 SF) two story single-family house with a basement/garage and a pool (Applicant)
- SEEKING: Site Development Permit (SDP)

Previous Action per December 22 minutes

Motion: Furtek Second: Lucas

Motion to deny: The project does not meet the criteria in section 1510.0301 of the La Jolla Shores PDO which states: “No structure will be approved which is so different in quality, form, materials, color, and relationship as to disrupt the architectural unity of the area” and section 1510.0304 which states: “Building and structure setbacks shall be in general conformity with those in the vicinity. The proposed structure is not in compliance with those provisions of the code due to difference in style and size, as well as setbacks next to neighbors and siting of the house.

4-0-1

Approve: Furtek, Morrison, Schenck, Lucas

Oppose:

Abstain: Boyden (chair)

Presented by: Christina Mannion

She made a correction to the average height of roofs in neighborhood: Average 13' 10.5" (not 15' as presented previously)

Revised project now has:

FAR 0.4

Lot coverage 34%

4659 square footage 25% less

Reduced overall height of building by sinking into the ground and combining roofs on portion in front.

Roof is 5' higher than current house.

Landscaping: 42%

Percentage of house is two story? Approx 20% (estimate)

3D models of the house and neighbors houses illustrating the new design were presented to the committee.

Public Comment:

Letters opposing received from neighbors Bert Lazerow and Bill Kuncz noted by the chair and excerpts read. E-mail from Ms. Mannion taking issue with some of Mr. Lazerow's calculations.

Lazerow: The changes are an enormous improvement. There are 3 principal problems that remain. Problem of high wall in bedroom section: should either increase setback or lower height of section. Corridor: there is a natural corridor to the west, move the house another 5 feet in. Third problem Style of the house. New house is very modern and square. Other houses have peaked roofs and exposed beams, this does not and is totally different (will stand out).

Committee comment:

Merten: Existing eucalyptus tree casts bigger shadow than proposed structure. Thinks that the massing is in tune with the existing sloping roofs in the neighborhood. Style makes the house appear airy and light.

Morton: Earlier Grogan design homes, built in the 50's & 60's were "modern" in their time and different from the popular building styles. Now these same designs look normal to us. Thinks that this new design, with additional landscaping/trees at 2 story section are a tremendous improvement. It is closer to the street, but this is a courtyard home which is acceptable under the PDO. With regards to the present view area/corridor in the side/back yards, the PDO does not require view areas through a back yard.

Lucas: Confirms with owner's representative that all heating and air conditioning units are in front away from the neighbors. The pool/spa pumps are underground in the garage.

Naegle: Commend the presentation and changes made to the project. Might consider adding little pitched roofs to make it compatible with the neighborhood (personal opinion, not the committees). The roof pitch is ¼ inch per foot, the neighborhood average is 1" per foot". Topography with elevation changes makes designing a compatible house difficult in this area.

Motion: Morton Second: Merten

Approve the version as presented to the committee with plans dated Jan 19th; this project is in conformance with the LJSPDO; the setback is now in conformance; the Bulk and Scale issues have been reduced; and the architecture is more in conformance with the neighborhood. The findings can be made.

Motion approved: 5-2-1

Approve: Merten, Morrison, Morton, Naegle, Schenck

Oppose: Furtek, Lucas

Abstain: Boyden (chair)

Note: Furtek left after this item.

C. Sprint Nextel/Clearwire Cliffridge Park - Second Hearing

- PROJECT NUMBER: 194434
- TYPE OF STRUCTURE: Cell site
- LOCATION: Cliffridge Park - 8311 Cliffridge Avenue
- PLANNER: Simon Tse PH 619-687-5984 e-mail: stse@sandiego.gov
- OWNERS REP: Debra D. Gardner 619-726-8110
- PROJECT DESCRIPTION: Conditional Use Permit for a Clearwire wireless communication facility inside two existing foul poles whose height will be increased by 6 feet (one dummy) concealed behind RF transparent materials with above ground equipment inside a chain-link fence with slats. [The project consists of new panel antennas and new directional antennas on two existing poles (left field line one

is a dummy to match) with new RF raydomes. The associated equipment will be installed inside the existing chain-link fence enclosure.] (City) Further from applicant: add 4'x4' equipment area to existing equipment facility.

Presented by: Debra Gardner

In keeping with the committee's suggestion at previous meeting, the dummy pole at the south-east will remain unused and no trenching for cables will be run. A 6 foot extension will be made to both poles for symmetry. The height of the poles will go from 20' to 26'. The bulge at the top will be 6 feet longer now. The microwave antenna and the new equipment will be added into the extended bulge of the north-west pole. The equipment area will be extended 4' to the west (canyon side) to accommodate the new electronics.

Public comment: None

Committee comment:

Lucas: Confirms the location for the extension. The area on this side has been previously disturbed and is not considered sensitive canyon lands.

Boyden: The current slats in the cyclone fencing look terrible. Request that something be done to make the equipment area more attractive. Perhaps newer slats of a color that blends with the area could be installed?

Motion: Merten, Second: Naegle

Based on the plans dated 1/21/10 and presented to the committee, findings can be made for a CUP for the proposed Sprint/Nextel/Clearwire development.

Motion approved: 6-0-1

Approve: Lucas, Merten, Morrison, Morton, Naegle, Schenck

Oppose: none

Abstain: Boyden (chair)

D. AT& T Gilman Court • PROJECT NUMBER: 194955

- TYPE OF STRUCTURE: Cell site – Existing post-mounted antennas and equipment enclosure
- LOCATION: 7660 Gilman Court (adjacent to freeway onramp)
- PLANNER: Alex Hempton: 619-446-5349; Ahempton@sandiego.gov
- OWNERS REP: Laurence Banner 858-625-0750
- PROJECT DESCRIPTION: CUP renewal of existing AT&T Wireless site located just north of electric substation
- SEEKING: Neighborhood Use Permit for an existing wireless communication facility with a 240 SF equipment enclosure at 7660 Gilman Court in the SF Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Height Limit, Airport Influence Area within Council District 1. (according to Cycle now seeking SDP for environmentally sensitive lands adjacent to site.)
- NEIGHBORHOOD DESCRIPTION: Telecom. Co-location site. Non-residential land use on a residentially-zoned parcel. No residences in proximity. Close to I-5. Adjacent to SDG&E substation.

Presented by: Jim Kennedy

This is a renewal of the present sites CUP. No changes are being made to the equipment building or the antenna arrays. The lease on the site and the CUP are on different time frames, so this project may be back in front of the committee when the lease is up. He will consult with City about the suggestion for an SDP as no change in footprint of equipment is being made.

Public comment: None

Committee comments:

Merten: Recommends that the current white block building be painted olive drab to blend in. The presenter agrees with this suggestion and makes the changes to his application right there.

Lucas: This site is next to the freeway entrance from Gilman drive onto 5 South. There are no neighbors. There is a power transmission station right next to it that is visible and not very “scenic”. This equipment is only partly visible from the freeway, and will be less so if painted to blend in with the surrounding vegetation. This is a good site for this.

Motion: Merten, Second: Schenck

To recommend re-approval of the CUP based on the amended application (paint structure & antenna devices olive drab to blend in with the hillside) dated today January 26, 2010.

Motion approved: 6-0-1

Approve: Schenk, Morrison, Morton, Naegle, Merten

Oppose: none

Abstain: Boyden (chair)

Closing Items:

Committee discussion as to how to handle overly long agendas: limit projects to 30 minutes. Cut out last item on agenda. Extra meeting.—not resolved.

Adjourn at 6:45