

LA JOLLA COASTAL DEVELOPMENT PERMIT COMMITTEE
LA JOLLA COMMUNITY PLANING ASSOCIATION

CONSENT AGENDA FOR MAY 2008
LA JOLLA RECREATION CENTER, 615 PROSPECT ST. 4 PM

Start time: 4:08p

Crisafi (Chairman) explains the process for review at CDP.

1. Applicant present
2. Committee discusses
3. Public questions
4. Motion, comments and votes

Explain community review procedure with Committee.

Project Name:	STALLINGS RESIDENCE	Permits:	CDP
	7604 Country Club Dr.	DPM:	Farah Mahzari
Project #:	JO 42-8631 / PTS 140494		FMahzari@sandiego.gov
Zone:	RS-1-7	Applicant:	Sam Townson (760) 525-8078

Scope of Work:

(Process 2) Coastal Development Permit to demolish existing residence and construct a 2459 sq ft single family residence on a 4,096 sq ft site at 7604 Country Club Drive in the RS-1-7 Zone within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Ht Limit, Residential Tandem Parking, Transit Area. Council District 1. Notice Cards = 1.

Subcommittee Motion: Findings can be made. (Merten/Collins 7-1-0).

Little – opposed base on bulk & scale, concern with public views from above and across canyon, and building looks like a 4 story structure.

Merten – felt it was mitigated because it was in the middle of structure, stepped back from the street.

Committee appreciated lightening of street-side balcony mass and lowering and sculpting of site wall in east side yard.

Neighbors Present – Presley, Whitaker and Swanson owning homes on Pepita Way. Swanson read letter from neighbor at 7610 Country Club Dr. One major concern was bulk & scale and Committee (w/exception of Little) felt home did not present bulk & scale issues.

LJCDP Consent Agenda – May 2008

Page 2

Project Name: **MIZE RESIDENCE**
6634 Michaeljohn Dr. Permits: CDP/SDP/ESL
Project #: JO 43-0463 / PTS **141436** DPM: Tim Daly TDaly@san Diego.gov
Zone: RS-1-5 Applicant: Mark Lyon 858-459-1171

Scope of Work:

(Process 3) Coastal Development Permit & Site Development Permit for Environmentally Sensitive Lands to demolish existing residence & construct a 4875 sq ft single family residence on a 0.31 acre site at 6634 Michaeljohn Drive in the RS-1-5 Zone within the La Jolla Community Plan, Coastal Overly (non-appealable), Coastal Ht Limit, Council District 1. Notice Cards = 1.

Subcommittee Motion: Findings can be made (Merten/Ashley 8-0-0) with the condition that no retaining wall in the side yard is more than 6' in height per San Diego Land Development Code (SDLDC).

Comments:

- 1. Drainage remain as current – dispersed down slope**
- 2. Side yard setbacks are in conformance with San Diego Land Development Code**
- 3. Site walls are adjacent to the ramp in the side yard adhere to heights allowed per San Diego Land Development Code.**

Project Name: **T-MOBILE – ALTA LA JOLLA**
1570 Alta La Jolla Dr. Permits: CUP
Project #: JO#430466 / PTS **151460** DPM: Alex Hempton
AHempton@san Diego.gov
Zone: RS-1-4 Applicant: Jim Kennedy 619-993-1057

Scope of Work:

(Process 3) for a wireless communication facility consisting of a 30' high light pole supporting 3 antennas within a radome located at 1570 Alta La Jolla Dr. in the Clubhouse Parking Lot with associated equipment located adjacent and on the east side of the pole in and open masonry trash equipment enclosure. RS-1-4, Bush Zones w/300 ft Buffer, Coastal Height Limit, Steep Hillsides CD:2 Post 2 notices.

Subcommittee Motion: Findings cannot be made (Little/Ashley 5-0-2).

- 1. Site not posted - no neighbors attending**
- 2. Applicant must provide less prominent equipment location or vault**
- 3. Drawings do not comply with 30' height limit.**
- 4. Gary Roth from Master Homeowner Association stated that there were 17 antennas already in penthouse.**
- 5. Agreed proposed lighting is not compatible with single family residence environment. No drawing provided.**
- 6. Applicant stated that separate tower amongst existing trees and separate lower light fixture is not possible without offering other options on this 4 acre site.**
- 7. Smaller more attractive tower profile option offered but no drawing or photo presentation**
- 8. No technical person from T-Mobile present to answer questions.**

Subcommittee concerned with the cumulative effect of additional towers. Also, this tower will eliminate need for two other towers in this location yet there is not enough being done to mitigate visual impact.