

La Jolla Shores Permit Review Committee Minutes

4:00 p.m. Tuesday, February 25, 2014

La Jolla Recreation Center, 615 Prospect Street, La Jolla, CA

Committee members in attendance: Phil Merten (chair), Laura DuCharme Conboy, Janie Emerson, Tim Lucas (secretary), Myrna Naegle, John Schenck, Bob Steck; absent: Dolores Donovan

1. Welcome and Call to Order: Phil Merten, Interim Chair

2. Adopt the Agenda: Motion: Emerson, second: Steck; Adopt the agenda as presented. 7-0-0

3. Non-Agenda Public Comment, for items not on the agenda: None given

4. Committee Member Comments: None

5. Chair Comments: Merten is still the interim chair, but this will need to change soon due to time commitments. Committee members should consider stepping up into this role. The elections are coming up for the LJ CPA and LJSA, and committee appointments will be made after that.

6. Project Review

6A. AT&T Cliffridge Park

- Project No. 325685
- Type of Structure: Wireless Communication Facility
- Location: Cliffridge Park - 8311 Cliffridge Avenue
- Applicant: Debra DePratti Gardner, Inc. 619-726-8110
- Project Manager: Alexander Hempton 619-446-5349, AHempton@sandiego.gov

Project Description: Conditional Use Permit (CUP), for a Wireless Communication Facility (WCF) consisting of twelve (12) panel antennas mounted on a 30-foot tall faux eucalyptus tree (mono-eucalyptus) with equipment located in an adjacent enclosure. The site is located in Cliffridge Park at 8311 Cliffridge Avenue.

Presented by Debra DePratti Gardner representing AT&T

Project highlights:

- will be installed next to existing T-mobile and Sprint facilities just outside of the north-west corner of the ball fields
- 30' tall faux eucalyptus tree with 12 panel antennas
- 240 sq ft block wall equipment enclosure
- non-native ice plant will be removed and native vegetation installed
- slopes beyond outfield will be re-vegetated with lemonade berry bush.
- Silver dollar eucalyptus trees will be planted.

They looked at one proposal to locate the equipment shed within the ball fields near a batting cage at the site of an existing storage shed, but San Diego Parks and Recreation and several community members preferred this location outside the outfield fence of the ball field. One of the main concerns with locating the equipment enclosure was to not affect sensitive native habitat. The site will not impact any native species, and they will be removing the ice-plant in the work area with native species. The RF report is available, and the city cycle issues are being addressed.

Steck: any opposition from the public? **Gardner:** There have been no responses from the public notice. They did have a meeting on site with several representatives of community groups in December. Mary Coakley Munk was in attendance and is here today.

Public Comment

Mary Coakley Munk: Mike Wintringer who represents La Jolla Youth Inc and La Jolla Soccer, couldn't be here due to late notice. . He definitely wants the cell facilities outside of the park ball fields, which this proposal does. The is one concern in that the project maps show trenching for cables inside the fence line along the north side of the field. **Gardner:** This appears to be an issue with the mapping software. The overlays shown are not

correct. All trenching and cable lines will be outside of the ball field along the footpath. **Munk:** They request that the field not be impacted. They requested with the two previous installations that the antennas be directional and not facing the ball fields, which was carried out accordingly. They make the same request here that the antennas not be pointing towards the field, which they do in this proposal. **Gardner:** She can go over the RF (radio frequency) report with Munk concerning the amount of RF signal there is... **Munk:** She is aware that the federal laws prohibit citizens from contesting health affects for these installations, however, the committee does have tremendous control over how it looks and where it is located. The equipment building is larger than the community would like it to be, and we hope that you will work with the communities concerns with how the antennas face, whether these concerns are real or just perceived.

Committee Discussion

Emerson: Has concerns with how these installations have grown. They let in one cell tower at this park, then another with the antennas disguised as a foul pole to blend in. Now this proposal 12 antenna panels all the way around, and a large equipment structure. **Gardner:** The exposure would be 4.6% of the general population level of what is allowed at the ground. The FCC allows 1000 micro watts per centimeter squared. The worst case scenario, with all antennas focused at the same location, which isn't the case here, would be an exposure less than 5% of the allowable at ground level, and this calculation includes the 2 existing antenna installations (T-Mobile & Sprint). For comparison, cordless phones are rated at around 15% of the FCC maximum. The energy radiated is similar to the lights above us here. Their engineer did a study in La Jolla which involved walking down the street, going into commercial buildings, being next to computers, etc. It was determined that being next to their cell tower had the same ambient exposure as anywhere else outside in La Jolla, and being indoors next to a computer had far higher levels.

Schenck: Why is the building so big? **Gardner:** There is so much demand for bandwidth, that the equipment has to be larger to meet those needs. The 700 MHz band is coming, and there is demand for streaming television, internet, smart phones. This is why there are 12 antennas instead of 6, and why there is a full equipment enclosure instead of a smaller installation. This is providing a large amount of capacity along La Jolla Shores and in residential areas both west and east of the antenna. This will be a significant site in terms of traffic.

Merten: The vegetation plan shows bushes in a geometric fashion around the equipment enclosure instead of a more natural pattern? **Gardner:** Marilyn Stern at Parks & Rec recommended this layout line around the fence line, to obscure the building from the field view. **Merten:** These will screen the facility? **Gardner:** Yes. We can work with the community if there are other ideas.

Merten: This building is concrete block. **Gardner:** Yes, CMU (concrete masonry unit) block. **Merten:** It will be visible from across the canyon. Should this be colored or painted to hide from across the canyon? Committee discussion followed, with various opinions as to what color the building should be painted, including an olive drab used at other cell facilities in the area, or possibly a more natural hue to blend into the hillside. The committee was in agreement that the existing enclosure for the other carriers is a green color that stands out too much. **Gardner:** the color used will not stand out. The lemonade berry bushes will help to hide the building as they grow. The area around the building now populated with iceplant will be revegetated with native species such as California sage brush, Emory's Baccharis, and California Buckwheat, so the view from across the canyon will look more natural than it does now.

Gardner: The antenna is a faux mono-eucalyptus. They did several iterations to arrive at a version that is an accurate representation that the city approves of. Each of the 12 antenna panels will have "socks" over them with painted leaves to blend in better.

Lucas: The original premise for siting cell antennas at this location is that there a specific gap through the hills down Torrey Pines road that has a line of sight down into the La Jolla Shores Area. The committee approved of the two other carriers (T-Mobile, Sprint) based on this information, despite being located at a community park, and their antennas are pointed down this gap. This AT&T proposal is a much larger installation with a large 3-

sided 12 panel array that is not focused down this gap, and in fact looks like it was designed to handle customers to the east. This is a park, and should not be the prime antenna site for the area. Other carriers are going to come back and do something equally large and obnoxious, with similar large antenna arrays and large equipment buildings. This is a recreation area with ball fields. **Gardner:** Everyone wants more cell service. Not just on the road but to their house, and their television inside the house. This can't be accomplished through siting in commercial or industrial areas, as there aren't any in the area. They have a limited choice of locations, this recreation facility or the elementary school across the way. The YMCA is too far away. We have to be near the canyon. Verizon is proposing to go in just north of the elementary school. T-Mobile and Sprint may come back and want to expand. **Lucas:** There is a site off of LJ Scenic North at the synagogue *that has installations and could be used.* **Gardner:** *It would not cover the area.* **Lucas:** *It would if there was a small site here and one there.* **Gardner:** *Why have more facilities? There is better coverage with a large installation here. You are correct that AT&T is trying to service a larger service area than just LJ Scenic down to the Shores, which was the goal of the T-Mobile facility that was previously permitted.*

Naegle: Agrees with Lucas...why here? **Gardner:** the only options are the elementary school, or this park. Possibly a single family residence across the way, but you would not want a site in a residential neighborhood. This is the least impactful location. They are *outside the useful area of the park. This is an opportunity for the City to generate income from rent for the facility. This service area is currently a hole for AT&T users.* **Naegle:** *Concerned that this growth won't stop.* **Gardner:** *It won't. It was just like telephone poles as the wired networks grew. Everybody wants to stream a movie or watch TV and this requires infrastructure. This facility impacts the community very little. Modern facilities have to provide not only coverage, but capacity. They have to handle more users and more bandwidth.*

Merten: Is concerned with these types of facilities, but people are dropping their home lines and the world is going wireless. **Gardner:** AT&T customers driving on LJ Scenic presently don't have coverage, and if they get in an accident, would not be able to call for help. The benefits of having coverage for carriers in all areas far outweighs the negative impacts at a specific site.

Discussion on the motion

Conboy: This proposed facility is as inconspicuous as it could possibly be, with all factors considered viewed from down bellow, across, and from the field. After reviewing the proposed types of plants being used, would like the building to remain the color as shown on the photo simulations.

Lucas: Can't support the motion. Feels that this area has become an antenna farm site, and this facility will make it a much larger one. An antenna farm is not an appropriate use for a park.

Merten: As much as we may not like the influx of antennas, they will happen, and the city is going to approve them. The City makes income off of these by renting the park space and also the parkway space along streets. They will put them in because the demand for wireless is continually increasing. Where can these go? There are arrays on the top of the La Jolla Hotel, and they are showing up on the sides of many commercial buildings. In the residential zones, nobody wants an antenna on their street, or house, or on the end of the block. That leaves churches and park lands. He agrees with Conboy that there has been a good effort made to disguise this, and this faux tree is as good as any he has seen. He supports the motion because this is the best that can be done given the situation.

Motion: Conboy, Second: Steck

Findings can be made for a conditional use permit for Project No. 325685, based on the A01 drawing dated 1-27-2014, which indicates all trenching is to be outside of the fence of the adjacent ball field.

Motion carries: 4-3-0

Approve: Merten, Conboy, Schenck, Steck **Oppose:** Emerson, Lucas Naegle

6B. Qin Addition

- Project No. 329727
- Type of Structure: Single Family Residence

- Location: 2604 Hidden Valley Road
- Applicant: Jun Martin
- Project Manager: Glenn Gargas, 619-446-5142 GGargas@sandiego.gov
- Owner's rep: Edward Estlund, Architect, 619-544-1192 , eggman2@cox.net

Project Description: PROCESS 3 - CDP and SDP to amend CDP/LJSPD Permit No. 99-1339 to remodel and add 3,124 sq. ft. to an existing 9,167 sq. ft. single family residence on a 0.70 acre lot located at 2604 Hidden Valley Road, in the Single family Residence Zone of the La Jolla Shores Planned District, Coastal Overlay (non-appealable), Coastal Height Limit, Parking Impact Overlay Zone within the La Jolla Community Plan area.

Committee Comments from PRC Meeting of November 20, 2013

The committee is more interested in the form and relationship of proposed structure to those of the neighbors and less about the interior room layouts. There are concerns about overall massing and setbacks. There are concerns with the proposed structure being so close to the adjacent property. This and the adjacent lots are odd shaped and there area lot of elevation changes. A topographic survey of the property extending 50' into adjacent properties would be helpful. Setback numbers for the adjacent properties would be useful. Possibly look at shifting the proposed building to increase setbacks from the neighboring buildings.

Previous Committee Action on 12-18-2013

Motion (Lucas, Emerson): Findings can not be made to amend the existing Site Development Permit and Coastal Development Permit No. 99-1339, based on the insufficient setbacks on the East and North sides of the property, and the bulk of the project in relation to surrounding neighborhood. The proposed project, due to its form and relationship, will be disruptive of the architectural unity of the neighborhood.

Motion Carries: 7-0-0. Approve: Conboy, Emerson, Lucas, Merten, Naegle, Schenck, Steck

Previous Committee Action on 1-28-2014

Motion: (Schenck, Naegle): Continue the project to future meeting. Return with the final plans that mirror the drawings provided today, and to return with the drawings that were presented today. Return with the final drainage plans.

Motion carries: 4-0-1. Approve: Lucas, Merten, Naegle, Schenck. Abstain: Emerson

2-25-2014

Presented by: Greg Romine (Building Exteriors consultant), Jun Martin

The committee had three requests:

- Hard line drawings that reflected the mark-ups presented at the previous meeting.
- Address the drainage issues. These drawings show a drainage plan
- Address concerns about the east elevation. These drawings show the first floor being 8' from the property line and the second floor pulled back to 12'.

Emerson: Did we ask them to bring comparisons with the size of the buildings to the size of the lots in the neighborhood, the comparative FAR's? **Merten:** No, we did not.

The site plan was presented to the committee showing the topography and the existing portion of the house to be demoed. The setback on the east side varies from 8' to 12' at the first level, and is 12' at the second level. The house on the adjacent property is setback 8'. The drainage problems previously noted are being addressed now. Some work is already underway. The driveway will be a combination of pavers and turf block to increase absorption and decrease watershed. Drainage off of roofs goes from down spouts to underground collection points. The collection point is the north-west corner of the property and will be pumped from there to a second collection point south, and a second pump will send the water to the street. Water at the north-east corner of the property will be collected and sent to the street via a pipe along the driveway. There is 32% softscape landscaping, not counting the turfcrete in the driveway, that will also absorb water.

The east elevation was presented. The neighbor's house to the is 8' higher, so it looks down on this property.

There are two Juliet balconies will have ornamental details to match those on the existing part of the house. The FAR is .42 gross (.35 net), and the site is .7 acres (30,680 sq ft.). On the northern elevation the second floor steps back. The closest is 8', but in most places it is a much larger setback.

Merten: This is a large home. For comparison, outside of the La Jolla Shores Planned District, the largest house allowed on a lot of this size would be a FAR of .45. This is .42, so would be permitted elsewhere in the city.

Romine: One should also consider the height of the house. Most of the house is 6' under the maximum height limit (30' limit). There is one tower, an architectural feature at the front entrance of the house, where it is just under 30'.

Public Comment

Sue Geller: Don't believe neighbors to the East are aware of this project. She has tried to contact them several times, but they have been away. This house is 8 to 12' along a significant portion of the property line. Thinks that they should be notified and have some input. **Merten:** Explained the notification process. Official public notice would have been mailed out to all properties within a 300' radius. A second public notice will be mailed when this project goes to a hearing officer, and they would have an opportunity to give input then. **Geller:** North-east corner had bad drainage. **Romine:** The collection point at that corner had problems and is being taken out. There will be a continuous drain installed around that corner and along the property line and driveway to the street. There will not be any water shedding onto your property. **Geller:** The Eucalyptus tree has been taken down. The branches are off, and the base still needs to be removed. She was asked to do it, and the neighbor paid for it, but it removes an important cushion between the properties. Will that open up the second story to her vision? **Romine:** Landscaped architect has designed for privacy trees to be planted. Your line of sight looking up, due to the lot level differences, should minimize privacy concerns.

Schenck: Is the turf block approved for a fire truck, is it the heavy duty system? **Romine:** Yes, and the turf block is intermittent with pavers so there will be no weight capacity issues. **Merten:** Considering the distance of the house from the street and the size of the house, a sprinkler system will most likely be required.

Emerson: Has always been concerned with the size of this house in comparison to others in the area, and the precedent that it sets. Would have liked to have seen the FAR comparisons in the neighborhood. Most houses in the immediate area are smaller and single story. The bulk and scale, and the precedent it sets is still a big concern. The fact that it is down a long driveway that you can't see from the street, doesn't mitigate the precedent it sets. **Jun Martin:** The addition is only 500 sq ft larger than the present configuration.

Discussion on the motion

Merten: Will support the motion. He understands the concerns with precedents. This house may be larger than the neighbors, but not significantly larger. There are large footprint houses in the neighborhood. Very little of this house can be seen from the street and the neighbors.

Conboy: The applicant has come back several times and addressed the concerns of drainage, setbacks, and second floor step-backs. Agrees with Merten, it is a large house, but is it that much bigger? It stretches out, is broken up a bit, and is not one giant block. They have met the code requirements.

Emerson: Believes that the house is too large and sets a precedent. She has been consistent with this through the review process.

Motion: Conboy, Second Steck

Findings can be made for a Coastal Development Permit and a Site Development Permit to amend CDP/LJSPD Permit No. 99-1339, based on plans presented to the committee dated 2-25-2014 .

Motion carries: 5-2-0

Approve: Lucas, Merten, Conboy, Steck, Schenck. **Oppose:** Emerson, Naegle

Adjourn

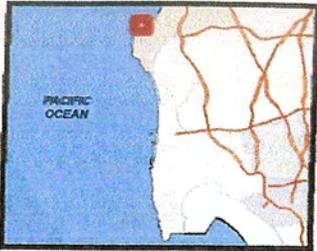
SEWER AND WATER REPLACEMENT GROUP 820

SENIOR ENGINEER
WENDY GAMBOA
619-235-1971

PROJECT MANAGER
MICHAEL MINH
619-533-7443

PROJECT ENGINEER
MERYL JIMENEZ
619-235-1977

CONSTRUCTION PROJECT
INFORMATION LINE
619-533-4207



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Legend

- SEWER MAIN REPLACEMENT
- WATER MAIN REPLACEMENT



COMMUNITY NAME:
LA JOLLA (38)

COUNCIL DISTRICT: 1

SAP ID: B00382 (S) \ B00110 (W)



Date: October 11, 2012

Appendix E – Location Map
Sewer and Water Group 820