

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

- TUESDAY 4 PM -

- **Bishops School Main Dining Room 7607 La Jolla Blvd. La Jolla, CA 92037**

**Applicants:**

- Please email your submitted plan set and Latest cycle issues and assessment letter to the DPR chair (brianljcpa@gmail.com) before your projects may be placed on the Agenda.
- Presentation materials for the meeting should also include materials board and/or color renderings, Aerial photo and neighborhood context exhibits showing the proposed renderings or site plan in context.
- A laptop with USB will be available for projector presentation

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1. *Public comments are an opportunity to share your opinion with the committee members. Comments should not be directed at the applicant team*
  2. *Public comments will be strictly limited to 2 minutes per person. Please review the following meeting minutes. It is not necessary to repeat previous comments.*

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**COMMITTEE MEMBER ATTENDANCE:**

<u>La Jolla CPA</u>		<u>La Jolla Town Council</u>	
Brian Will (Chair)	y	Diane Kane	
Glenn Rasmussen		Angeles Leira	
Greg Jackson	y	John Shannon	y
John Fremdling	y	Brian Williams	y
Kevin Leon		AJ Remen	y

**NON-AGENDA PUBLIC COMMENT:**

**POSSIBLE ACTIONS ITEMS**

**ITEM 1: PRELIMINARY REVIEW**

Project Name: 5730 Dolphin Pl

Applicant: Claude Anthony Marengo with Marengo Morton Architects, Inc.

Project Info: PRJ-1089424

**Project Description:**

- To remodel an existing cabana into a 799 sq. ft. accessory dwelling unit with an 83 sq. ft. balcony above the existing first-floor garage at 5730 Dolphin Place. The 0.198-acre site is in the RS-1-7, Coastal Overlay (Appealable) zone, Coastal Height Limit, Sensitive Coastal, Coastal Bluff Overlay Zone of the La Jolla Plan area within Council District 1. Development regulations are governed by Coastal Development Permit No. 3225120 and Site Development Permit No. 3242609.

- A Process 3, Coastal Development Permit, to construct an addition on a previously conforming structure located within the 40' bluff setback following SDMC 127.0106(c); In addition, the project was previously exempted from PTS 144662 and requires the CDP following coastal exemption criteria within SDMC 126.0704(a)(2).
- A Process 3, Site Development Permit is required as the project site is within Environmentally Sensitive Lands (ESL) as a Sensitive Coastal Bluff and Sensitive Vegetation, since the project includes the development of a new expansion beyond the existing footprint and does not meet ESL exemption SDMC 143.0110(c)(1).

#### 8/13/2014 - APPLICANT

- Updated notice sent to chair ... lower square footage number.
- On the beach bluff ... fully built, adding ADU over garage
- Adjacent to Moss Ln, pedestrian alley/park
- We have a building permit currently for main structure. Now convert to ADU enclosing the space.
- 799 ADU to stay under parking requirement
- CCC request to reduce further to 400sf
- No change how this looks from the street, matching hedgeline to preserve neighbors view.
- Renderings and materials presented, stucco and clay barrel tile.
- Removing eucalyptus exchange for hedge – discussed with neighbors

#### 8/13/2014 - COMMITTEE

- Remen: Review angled setback, correction on rendering showed breezeway closed.
- Encroachments in setback will be under 3'
- No additional view corridor on your project. Gate max of 3' (recorded easement)

#### 8/13/2014 - DELIVERABLES

- Update rendering and Chair to update project description

## ITEM 2: FINAL REVIEW

Project Name: 7344 Brodiaea  
Applicant: Benjamin Norouzi  
Project Info: PRJ-1105943

**Project Description:** LA JOLLA (Process 3) Coastal Development Permit & Site Development Permit to demolish an existing house and replace with 7,514 square foot three-story single-family residence at 7344 Brodiaea Way. The 0.70-acre lot is located in the RS-1-4 base zone, Coastal (non-appealable) overlay zone, Coastal Height Limit Overlay Zone (CHLOZ), Parking Impact Overlay Zone (PIOZ) and contains Sensitive Vegetation, Steep Hillside and Brush Management designations, all within the La Jolla Community Plan Area. Council District 1

#### 8/13/2014 - APPLICANT

- Deliverables from last meeting
  - Angled building setbacks comply
  - Not definitive
  - Reached out to neighbors, neighbors are aware
  - FAR – 2022 city discussion regarding hillside

- When over 50% of lot area is in steep slopes, you may only use non-steep or minimum lot size for FAR calculations. – Committee Discussion looks like FAR may be 150sf over limit, but needs clarification.

8/13/2014 - Deliverables

- Height Exhibit, Angled Setback
- FAR Calculations

### ITEM 3: FINAL REVIEW

Project Name: 1655 Nautilus Street, La Jolla, CA 92037

Applicant: Said E. DawlaBani

Project Info: PRJ-1107003

**Project Description:** Coastal Development Permit for remedial grading to reconstruct 3000 square feet of failed slope to existing condition at a single dwelling unit, located at 1655 Nautilus Street. The 0.46-acre site is in the RS-1-2 Base Zone, Coastal (non-appealable) Overlay Zone within the La Jolla Community Plan Area. Council District 1. This development is within the Coastal Overlay zone and the application was filed on February 26, 2024.

8/13/2014 - APPLICANT

- Deliverables from last meeting
  - Geotechnical Report
  - Slope Stabilization Blanket – preferred by Geotechnical Engineer
  - Full Landscape Plan

8/13/2014 – Motion

- Motion FINDINGS CAN be made (Rasmussen/Jackson)
  - PASSES 7-0-1 (chair abstains)

### ITEM 4: FINAL REVIEW

Project Name: 1135 Kline St, La Jolla, CA 92037.

Applicant: DISH Wireless LLC; Maverick Becker

Project Info: PRJ-1111190

#### **Project Description:**

DISH Wireless project to install a new rooftop wireless communication facility located at 1135 Kline St, La Jolla, CA 92037. Antennas and ancillary equipment to be screened within architecturally integrated rooftop equipment enclosures. Locations of planned DISH Wireless sites in La Jolla: 9500 Gilman Dr; 8311 Cliffridge Ave; 7955 La Jolla Shores Dr; 2122 Via Casa Alta; 1570 Alta La Jolla Dr; 5655 La Jolla Blvd

8/13/2014 - APPLICANT

- New coverage for area with no existing coverage, high speed voice and data.
- Mandate for coverage % by 2025 by FCC to encourage competition
- Report prepared by 3<sup>rd</sup> party reviews radiation levels. Client agreed to RF compliance report to be filed following installation

- Coverage objective to reach Torrey Pines and Girard Intersection
- 3 antenna on this building to East and SE. Fully screened that will match existing building design.
- External ladder removed from proposal

#### 8/13/2014 – PUBLIC COMMENT

- Why test after the fact. (applicant: a report has already been submitted, this is a post installation follow-up)
- Presbyterian Church project delayed/cancelled
- How many feet from SM playground 5'-5" horizontal and 24'-10" high
- Was adjacency to children a consideration (applicant: it's an approved use)
- Federal Regulations may allow this, but request broader interpretation of "community planning" People have legitimate concerns and impacts the whole community.
- Why this site: (app: Considered a preferred use)
  - Other guy (applicant): Will it work? Is it constructable? Do we have a willing property owner?
- Have we placed towers like this adjacent to schools elsewhere? and results of post installation reports.
  - Yes, on other schools, often school light stands, Studies would have to comply or site would be turned off.
  - 3 towers immediately adjacent to Kate Sessions Park.
- What if community overwhelmingly opposes? (app: cannot answer)
- Don't rush into this? Is the proposed project in compliance?
- What other locations looked at? (app:
- CEO of 3<sup>rd</sup> party consulting company that reviews report by 2<sup>nd</sup> party group, commissioned by DISH. Qualified to speak to levels.
  - Predeictive analysis, must use worst case scenarios to measure safety, I do dozens of these meetings and post installation reports, I have never seen a real life test meet anywhere near the level predicted, Current analysis shows 11% of allowable, but actual may be closer to 2-3% of allowable radiation.
  - This is a well studied topic in medical science. Since the 60s we have asked "is Radar safe?"
    - Medical science threshold for impact is 1 degree increase in body temperature, the EME threshold is 98% below that 1 degree measure, and this project proposes just 11% of this number.
    - There have been studies that claim other effects, the science is not repeatable.
- LA School District has shut down some sights.
- Is 5G stronger? – (app: No, it's just the modulation, it's in how the chips work, not the energy.)
- Is FCC safety thresholds based on 1995 standards. (app: yes OET65 has existed since 1996, nothing has really changed, FCC updated their standards in 2013 and saw no reason to make any changes.)
- Line up opponents to comment on this.
  - Firefighters exempt from 5g tower installation due to health concerns
  - This tower jeopardizes the viability of this school and its ability to attract students.
  - Wampler Letter

#### 8/13/2014 – COMMITTEE

- Shannon – these towers are very lucrative, I have an amateur radio license, All of a sudden all the bees left, people died from the cell towers.
- Fremdling – I am here as a representative of the community,
- Jackson – We should remember that the people who show up for a project don't always represent the community as a whole. Two things I would like to see answered.

- What is the deficit situation with cellular coverage, DISH would like to compete, but does the community have good coverage from all carriers
- Is this the cheapest option for DISH. Are there other buildings that could be better for the community but maybe not as cheap. What is the depth of all technically viable sites in the area. What other sites were reviewed.
- 8/13/2024 – MOTION to defer decision until this committee has had a chance to review the alternative site analysis (Jackson/Fremdling)
  - Jackson – yes
  - Fremdling – yes
  - Remen – yes
  - Rasmussen – no
  - Shannon – yes
  - Leo – yes
  - Will – abstains
  - MOTION PASSES