

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION
- DRAFT MEETING MINUTES, 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

- 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.*

COMMITTEE MEMBER ATTENDANCE:

La Jolla CPA

~~Brian Will (Chair)~~ AB
Glenn Rasmussen
~~Greg Jackson~~ AB
John Fremdling
Kevin Leon

La Jolla Town Council

Diane Kane
Angeles Leira
John Shannon
Brian Williams
AJ Remen

NON-AGENDA PUBLIC COMMENT: Consensus from a general committee discussion prompted by a member of the public (Sally Miller?) was to ask the Community Planning Association to contact owners of Chase Bank to complete the recently approved project at 7777 Girard Avenue.

Community member Sharon Wampler commented that a project at 516 Forward Ave. permitted under the 50% Rule seemed to be exceeding allowable FAR. Commenter was advised to contact the Project Manager to review approved plans.

POSSIBLE ACTIONS ITEMS

ITEM 1: PRELIMINARY 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.

DISH representative Maverick Becker provided an overview of the project. Its purpose is to provide a greenfield network for faster connectivity of wireless radio communication devices.

A recent Federal initiative to foster competition in wireless network providers that are dominated by T-Mobile and SPRINT, aims to increase DISH national market share from 70% (2023) to 75% by 2025. The project will install wireless communication equipment within fiber reinforced boxes on the rooftop of 1135 Kline St. The boxes will be painted and textured to match the building's exterior. Maximum height is 29'8". An exterior wall ladder will be added to access the rooftop for maintenance. The ladder will be caged for safety per OSHA guidelines. The facility is comprised of 3 antennas –2 in front and 1 in rear--with the rear antenna projecting 1'6" from the wall. A 5'10" FRP screen hides the 2 frontal antennas. The DISH installation is angled from the building plane.

The radius coverage is typically 1 mile, depending upon the height of the facility. Site was chosen using a coverage search ring to identify potential candidates. Criteria require high elevation & interest from owners. Higher elevations provide better overall coverage, so fewer sites are needed. Owners receive payments on a monthly basis. 20-year leases consist of 5-year contracts that are renewable up to 5 times.

A project notice was posted on site and neighbors, including Stella Maris, were notified. The project is not part of the project DPR recently reviewed at the Methodist Church. Neighborhood benefits include more affordable options for wireless data and voice transmission. Public comments concerned the site's adjacency to residential properties, a school & playground, where both young people and seniors could experience health consequences from RF emissions.

Deliverables

- Maps of coverage area within context of other service providers
- Hours of operation
- Radio Frequency Study reporting on facility safety per FCC regulations
- Influence of radiation emissions on rest of the system
- Clarify if the angled plane is in the setback & if Proposition D height limit is respected
- Information on potential noise levels & maintenance schedule.
- Conduct public outreach at Stella Maris School.

ITEM 2: PRELIMINARY 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.

This project to repair a failed slope consists of a gridded surface blanket tied-back with anchoring soil nails. The slope will be re-planted to stabilize the repair. The applicant clarified that the home's building pad was not affected by the slope failure. The slope's angle is 1.5:1; it will be re-created so retaining walls are not needed. The repair requires both a CDP and a grading permit.

Deliverables

- Neighborhood context site plan with elevations of adjacent properties
- Landscape plan for remediated area
- Geo-Tech report
- Site cross-section
- Information on mesh mat & nail grid

ITEM 3: PRELIMINARY REVIEW

Project Name: 1221 Virginia
Applicant: Marengo Morton Architects, Inc.
Project Info: PRJ-1113367

Project Description:

Coastal Development Permit (Process 2) application for a proposed lot split, demolition of a one-story guest house, and construction of a new three-story 1,663 square foot single dwelling unit with an attached 797 square foot accessory dwelling unit at a site with an existing two-story single dwelling unit.

Project not presented.