

La Jolla Planned District Ordinance Committee

MINUTES

Chairman: Joe LaCava Vice Chairman: Secretary: Sherri Lightner

MEETING – April 16, 2007

Present: Joe La Cava (LJCPA), Orrin Gabsch (LJTC), Deborah Marengo (LJCPA), Tiffany Sherer (PLJ–alt), Trent Wagenseller (PLJ).

Absent: Bob Collins (LJTC), Sherri Lightner (LJTC), Terry Underwood (PLJ), Peter Wagener (PLJ), Hal White (LJCPA)

REGULAR MEETING WAS CALLED TO ORDER 4:15 p.m.

1. DRAPER AVENUE CONDOS, 7516 Draper Avenue, PDO Zone 5, Owner/Representative: Joe Astorga.

Applicant did not appear, the item was not heard.

2. COCO COVE, 1000 Prospect Street, PDO Zone 1, Owner/Representative: Patrick Ahearn.

Applicant did not appear, the item was not heard.

3. VISTA GIRARD, 7449 Girard Avenue, PDO ZONE 1, Owner/Representative: Dan Irvine, Joshua Renner.

Applicant proposes a second story addition of about 3200 sf over the similar sized existing single story retail space on a 6500 square foot site. The second story would have 2-2 bedroom condominiums and a second story roof deck. The architect noted they were using Option A but estimated they are providing 10% landscape where 15% is required. After review and questioning, the Committee found that there was insufficient information to make a determination. The applicant agreed to return and address concerns regarding the loading zone, potential conflict between garbage area and parking, handicap parking, more clearly demonstrating how the provided parking and landscaping satisfies the PDO requirements, and a photo survey. The applicant thought that he would have the first cycle letter back from the City in time for the next presentation at the May 7th meeting.

4. Walk-in Policy

The PDOC will no longer allow “walk-ins” for review and action. Applicants seeking Committee action must be on the agenda. Walk-ins seeking information or questions will continue to be welcome.

Walk-In: None

Public Comment:

LaCava: He spoke with the broker Phil Wise re the façade change underway at the former Lion Building at 7650 Girard Avenue. They have signed a retail user for the bottom floor, Pharmaca, and are looking to lease the mezzanine and second floor. Rumors of converting the second floor to condominiums are not true. The façade work is to square off the circular windows. Chair is to invite the developer for PDO review of the façade treatment.

LaCava: Brief discussion regarding a CPA proposal to bundle PDO findings with the associated CDP findings rather than the most recent practice of a separate PDO consent agenda. General consensus that the PDO should continue to have a separate place on the CPA agenda to emphasize to applicants and the community the importance of conforming to the PDO and the role of the Committee in conducting that review.

All: Brief discussion regarding documenting the 2001 change in the composition of the committee. Chair is to circulate a revised hard copy to the chartering organizations for their endorsement.

Meeting adjourned at about 5:05 p.m. Next meeting at 4:00 p.m. on May 7, 2007. Room 1 at the Rec Center.

Submitted by Joe LaCava, 4/18/07.