

# La Jolla Planned District Ordinance Committee

## MINUTES

Chairman: Chuck Berke Vice Chairman: Secretary: Sherri Lightner

MEETING – July 17, 2006

### CHECK ATTENDANCE PLEASE

**Present:** Bob Collins, Chuck Berke, Orrin Gabsch, Sherri Lightner, Deborah Marengo, Terry Underwood, Tiffany Sherer for Peter Wagener, and Hal White

**Absent:** Peter Wagener and Trent Wagenseller.

Other Attendees: Anne Cleveland (LJTC alternate)

**REGULAR MEETING WAS CALLED TO ORDER 4:05 p.m.**

### **PROJECTS PRESENTED/DISCUSSED:**

- 1. BIRD ROCK STATION, 5702 La Jolla Blvd., NW corner of La Jolla Blvd. and Bird Rock Avenue, PDO Zone 4, Owner/Owner's Representative: Mike Krambs/Mark Lyon. Previously presented April 17, 2006 and June 19, 2006.** Additional information on the project was presented. Loading zone is proposed off the alley. It will be paved with grasscrete. Applicant hopes to move the loading zone to Bird Rock Avenue. That would require a deviation from the code. The loading zone would not necessarily mean a widening of the hardscape of Bird Rock Avenue, but it might. If the hardscape is widened the 16 foot setback from curb face requirement of the PDO would not be met. If the N-side of the street hardscape is widened, possibly the S-side would need widening as well. A combined valet/loading zone on Bird Rock Avenue would most likely include a widening of the hardscape on the north side of Bird Rock Avenue. A concern with the loading zone location on Bird Rock Avenue is that the delivery vehicles would most likely continue on Bird Rock to Chelsea and travel through the neighborhood, before returning to La Jolla Blvd. Because of the uncertainties related to the loading zone, valet zone and possible traffic patterns, it was recommended that the project be hard by Traffic & Transportation. The landscaping is option B, but the calculations were not available for review. Option B requires that 15% of the ground level be landscaped and 40% should be plant material. There are requirements for trees with plazas and containers for malls, as defined by the PDO. The applicant said that are 12-14 trees on the lower level, planters abutting the public sidewalk and walkway, which cuts the property in half. It was not demonstrated that the Option B requirement was met. Committee discussion involved what the PDOC's purview was, the charter was read, there was a question on the number of windows on the alley side of the building for a two story vs. a three story. Question about the use of the ground floor. Question about parking calculations and using retail with the smallest requirement for parking as the base for the project. Committee consensus that PDOC does not review discretionary permits. Comment made that any outdoor sales would require screening and a Special Use Permit. Phone the applicant's Representative with questions.

**MOTION: Project does not conform to the LJ Planned District Ordinance Zone 4 requirements because it has three stories, not two. Project is referred to the Coastal Development Permit Review Committee, because that is the appropriate committee for discretionary permits. (Marengo/Underwood: 8-0-0)**

- 2. 358 PROSPECT STREET, 358 Prospect Street, PDO Zone 5, Owner/Owner's Representative: Dean Marchant.** Project proposed is a condo conversion. Building was built in 1971. Want a TM waiver. Changing the exterior – will be three feet shorter. Not adding any square footage to the building. Applicant returned with color board and rendering.

**MOTION: The findings can be made for the previously conforming (30 ft height and parking) project. Suggest lowering of the chimney to 30 feet, if possible. (Collins/Marengo: 8-0-0)**

**INFORMATION PRESENTATION: Furniture samples to be recommended by Promote La Jolla for use with the PROW program were shown by Deborah Marengo and Tiffany Sherer.**

**Meeting adjourned at 5:10p.m. Next meeting at 4:00 p.m. on August 7, 2006. Room 1 at the Rec Center.**

Submitted by Sherri Lightner, 7/18/06.