

La Jolla Planned District Ordinance Committee

MINUTES

Chairman: Chuck Berke Vice Chairman: Secretary: Sherri Lightner

MEETING – June 19, 2006

CHECK ATTENDANCE PLEASE

Present: Chuck Berke, Orrin Gabsch, Sherri Lightner, Deborah Marengo, Terry Underwood, Tiffany Sherer for Peter Wagener, and Trent Wagenseller

Absent: Bob Collins, Peter Wagener, and Hal White.

Other Attendees:

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

PROJECTS PRESENTED/DISCUSSED:

- 1. INFORMATION ONLY: 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.** Permits requested PDP (Planned Development Permit), CDP (Coastal Development Permit, SDP (Site Development Permit for the LJPDO), TM (Tentative Map). Project proposes 20,000 (last time 20,500) sq. ft., 3-story mixed use on a 16,000 sq. ft. lot. The lowest floor will be 10,000 – 12,000 sq. ft. Two stories of condominiums. Eleven are allowed by the density regulations. Applicant is requesting a PDP deviation for three stories instead of two. Two levels of underground parking. Will provide 62 (60 or 62 depending on the number of handicapped required) parking spaces: 38 (32) parking spaces are required. Applicant is requesting a PDP deviation to the two-story height limit required by the PDO Zone 4. The facility will provide extra parking as a public benefit. There is street level access to the project. Meets the required setbacks. FAR is 1.28 (1.3). The building will have a tile roof, cream-colored stucco and blue accent trim. Landscape option B is being used – 15% of the site on the ground floor level. Trash area is off the alley. Proposing Valet/loading zone on Bird Rock Avenue. The requirement for the 600 sq. ft. loading zone could be another deviation request. Concern about alley access/blockage. Applicant discussed Community Benefits which are: It is a destination for Bird Rock; Will provide a high end grocery store; Will provide 24 extra parking spaces; May provide a valet parking service; It is a level plaza off the sidewalk; Will remove contaminated soil which goes to a depth of 25 ft.; Will provide an additional 11 units of residential housing; and increase security in the neighborhood. Project may require an SUP for outdoor sales. Needs to define loading Zone. There was some discussion of the underground parking situation. There will be an environmental document. There will be a roundabout at the intersection. The valet service may be located in the garage. Mike Arnold with City Engineering Department will make determination about the loading zone. The option of placing the loading zone on the street (Midway) is being explored. PDO requirement if for it to be off the alley. May be another deviation request. Option b landscaping is being used. The Clock Tower has been moved to be off-center.
- 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.
ACTION: Applicant was asked to return with color board and rendering.

Meeting adjourned at 4:45p.m. Next meeting at 4:00 p.m. on July 17, 2006. Room 1 at the Rec Center.

Submitted by Sherri Lightner, 6/26/06.