

La Jolla Planned District Ordinance Committee

MINUTES

Chairman: Chuck Berke Vice Chairman: Secretary: Sherri Lightner

MEETING – June 5, 2006

CHECK ATTENDANCE PLEASE

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

Absent: Trent Wagenseller.

Other Attendees: Anne Cleveland and Esther Viti.

REGULAR MEETING WAS CALLED TO ORDER 4:10 p.m.

PROJECTS PRESENTED/DISCUSSED:

1. **La Jolla Chevron Change of Use, 7475 La Jolla Blvd., PDO Zone 4, Owner/Owner's Representative: Cris Medeiros/Mark Rodriguez.** Project proposed is the conversion of the existing service bays into retail use. There will be no other rearrangement of the building and no additional square footage. The retail building will have a tower element added and some fascia will be added to the front of the building. Parking is calculated on the basis of one space for each 250 sq. ft. The retail building space will be 2072 sq. ft. Eight regular spaces and one handicapped parking space will be provided on site. Additional parking may be provided along the south property line. The gas pumps will remain. The current storage yard at the SE corner of the property will remain. That is the location of the trash enclosure. It is surrounded by a six or seven foot tall wall. The air/water tower will remain where it is and the parking spaces used to access the tower will be counted towards the required parking. All of the existing signage on the fueling area and the ground sign will remain the same. The ground sign may have signage for the market, but the square footage of the ground sign will not change. The tower element of the market building will have a sign "Food Mart" mounted on it. The hours of operation are 6 AM to midnight and will remain that way.

MOTION: Approve the project as presented with the conditions that there is no parallel parking in front of the market, the handicapped parking is moved to the SE corner of the site or in front of the building and the 24 HR. sign is removed from the market. (Collins/Berke: 9-0-0)

2. **CRICKET CELLULAR, 5731 La Jolla Blvd., PDO Zone 4, Owner/Owner's Representative: ?.** Proposal for the installation of a cellular antenna on the roof of the two-story Bird Rock Dental Office. Antenna enclosed in a stovepipe like housing. The support equipment to be located adjacent to the northerly parking space off the alley. Not clear if the available parking will be reduced by the placement of the support equipment and surrounding enclosure. The noise at the property line will not exceed the City's noise limit of 40 dB. The application is for a CDP. The committee asked the applicant to return with additional information. In particular, why a Site Development Permit (SDP) for the LJ PDO is not required. The committee also asked that the applicant meet with the Bird Rock Community Council.

Meeting adjourned at 5:05 p.m. Next meeting at 4:00 p.m. on June 19, 2006. Room 1 at the Rec Center.

Submitted by Sherri Lightner 6/7/06.