

La Jolla Planned District Ordinance Committee

MINUTES

Chairman: Joe LaCava

Vice Chairman:

Secretary: Sherri Lightner

MEETING – June 18, 2007

CHECK ATTENDANCE PLEASE

Present: Anne Cleveland (LJTC), Bob Collins (LJTC), Joe LaCava (LJCPA), Sherri Lightner (LJTC), Deborah Marengo (LJCPA), Tiffany Sherer (PLJ–Alt) for Peter Wagener, Terry Underwood (PLJ), Trent Wagenseller (PLJ).

Absent: Peter Wagener (PLJ), Hal White (LJCPA).

Other Attendees: Orrin Gabsch

REGULAR MEETING WAS CALLED TO ORDER 4:07 p.m.

1. **PUBLIC COMMENT:** None

2. **VISTA GIRARD, 7449 Girard Avenue, PDO Zone 1, Applicant/Agent: Dan Irvin/Joshua Renner.** Applicant returned with information about project changes. All parking will be provided off the alley. There will be total of 6 spaces (9 ft. by 18 ft.), one of which is van accessible. Parking is based on 2000 sq. ft. retail space at the ground level (was 2650 sq. ft.) Balance of the ground level (654 sq. ft.) will be storage for the upstairs condos. The second floor will be 3182 sq. ft. for two units (one – one bedroom unit and one – two-bedroom unit). The one-bedroom unit will have one parking space and the two-bedroom unit will have a garage and one parking space. They will close in the curb cut on Girard Avenue, which will add three spaces to the on-street parking. There will be access from the off-alley parking to the retail space. There will be planting on the rooftop deck and the second story balcony. The front façade envelope complies with the requirements now. The railing by the stairs was dropped to meet the envelope requirements. The landscaping is Option A (no calculations available). To be faxed to Mr. LaCava at 858-488-0176. Request from the committee to identify the parking spaces reserved for the residential units. Question about signage.

MOTION: The findings can be made conditioned on the following two requirements: Details of landscape calculations to be confirmed, and the curb cut on Girard Avenue to be filled in. (Collins/Marengo: 8-0-0)

3. **BIBBY's CREPE CAFÉ, 723 Pearl Street, PDO Zone 4, Owner/Representative: Harry Koolen.** Not present.

4. **OLIVETAS TOWNHOMES. 7417 Olivetas, PDO Zone 5, Applicant/Agent: Jay Wexler/Starck Architecture.** There are eight units existing on site (built in 1948) to be demolished and replaced with 8 units with garage. There will be eight, two-story town homes with basement garage and rooftop decks. There will be 1 one-bedroom (Unit 7), 2 three-bedroom (Units 1 and 2), and 5 two-bedroom (Units 3,4,5,6,8) units. The applicant proposes 16 spaces for the eight units. Three of the units will have tandem garages and five will have two-car garages. There will be direct access from the garages to the units. The alley is 20 ft wide. There will be a motor court with access only from the alley. The driveway is under some of the units. The site has a 4-5 foot rise from Olivetas to the alley. The lot is 75 feet wide. The FYSB is 15 feet and the 16-foot curb to building is met. RYSB is not met. The first and second floor setbacks are one and 4 feet. SYSB of 7 feet is not met. Option B is chosen for the landscaping plan. Total landscaped area is 5297 sq. ft. (1691 sq. ft. green and 3606 sq. ft. hardscape). Applicant has provided the required trash storage area and each of the garages has space for individual cans. The building materials are lap siding, copper and stucco. Question about colors – need to comply with the PDO palette. Water will drain to the curb and there will be a filtering system for water run-off from the motor court. Discussion of the landscaping and the amount visible from the public right of way.

ACTION: Applicant will return with additional information and possibly changes to the setbacks.

5. "Walk-in Projects," Massage Envy's representative Karrie Bobb introduced the franchisees, Tim and Pam Riley. The applicant was asked to bring a recommendation from the City related to classification of the proposed use – is it retail or professional services (PDO definition of office use)? Applicant was encouraged to arrange for parking, irrespective of the use definition.

Meeting adjourned at 5:30 p.m. Next meeting at 4:00 p.m. on July 2, 2007. Room 1 at the Rec Center.

Submitted by Sherri Lightner, 6/25/07.