

La Jolla Planned District Ordinance Committee

MINUTES

Chairman: Joe LaCava

Vice Chairman:

Secretary: Sherri Lightner

MEETING – July 2, 2007

CHECK ATTENDANCE PLEASE

Present: Bob Collins (LJTC), Joe LaCava (LJCPA), Sherri Lightner (LJTC), Deborah Marengo (LJCPA), Terry Underwood (PLJ), and Trent Wagenseller (PLJ).

Absent: Anne Cleveland (LJTC), 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. **OLIVETAS TOWNHOMES. 7417 Olivetas, PDO Zone 5, Applicant/Agent: Jay Wexler/Starck** From the June 18, 2007 Minutes: "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); however, unclear whether all of the landscaped area is visible from the opposite side of the public r/w as required by the PDO. 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.**"

The applicant returned with modified design and additional information. Both of the side yard setbacks will be a minimum of 7 feet. The rear yard setback will be 10 ft. Project has an offset front yard encroachment. The landscape calculations are 2439 sq. ft. of hardscape and 1888 sq. ft. greenscape. The 2439 sq. ft. of hardscape includes a portion of the motor court visible down the side yard setback. The side yard will be fenced with a 5-foot tall wall with ironwork gates. There are fences at the rear side yard surrounding the trash containers. The motor court is 1.1 ft. above Olivetas. Description of landscaping was interpreted to mean that the motor court could not be counted towards landscaping.

MOTION: Building appears to conform to the PDO requirements with the exception of the landscaping and have further review of whether inclusion of the motor court is conforming. Since it will be heard at the CDP. (Marengo/Underwood: 4-2-0)

No vote reason: Lightner – Motor court does not meet requirements for landscaping.

MOTION: Motor court does not meet landscape requirements of the LJ PDO. (Lightner/Marengo: 6-0-0)

3. **BIBBY's CREPE CAFÉ, 723 Pearl Street, PDO Zone 4, Owner/Representative: Harry Koolen.** Not present.
4. **MASSAGE ENVY. 7650 Girard Avenue, PDO Zone 1, Owner/Representative: Tim and Pam Riley/Carrie Bobb.** Applicant presented a copy of an email from City Staff (Andrew Hanau) stating that the use is retail. Lengthy discussion, which include the reading of the definitions of office and retail. Concern that a spa is not listed in the LJ PDO Appendix for permitted retail uses.

MOTION: Approve the City's determination that the use is retail. Request the applicant to seek parking in the adjacent parking structure to get as many people off the street as possible. Further request to return with a signage program. (Marengo/Underwood: 3-3-0)

Failed motion.

MOTION: Approve with classification of use as office subject to the provision of the parking required for an office use. (Collins/Lightner: 3-3-0)

Failed motion.

ACTION: Applicant plans to return to the next PDO meeting.

MOTION: Send a letter to City Staff expressing concern that the proposed use represents a significant intensification of use more akin to professional services (classified as office use) than a strictly retail use. Clarification of staff's position on this would be of interest to the PDOC. (Underwood/Marengo: 6-0-0)

5. HERSCHEL BUILDING. 7855 Herschel Avenue, PDO Zone 1, Owner/Representative: Jeff Parshalle. This project involves the demolition of the interior and the front façade of an existing ground floor retail with second floor office use building. The applicant stated that the previous structure was not historic. The project was not reviewed by the PDOC and did not require a Site Development Permit for the LJ PDO or a Coastal Development Permit. The lot is 3500 sq. ft. and is 25 feet wide. The office space is 3500 sq. ft. and the retail space is 1823 sq. ft. The distance from the face of the curb to the property line is 10 feet. The building has a front yard setback of 18 inches from the property line (a portion of the front setback is four feet from the property line). There is a balcony at the second floor level that is at the front property line. The project does not meet the curb face to building façade requirement of the PDO. There is a small intrusion into the PDO street side building envelope requirement. The applicant is interested in replacing the sidewalk. It was suggested that the applicant contact the La Jolla Historical Society before demolishing the sidewalk, because some are stamped and should be kept. The applicant is providing 3 parking spaces (one for each 10 feet of alley space) off the alley and a loading zone, which is in front of one of the parking spaces. The other two spaces are tandem. It was suggested to the applicant since the PDO does not require a loading zone for properties less than 50 feet wide, perhaps 4 tandem spaces could be provided and no loading zone.

MOTION: Chair to consult with City staff to find out why this project does not comply with the PDO and why no Site Development Permit was required for the La Jolla Planned District. (Lightner/Marengo: 6-0-0)

6. BURGER SIDEWALK CAFÉ. 1101 Wall Street, PDO Zone 1, Owner/Representative: Mike Gilligan. Not ready.

7. "Walk-in Projects," None.

Meeting adjourned at 5:39 p.m. Next meeting at 4:00 p.m. on July 2, 2007. Room 1 at the Rec Center.

Submitted by Sherri Lightner, 7/5/07.