

La Jolla Planned District Ordinance Committee

MINUTES

Chairman: Chuck Berke Vice Chairman: Secretary: Sherri Lightner

MEETING – August 7, 2006

CHECK ATTENDANCE PLEASE

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

Absent: Deborah Marengo, 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. EADS AVENUE PROJECT, 7541 Eads Avenue, PDO Zone 5, Owner's Representatives: Tim Golba/Jim Neri.** Demolition of existing single story office building and construction of new, three-story, five condominium (all with three bedrooms) project with underground parking. A historical assessment of the existing building was conducted. It was at one time used as a stable by Bishop's school, but the architect is unknown and the building has been modified so many times, it was not found to have any historical significance. Project is located immediately north of Long's Drug. The Front yard setbacks are 10 and 15 feet. The rear yard setback is 20 feet and the side yard setbacks are 7 feet on each side. The FAR is less than 1.5. The garage is accessed from the alley and provides nine parking spaces – one of which is handicap accessible. There are two parking spaces provided at grade off the alley. The front setback observes the street façade envelope prescribed by the LJ PDO. There is one unit on the ground floor and then two units on each of the upper floors. Meets the visibility triangle requirements are met. The building also meets the 16-foot curb face to building setback requirement. Lot size is 7335 sq. ft. Project meets the Option B requirement for 30 % ground level landscaping. 2200 sq. ft. is required. The project is providing 3195 sq. ft. (44% of 7335 sq. ft.) 1349 sq. ft. will be green, 592 sq. ft. will be enriched paving and the balance of the landscaping will be paved. The two street trees are Magnolias as required by the LJCP. Mechanical equipment is not on the roof and the refuse collection area is provided and accessible from the alley. The colors are lighter than the rendering. It will be of Tuscan motif in an off-yellow color with pre-cast stone and a stone like veneer on portions of the structure. It meets the 30-foot height limit.

MOTION: Project appears to meet the requirements of the La Jolla Planned District Ordinance.
(Gabsch/Lightner: 7-0-0)

Meeting adjourned at 4:30p.m. Next meeting at 4:00 p.m. on August 21, 2006. Room 1 at the Rec Center.

Submitted by Sherri Lightner, 8/9/06.