

La Jolla Planned District Ordinance Committee

Chair: Ione R. Stiegler, AIA

MINUTES – MONDAY, JULY 12, 2010

4:00 PM, La Jolla Recreation Center, 615 Prospect Street, Room 1

In Attendance: Jim Fitzgerald (LJTC), Cristull Hasson (LJTC), Poncho Dewhurst (LJTC), Deborah Marengo (PLJ), Ione Stiegler (BRCC), Rick Wildman (temporary member)

Absent: Orrin Gabsch (CPA), Glen Rasmussen (CPA), Jennifer Clark (PLJ), Joe Parker (BRCC), Trent Wagenseller (PLJ), David Little (CPA),

1. **Public Comment** – None

2. **Chair Report**

- a. Review and Approve May and June Minutes- Not Available
- b. Issues regarding PDO compliance and means to promote enforcement. (Cristull Hasson)
 1. Give to city code compliance a list of addresses of non-compliance and annotate the reason for the violation. Ask city to issue a letter to notify violators and give a deadline for end of September for compliance.

Rick Wildman asked that the committee consider how to uniformly apply the standards without causing undue hardship on businesses in our community. That we consider modest non-compliance verses egregious non-compliance. James Alcorn gave the committee some perspective on the development of the ordinance. He explained that the original intent of the ordinance was as a guideline, not hard and fast rules. Stiegler stated that the issue was that the permit applicants were not being uniformly directed by DSD to the LJPDO committee. As an example item C on today's agenda was approved last week by the city and therefore would not be heard. It was agreed to approach the issue from two avenues. 1) write a letter to Kelly G. Broughton, Director of DSD asking for more consistent routing of projects and 2) Assemble a list of current infractions and discuss at a future meeting the disposition of the non-compliance list.
 2. Within committee subdivide areas to identify non-compliance.
 1. Stiegler - volunteered to review Bird Rock and Nautilus at La Jolla Boulevard
 2. Hasson, Marengo and Dewhurst – volunteered to review the village
- c. §141.0621 Sidewalk Cafes – discussion of city interpretation (Ione Stiegler) – Not discussed due to lack of time.
- d. Community Orientation Workshop (COW) training. (Ione Stiegler) – All members were recommended to take the online training.

NEXT MEETING – MONDAY, AUGUST 9, 2010

Please check <http://www.lajollacpa.org> 72 hours prior to meeting, meeting may be cancelled if no projects are on the agenda.

FOR ADDITIONAL INFORMATION, PLEASE CONTACT IONE STIEGLER, CHAIR, istiegler@isarchitecture.com

If a Sign Language Interpreter, aids for the visually impaired, or Assisted Listening Devices (ALDs) are required, please contact the City's Disability Services Coordinator at 619-321-3208 at least (5) five work days prior to the meeting date to insure availability.

La Jolla Planned District Ordinance Committee

MINUTES – MONDAY, JULY 12, 2010 (continued)

3. Recommendations to CPA

- A. Project Name:** Rubio's Tenant Improvement
Address: 7530 - 7554 Fay Ave., La Jolla, CA 92037
PN: 350-471-16, 17, 18
PDO Zone: 3, 4
Applicant: Connie Carter of Carter & Associates
Agent: James Alcorn & Associates - Architect of Record for local planning group;
RMB Architects, Sacramento
City PM: Jama Vega
Date of App Notice: Submittal date June 2, 2010
Scope of Work: Remodel existing commercial use (Blockbuster) to restaurant (Rubio's).

Applicable sections of PDO:

159.0303 (b)

159.0308

159.0404 (a) (1)

AND

142.1290

Change of use, commercial retail to restaurant; Building surface materials and colors; Off street parking to comply with MC 142.0530; parking ratios for non-residential use La Jolla Commercial and Industrial Sign control District

James Alcorn of James Alcorn & Associates presented the project. The applicant had previously been seen by the committee as an information item. As recommended by the DSD and this committee the applicant had executed a lot tie agreement. The property has been categorized as a strip mall by DSD as such the parking ratio is 1.7 and therefore 25 spaces are required where the site has 38 parking spaces. All spaces are expected to remain. Signage will be posted at the parking lot denoting it is for the usage of all the buildings at 7530-7554 Fay Ave. The architects design, colors and finishes were presented and the signage companies designs were presented. Discussion focused on the designs lack of conformance with LJPDO Appendices B (Landscape) and C (Colors).

Motion: Approve the lot tie agreement at 7530 Fay Avenue with the recommendation for landscape barriers to be designed for the Fay Avenue side of the parking lot. (Marengo/Fitzgerald), 6-0-0.

Motion: Approve the Rubios signage by TNT Electric Sign Inc.. with the recommendation that the entire pole sign be no more than 20 feet tall and all colors to conform with the LJPDO Appendix C. (Marengo/Fitzgerald), 6-0-0.

Motion: Approve the Architectural drawings with the recommendation that all building colors and awning colors to conform with the LJPDO Appendix C. This approval does not extend to the signage as represented on the Architect's drawings. (Stiegler/Fitzgerald), 6-0-0.

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MINUTES – MONDAY, JULY 12, 2010 (continued)

B. Project Name: MIKEZELECTRICBIKES
Address: 949 PEARL
PN: (N/A)
PDO Zone: C?
Applicant: MICHAEL ZELLNAR
Agent: JOHNATHAN ARLEDGE
City PM: (N/A)
Date of App Notice: (N/A)
Scope of Work: Signage

Motion: Approve the signage drawings as presented with the recommendation that the orange color be replaced with a red brick color.

C. Project Name: Sidewalk Tree Well Reconstruction
Address: 7643/45 Girard Avenue
PN: 350-481-04-00
PDO Zone: LJPD-1, La Jolla Planned District
Applicant: Broadway & 9th LP, attention Bud Fischer
Agent: Architects Bundy & Thompson
City PM: ?
Date of App Notice: Pending
Scope of Work: Remove existing tree well landscaping, reduce size of tree well and install City approved tree well grates.

Item not heard. The applicant had presented to LJPDO as an information item in June and had requested to formally apply at LJPDO July meeting. The applicant met with DSD to submit a permit application and was immediately granted a permit by DSD and not directed to review by LJPDO.

4. **Recommendations to DPR Committee - None**

5. **Information Only - None**

Draft minutes prepared by: Ione R. Stiegler

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