

La Jolla Planned District Ordinance Committee

MINUTES

Chairman: Joe LaCava

Vice Chairman:

Secretary: Sherri Lightner

MEETING – November 5, 2007

CHECK ATTENDANCE PLEASE

Present: Darcy Ashley (LJCPA-Alt), Anne Cleveland (LJTC), Bob Collins (LJTC), Orrin Gabsch (LJCPA), Joe LaCava (LJCPA), Sherri Lightner (LJTC), Tiffany Sherer (PLJ-Alt), Terry Underwood (PLJ), and Trent Wagenseller (PLJ).

Absent: Deborah Marengo (LJCPA), Glen Rasmussen (LJTC-alt), and Peter Wagener (PLJ).

Other Attendees:

REGULAR MEETING WAS CALLED TO ORDER 4:02 p.m.

1. PUBLIC COMMENT: None

2. Chair Report

- a. **Confirm next meeting date of November 19** – Lightner has jury duty.
- b. **Retail to Restaurant Conversions** – Example is Quiznos on Pearl next to Ortega's. City has said that it was a restaurant use before. Committee comment was that it was a restaurant use which had been referred to Neighborhood Code Compliance for intensification of use without adequate parking.
- c. **PDO revisions at the City?** Mr. La Cava had been in touch with Keely Sweeney of Scott Peters' Office to check on the possibility of updating the PDO. The landslides and fires got in the way.
- d. **Committee thoughts on how to vary from the uses permitted by the LJPDO.**
- e. Mr. LaCava will recuse from Item 5. He has a working relationship with Madison Marquette, although not with this specific project.

3. Recommendations to CPA. - None

4. Recommendations to the CDP

- a. **1051 Coast Blvd. TM, PDO Zone 5, Applicant/Agent: James Alcorn/Kevin Gaynor.** Tentative Map to create three residential units on a 0.12 acre site through a condominium conversion. Coastal Development Permit was issued in early 2007 and no changes are proposed. The Project Number is 46840 with the following approved permits: CDP 132622/SDP 402406/PDP 402407.

MOTION: Recommend to CDP Committee approval of the TM noting that there are two deviations requested – one for setbacks (front and rear yard) and a 12 foot driveway width. (Collins/Underwood: 7-0-2)

Abstentions: Mr. Gabsch did not remember the project and Ms. Sherer arrived late and did not hear the whole presentation.

Mr. LaCava recused himself and left the meeting. Mr. Gabsch chaired the balance of the meeting.

5. For information only

- a. **Saks Building, 1055 Wall Street, PDO Zone 1, Madison Marquette/Roberta Degener.** Proposal of new tenants to ensure understanding of what is allowed under the PDO for use of this large two-story building. The applicant presented a floor plan for tenant use. Tenant A will use 14,000 sq. ft. of the ground floor. Tenant B will use 6,000 sq. ft. of the ground floor. The balance of the ground floor will be a lobby area, which may be used later for an upstairs tenant or tenants. The building modifications will start about April 1 with opening November 2008. All of the demolition will be done at the start and the plumbing will be prepared for use upstairs, but there is no tenant now and the plan is to leave the upstairs area open. Demising of the building will keep the elevators operational. The applicant will return to the next meeting with the exterior modifications (Awnings and signage) for vote. There are 247 spaces in the garage. 144 of the spaces are obligated, leaving a balance of 103 parking spaces. 83 spaces are required if the uses are all retail. The total square footage for the building is 48,775 sq. ft.
- b. **Saks Building, 1055 Wall Street, PDO Zone 1, Retailer/Frisco White.** Presentation of proposed new awnings for new tenant to ensure understanding of what is allowed under the PDO. The new awnings will be at the ground floor level and will be canvas. The awnings will be blue and may have the company's logo on them. There will be four sign locations. A rendering was shown with the sign and

awning locations. Applicant was asked to make sure that the area of the contrast color (of the awnings) is only 10% of the façade area. There will be no changes to the landscaping except to spruce up the planting areas. This will be on the agenda at the November 19 PDO meeting for approval.

6. Walk-In Projects - None

Meeting adjourned 4:35 PM.

Submitted by Sherri Lightner, 11/12/07.

Next meeting at 4:00 p.m. on November 19, 2007. Room 1 at the Rec Center.