

LA JOLLA PDO COMMITTEE
Minutes for May 9, 2011 Meeting

Committee Members Present: Stiegler (Chair), Dershowitz, Fitzgerald, Gabsch, Marengo, Parker, Van Galder.

A quorum being present, the Chair declared the meeting to order at 4:10PM.

Agenda Item

1. Chair Report / Board Discussion

- a. April Minutes reviewed and approved unanimously.
- b. Issues regarding PDO compliance and means to promote enforcement. Note: By Committee consent, the “PDO Compliance” discussion was moved on the Agenda until after the scheduled Project-related items were heard and acted on.

2. Non-Agenda Public Comment

- Chris Wayne provided the Committee with a hand-out highlighting parking options for the We Olive project.

3. Recommendations to CPA

A.

Project Name: Puesto Mexican Street Food

Address: 1026 Wall Street La Jolla, Ca 92037

Pn: 3500911200

PDO Zone: Lot 41-43, West-Half Of Lot 44, West 70 Ft. Of South 10 Ft. Of Lot 46

Agent: Studiomyid

City Pm: Tbd

Date of App Notice: 3-29-11

Scope of Work: Quick Service Food Facility Tenant Improvement Including Millwork and Fixtures and Change of Existing Use Permit. The committee will be reviewing the Storefront Facade, Signage, Sidewalk Cafe and Change of Use.

Committee Discussion: 1) Per Code, the proposed project will requires 7 customer parking places; 2) The applicant provided evidence of an agreement with Ace Parking (parking management company) for the required parking spaces; per the Committee, this is not sufficient—the City requires a “shared-parking” agreement between the applicant and the owner of the property on which the parking spaces are located; 3) The applicant was asked to consider redesigning the sidewalk seating to comply with the 8-foot “clear path” in the public-right-of-way (PROW); 4) Other open issues included the possible need for structural reinforcement on a building wall and the need for a coastal development permit.

Committee Action: 1) The Committee elected not to vote regarding the project’s conformance/non-conformance with the PDO; 2) The Committee recommended that the applicant address the open issues, including the need for a “shared parking” agreement, and continue with the community review process by submitting the project to the DPR Committee.

4. Recommendations to DPR Committee

A.

Project Name: Herschel Lofts

Address: 7844 Herschel Avenue

PN: 223788

PDO Zone: 1

Applicant: Herschel Lofts LLC

Agent: Di Donato Associates

City PM: Tim Daly

Date of App Notice: (submitted to City on 10-26-10)

Scope of Work: Remodel of an existing 6072 sf building with a second floor addition of 737 sf and 2038 sf remodel. Proposed use of 3168 sf retail at the first floor and three residential units on the second floor. New rear building (5091 sf) to be constructed, includes three residential units. Both structures are two stories total. The final proposed project will contain 3168 sf retail space and six for-sale condominium units.

Sections of PDO that apply: 159.0101, 159.0102, 159.0103, 159.0110, 159.0111, 159.0201, 159.0202, 159.0204, 159.0205, 159.0207, 159.0301, 159.0302, 159.0306, 159.0307, 159.0308, 159.0309, 159.0403, 159.0404, 159.0405, 159.0406, 159.0407, 159.0408, 159.0909

Committee Discussion: The applicant updated the Committee regarding the proposed project's full compliance with the PDO and the Land-Use Code.

Committee Action: The Committee found the project in conformance with the PDOc, 7-0-0.

5. PDO Compliance and Means to Promote Enforcement.

Committee Discussion:

- PDO compliance in La Jolla is a growing problem.
- The number of A-frame signs in the Village is escalating.
- The instances of inappropriate signage are also increasing.
- City code-enforcement is virtually non-existent and the City appears inconsistent in applying the land-use/PDO rules in La Jolla.
- PDO compliance will be discussed further at June PDO Committee meeting.

6. Information Only

A.

None

Chair declared the Meeting adjourned at 6PM.