

La Jolla Planned District Ordinance Committee

Chair: Ione R. Stiegler, FAIA

AGENDA – MONDAY, February 12, 2012

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

UNAPPROVED MINUTES OF THE LA JOLLA PLANNED DISTRICT ORDINANCE COMMITTEE February 13, 2012

Present: Stiegler, Fitzgerald, Gabsch, Parker, Marengo, Berwin, Dershowitz, Little. Members of the public also present: Phyllis Minick, Stephen Bull, Lou Mitchell, Syreeta Hill, Steve Laub, Dave Schwab.

A quorum being present, Chair Stiegler called the meeting to order at 4:05PM. Committee Secretary Rasmussen being absent, the Chair appointed Fitzgerald as Acting Secretary for the Meeting.

1. **Public Comment** – Issues not on today’s agenda (2 minutes maximum.)

There were no public comments on non-Agenda items.

2. **Review and approve November 2011 and January 2012 Minutes:**

- Motion to approve November 2011 Minutes (Dershowitz/Berwin): 5-0-0.

- Motion to approve January 2012 Minutes (Morengo/Parker): 6-0-0.

Note: The Chair modified the Agenda to defer **Chair Report/Board Discussion** until after the applicant presentations.

3. **Recommendations to CPA**

A.

Project Name: Gillispie School Exterior identification Sign

Address: 7380 Girard Ave, La Jolla, CA92037

Project Number:

PDO Zone:

Applicant: Gillispie School; applicant’s representative presented project.

Agent: Graphic Solutions dba Fabrication Arts

City Project Manager:

Date of App Notice: January 26, 2012

Scope of Work: Upgrade of existing identification sign. Applicant indicated that the school name in 12” high letters will be mounted on top of the current wall; new lettering color will be the same as current signage.

Motion that proposed signage conforms to the PDO (Gabsch/Morengo): 8-0-0.

B.

Project Name: Tapfeaver Studios

Address: 5628 La Jolla Blvd

PN - ?

PDO Zone - LJPDO -4

Applicant: Larisa Hall

Agent: N/A

City PM - N/A

NEXT MEETING – MONDAY, MARCH 12, 2012

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 R. STIEGLER, FAIA, CHAIR, 858-456-8555 OR
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

AGENDA – MONDAY, January 9, 2012 (continued)

Date of App Notice N/A

Scope of Work: Signage - 21 x 2 = 42 square feet allowed for wall mounted signage. Existing sign 32 square feet . New signage if a continuous box is drawn around the words can be no more than 10 square feet. The wording will stretch 16 feet long x 5 inches tall.

Motion that proposed signage conforms to the PDO (Gabsch/Berwin): 8-0-0.

4. Recommendations to DPR Committee

A. None

Project Name: Coast Blvd. Walk at Children's Pool

Address: Same

Project Number: N/A

PDO Zone: LJPD-5

Applicant: Phyllis Minick

Agent: N/A

City Project Manager: N/A

Date of App Notice: N/A

- **Scope of Work:**
- Pedestrian flow: provide a main walkway and secondary walkways, focusing on walkers and runners instead of groups.
- Seating: Construct double-seat walls similar to the existing turnouts above Shell Beach and Seal Rock to the north.
- Seat wall location: Move walls inland to limit the amount of code-required guardrail and construct least obstructive guardrail possible using consistent detailing - include lean rail.
- Trees: provide shade trees to soften lifeguard tower without obstructing ocean views.
- Gazebo (belvedere): Repair roof to include bird deterrents and enlarge surrounding walkway. Reduce or eliminate planting areas on top of the bluff in favor of increased walkway widths.
- Art: Add discrete interpretive/historical/educational signage near or on lifeguard station.
- Bluffs: Cover exposed areas of bluffs with erosion-controlling, ground-squirrel resistant, native plants.
- Vendor tables: restrict to a single location and regulate associated clutter, signs, safety and access.
- Extend landscape treatment like that recently installed at Casa de Manana across street to site and improve pedestrian connections to cross street.

Note: Applicant indicated that: 1) This proposed project has received substantial public input; 2) That elements of this proposal are being coordinated with the planned new lifeguard facility at Children's Pool; 3) That a possible public art element for the Coast Walk project will be handled as a separate proposal; 4) Project funding is an open issue.

Motion that the PDO Committee supports this project (Morengo/Little): 8-0-0.

5. Information Only

A.

Project Name: Chase Bank La Jolla & Forward

Address: 5605 La Jolla Blvd

Project Number: N/A (not yet submitted)

PDO Zone: LJPD-4

Applicant: Chase Bank

Agent: Steve Laub – Land Solutions, Inc.

City Project Manager: N/A (not yet submitted)

Date of App Notice: N/A (not yet submitted)

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AGENDA – MONDAY, January 9, 2012 (continued)

Scope of Work: This request is for an informational item to receive comments on the applicant's proposed Neighborhood Use Permit for a Previously Conforming Use that has been discontinued for more than 2 years. The building was originally built as and occupied by Security Pacific Bank in 1976. The Chase proposal would not conform to the existing PDO requirement that "office" uses (including banks) may not exceed 50% of the ground floor. Chase proposes that 100% would be used as a bank.

The Applicant attached a copy of the City response to their Preliminary Review application. They would be pursuing Option #2 as suggested in Issue #6.

Committee comments/issues:

- Applicant complimented for quality of their presentation and their familiarity with the PDO requirements.
- In final proposal, the Committee recommended that the Applicant address the following issues: customer parking requirements (a bank is an intensification of use versus retail); employee parking; noise from customers using ATM's; signage, colors, façade.

6. Chair Report / Board Discussion

- a. Review and Approve Draft Letter for CPA regarding the role of the PDO committee in the city review process. (Fitzgerald)
 - Fitzgerald will draft letter for the CPA requesting that all relevant projects be forwarded by the City for community review and referencing the project at Prospect/Ivanhoe as an example of a project with many issues that received no community review.
- b. Issues regarding PDO compliance and means to promote enforcement.
 - Committee noted confusion created for applicants and community reviewers by the City maintaining two non-identical versions of the PDO—one version on-line and the other in print.

The Chair adjourned the Meeting at 5:15PM.

The next regularly-scheduled meeting of the PDO Committee is March 12, 2012 at 4PM at the La Jolla Rec Center.

Respectfully submitted,

Jim Fitzgerald

Acting Secretary

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