

La Jolla Planned District Ordinance Committee

Chair: Ione R. Stiegler, FAIA

AGENDA – MONDAY, ~~March 12, 2012~~

4:00 PM, La Jolla Recreation Center, 615 Prospect Street, Room 1
**UNAPPROVED MINUTES OF THE LA JOLLA
PLANNED DISTRICT ORDINANCE COMMITTEE
May 14, 2012**

Present: Stiegler, Fitzgerald, Gabsch, Marengo, Little, Rasmussen, Berwin, Palmer, Dershowitz, Parker.

Also present: members of the public Aaron Clippinger, YMCA; Jennifer Kindl, Chase Bank, Steve Therriault, Chase signs; Robert Wright, Bast/Wright; Steve Laub, Chase; Syreeta Hall, Chase; Stephen Bull, Chase; Mary Soriano, LJTC; Janay Kruger, ICON Group; Adolfo Fastlicht, ICON; Robert Watson, Solage Hotels; Preston Ball, Cardio Barre consultant.

A quorum was established and Chairwoman Stiegler called the Meeting to order at 4:07PM. Note: The PDO Committee did not meet in April, 2012.

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

No comments from members of the general public.

2. **Chair Report / Board Discussion**

The Chair deferred the remainder of the Chair Report/Board Discussion until after the scheduled Project Review.

3. **Recommendations to CPA**

A.

Project Name: Chase Bank Neighborhood Use Permit

Address: 5605 La Jolla Blvd (Bird Rock)

Project Number: 277357

PDO Zone: LJP4-4

Applicant: Chase Bank

Agent: Steve Laub-Land Solutions

City Project Manager: Glenn Gargas

Date of App Notice: April 25, 2012

Scope of Work: Change of use from surf shop back to a bank (was Security Pacific Bank in 1970’s.

A “bank” is considered an office use; only 50% of FA of first floor can be used as office, unless there is a prior similar use (as here). Drive thru is being removed to gain 4 parking spaces. Required parking is 1.7 stalls per 1000sf, therefore only need 7 spaces; providing 12. 1 ADA stall required. Total sf is 3824. Entrances remain; glass at elevations remain; NW corner elevation will have a new exterior ATM; ATM to left of front entrance will have added windows for security. There will also be a card-accessible ATM at entry vestibule (total, 3, one at rear). Driveways to be reconstructed per ADA. Traffic analysis may not be required because use is similar to surf shop, when one was done. 517 trips per day for this use. Applicant working to secure offsite parking for employees (reserving lot for

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**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.

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customers per Bank policy). Existing pole lights to remain, with lighting shields. Exterior sconces to be added. BRCC solicited public comment; none negative; BRCC Board no negative comments.

Motion: Marengo/Fitzgerald—To approve applicant’s NRP Application under prior nonconforming use; proposed use conforms to the PDO. 9-1-0 (Little opposes based on noncompleted traffic study).

5. B. (Information only item taken out of sequence for convenience of applicant Chase Bank)

Scope of Work: Chase (Bird Rock) proposes 3 illuminated wall signs, at North, West and logo on SW diagonal elevations, and nonilluminated signs above each entry (west and east). The 2 walkup ATM’s will have 5” illuminates signs. Total sign area 90sf + 9sf surrounds = 99sf; 20 sf nonilluminated signs = 120 sf total. Street frontage is 92 lf; all signs are flat so 2 sf/1 lf frontage is allowed; signage dimensions are allowed under PDO.

B.

Project Name: Cardio Barre

Address: 7580 Fay Ave.

Project Number: not assigned yet

PDO Zone: LJP

Applicant: Gabriel Jabran

Agent: Preston Ball

City Project Manager: not assigned yet

Date of App Notice: n/a

Scope of Work: This is an exercise studio premised on ballet (use of a barre) located where LJ Fitness was on Fay Ave. Applicant proposes new signage not to exceed 20 sf, backlit raised 17” letters producing a “halo” effect. Street frontage is 42 lf (submitted documents state 37 lf).

Motion: Marengo/Berwin—Proposed signage conforms to the PDO. 10-0-0. The chair commented there should be no A-Frame signs; no flags, etc that are prohibited.

C.

Project Name: YMCA (Firehouse)

Address: 7877 Herschel Ave

Project Number: n/a

PDO Zone: n/a

Applicant: Integrated Sign Associates

Agent: Aaron Clippinger

City Project Manager: n/a

Date of App Notice: n/a

Scope of Work: Remove prior graphic signs rebranding facility per YMCA’s National Guidelines. Frontage is 18 lf in rear, 12 lf on side, 49 on Herschel. Proposed signs are under 1:1 ratio allowed.

Motion: Marengo/Fitzgerald—Proposed signage conforms to the PDO. 10-0-0.

D.

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Project Name: Awning for Bast/Wright Interiors

Address: 7440 Girard Ave

Project Number: n/a

PDO Zone: LJP

Applicant: Robert Wright, President Bast/Wright Interiors

City Project Manger: n/a

Date of App Notice: May 9, 2012

Scope of Work: To install an awning on the second floor office (above former La Jolla Music) similar to adjacent 24 ½' awning, with company name on front vertical surface in 6" letters; 6 sf total.

Motion: Fitzgerald/Little—Proposed signage conforms to the PDO. 10-0-0. The applicant was advised to come to the PDO Committee when an awning color is chosen.

4. Recommendations to DPR Committee

None

5. Information Only

A.

Project Name/address: 1020 Prospect Street

Applicant: Adolfo Fashlicht-Kurian, ICON Group

This is a proposal to change use of office building to a hotel; action applicant indicates is required would be to change maximum hotel rooms (200) in PDO Zone 1 to allow 60 more (proposed for this project on 3 floors. Restaurant would be built at and below sidewalk grade in place of parking porte cochere. The building is pre-coastal zone nonconforming. Pool and outdoor amenities would be built on west side. Bar on roof within existing HVAC façade, with deck. It was not known at hearing how many hotel units are currently within this zone, but applicant indicates it exceeds 200. The PDO requires a Special Use Permit for each hotel: findings that might support a variance (suggested by Fitzgerald) are sufficient parking (yes), traffic impact (less than office building), height (remaining). Applicant questioned whether more parking to accommodate the restaurant is required (indicates there is sufficient with 98). There are no shared parking agreements in place in this garage. Window glazing and precast concrete surroundings will be proposed to be upgraded and changed in appearance (a preliminary rendering was presented). Gabsch suggested that if this requires a PDO change to allow more hotel units, that applicant assist in changing other PDO sections per community approvals stalled at the City, which would require this proposal to be submitted to the Coastal Commission (whereas a variance may not). Other PDO Committee members commented this could be a positive change for the community.

2. Board Discussion (postponed from above)

The March Minutes were approved as submitted Marengo/Fitzgerald 6-0-4.

CPA Chair Tony Cristafi indicated there has been no action taken by the City on the PDO Chair's letter clarifying the role of the PDO Committee.

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There was a discussion on inaccurate newspaper reporting on re-using existing nonconforming sign structures (Starbucks). Parker indicated there are time limits on using such nonconforming structures (where a new sign is put within an old space. Marengo suggested this should be dealt with on a case-by-case basis.

The meeting was adjourned within the time limits of LJRC.

Respectfully submitted,

Glen Rasmussen
PDO Committee Secretary

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