

La Jolla Planned District Ordinance Committee

Chair: Ione R. Stiegler, FAIA

AGENDA

4:00 PM, La Jolla Recreation Center, 615 Prospect Street, Room 1 UNAPPROVED MINUTES OF THE LA JOLLA PLANNED DISTRICT ORDINANCE COMMITTEE July 9, 2012

Present: Stiegler, Fitzgerald, Gabsch, Marengo, Rasmussen, Dershowitz; Parker. Members of the public are also present.

Item 1: Public Comment. None.

Item 2: Chair Report. None.

- a. The Minutes from June were approved 4-0-2.
- b. No discussion on PDO Compliance letter.
- c. No discussion about remodelers contacting PDO. Puesto doors to be investigated.

Item 3: SPOT Kids Sign 7632 Herschel Ave. (action item; Project # n/a)

The sign for approval protrudes slightly above the parapet; normally signs are not allowed to protrude above roofline but in this case, the roofline has both a parapet and a gable that is higher. Also, the allowable sign square footage (this is less) cannot fit on the parapet above the front door; there is a trellis that obscures the roofline area above the front door. If the average roof height is considered, this sign is below that. Also, a fence exists behind the sidewalk, not in the public right of way. Applicant is requested to return to PDO Committee on the fence issue because that was not on the agenda.

Rasmussen/Gabsch Motion Approved 7-0-0: This sign substantially conforms to the PDO.

Item 4: Bird Rock Mixed Use 5702 La Jolla Blvd. (action item; Project # 259362)

CA Marengo of Marengo Morton Architects presented for consideration The Bird Rock Mixed Use Project. This was formerly the "Bird Rock Station" project at the old Peterson Chevron site. The current project includes no subterranean parking or 3d stories. The 2d floor is 10 units (that will become condominiums; 6 are 2 bedroom) of residential space totaling 10,759 sf. There are balconies. 26 parking spaces (12 tandem and 2 single spaces; the tandem spaces to be used by the retail lessees will have the inside space assigned to employees) assigned per the code requirements to either the residential use or the retail (24 + 1 ADA are required). Trash area is in the rear not a thru alley. Resident's storage overhangs the parking area somewhat, are of low height accessed by pull-down ladders. A truck cannot fit past the overhang. There is parking for motorcycles and bicycles available; applicant will provide. The main commercial anchor tenant faces the roundabout—too small for a grocery, which would require more parking. Retail ceiling heights are 14'. The roof has hidden solar panels. There is vegetation at the rooflines to provide privacy at balconies and hide the solar panels. Applicant will add more vegetation at balcony decks and grasscrete in the alley. The footprint was reduced to accommodate landscape

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requirements (the 15, 172 sf lot requires about 3800 sf of landscape, per the PDO. The City is requesting a new VAP from Chevron; applicant does not understand why this is, because there is no underground parking.

After discussion, the following Motion by Fitzgerald/Dershowitz passed 6-0-1(D. Marengo recusing):

That the proposed Bird Rock Mixed Use project #259362 conforms with the La Jolla Planned District Ordinance. Balcony rail planters and grasscrete in the alley dedication area are recommended.

The meeting adjourned at about 5 PM.

Respectfully submitted,

Glen Rasmussen
PDO Committee Secretary