

**UNAPPROVED MINUTES OF THE LA JOLLA
PLANNED DISTRICT ORDINANCE COMMITTEE
November 12, 2012**

Committee members present: Stiegler, Fitzgerald, Marengo, Palmer, Van Galder, Dershowitz, Clifford.

Chair Stiegler called the meeting to order at 4:05PM.

1. **Public Comment** – Issues not on today’s agenda (2 minutes maximum.) No public comment.
2. **Chair Report / Board Discussion**

Note: Chair Report and Board Discussion were deferred until after Project and Information Agenda items heard.

 - a. Review and Approve September Minutes
Motion to approve: Van Galder/Fitzgerald: 6-0-1
 - b. Letter sent by CPA regarding the role of the PDO committee in the city review process. (Fitzgerald)
No update/discussion.
 - c. Issues regarding PDO compliance and means to promote enforcement.
Discussion: PDO Committee is not authorized to enforce PDO; that is the role of City Code Enforcement.
3. **Recommendations to CPA**

A.
Project Name: Ohana Cafe
Address: 456 Pearl St
Project Number: 285370
PDO Zone:LJPD-4
Applicant: Becky Kuba and Larry Chou
Agent: Roger Clark
City Project Manager: Tamara Adams
Date of App Notice: 9/4/2012
Scope of Work: Planning on opening a cafe roughly 1120 sq ft in size.
Modifications include a small kitchen and customer area, interior renovations, and new sectional door. Existing bathroom to remain. Note noted by applicant but noticed for pending discussion: Signage and façade improvements.

Notes from September Meeting:

 - Presentation of current improvements. The committee offered advice that the façade improvements, as represented conformed to the PDO, except for the palm-frond fringe. Committee expressed concern regarding the fire safety of restaurant occupants and advised the applicant to have the City review the palm-frond fringe for compliance with fire regulations.. A potential sign area was presented. The sign could

not be reviewed for conformance with the PDO. Requested owner to present the actual design at the next meeting.

- Separate from the applicant's presentation, the Committee discussed the significant concern that this project once again represents the DSD's ongoing interpretation that an intensification of use is approvable in a commercial mall with significantly reduced parking requirements and without a hearing before the LJPDO.

Motion: No motion; applicant asked to return next month

Committee November action: No action. This item was placed on the PDO Agenda for November by the Chair to allow the applicant the opportunity to make a follow-up presentation to the Committee (see comment above). The applicant elected not to present to the Committee.

B.

Project Name: 7720-7728 Fay Ave.

Address: 7720-7728 Fay Ave.

Project Number: TBD

PDO Zone: LJPDO-3

Agent: Ariadne Ferretti, Island Architects

City Project Manager: TBD

Date of App Notice: TBD

Scope of Work: Façade Renovation

Discussion: Façade pillars, stone, stucco are unchanged. There is no increase in building square footage; no additional parking required because usage continues as retail; landscaping remains "as is." Applicant will return later with signage plan.

Motion: Proposed façade renovation complies with the PDO: Marengo/Fitzgerald: 7-0-0.

B.

Project Name: La Jolla Village Information Center

Address: 1162 Prospect Street, La Jolla

Project Number: n/a

PDO Zone: 1

Applicant: La Jolla Village Merchants Association

Agent: TBD

City Project Manager: TBD

Date of App Notice: N/A

Scope of Work: (Sample Description: Review signage for LJPDO code compliance in LJPDO zone? Existing storefront measures x linear feet and the proposed signage measures wxhxd with a square footage of x. The project will also be presenting proposed colors and materials.)

The location at 1162 Prospect, storefront is 30', and current sign space is 22"h x 24' long. As of the date of this request the sign design is currently being completed and a RFQ has been issued. The chosen sign company will present the drawings and details at the PDO meeting

for La Jolla Village Merchants Association in November. This is a fast track project in hopes to have the sign up by 1/1/13 for the opening of the new La Jolla Village Information Center.

Motion: The proposed signage complies with the PDO: Fitzgerald/Dershowitz: 7-0-0.

4. Recommendations to DPR Committee

A.

Project Name: Girard mixed-use

Address: 7610 Girard Avenue San Diego, CA 92037

Project Number: PTS#274439

PDO Zone: La Jolla Community Planned District 1, zone 1

Applicant: Ashley Prikosovits

Agent: Ashley Prikosovits, PQ Design Studio

City Project Manager: John Fischer

Date of App Notice: 10-18-2012, Initially submittal- 03-06-2012

Scope of Work: New Construction of 8 residential units with commercial space of 5,125 sq. ft. Currently undergoing a Coastal Development Permit and Map Wavier process.

Discussion: Applicant indicated that the project is a 3-story structure, that the residential units will range in size from 1400-2600 sq. ft, that 26 parking spaces (commercial and residential) will be provided, and that the landscaping will exceed the required 25% coverage. Committee expressed concern that the PDO does not allow a 3-story project in this section of Zone 1.

Although the project's design and aesthetic conforms to the PDO, the Committee's interpretation of the PDO regarding whether a 3-story structure is allowed on this site is in conflict with the City's initial interpretation on this matter to the applicant. As a result, the Committee made the following motion:

Motion: Move this project to the DPR Committee without a recommendation to allow the DPR Committee to review the 3-story compliance issue. Marengo/Clifford: 7-0-0.

5. Information Only

Project Name: Ivanhoe Office Remodel

Address: 7835 Ivanhoe

Project Number: 295265

PDO Zone: Zone 2

Applicant: Amy & Horacio Valeiras

Agent: LPA

City Project Manager: N/A

Date of App Notice: 11/5/12

Scope of Work: Remodel of 3,000 s.f. 2-story office building constructed in 1981. Review proposed front and rear façade remodels for compliance with LJPDO. Existing exterior walls, openings and building height will be maintained with the redesign. Signage is limited to the address numbers and is approximately 12"H x 30"W x 2"D. The project will also be presenting proposed colors and materials.

Discussion: Project will retain the existing use (office), building footprint, and exterior walls. The doors and windows will be changed. The Committee suggested using off-white and earth tones for the exterior siding to conform to the PDO. Existing driveway to parking area will be maintained but parking spaces will be enlarged—and still meet PDO parking requirements.

Chair adjourned meeting at 6PM.

Respectfully Submitted,

Anna Palmer, Secretary.