

# UNAPPROVED MINUTES OF THE LA JOLLA PLANNED DISTRICT ORDINANCE COMMITTEE

April 8, 2013

Committee members **present:** Fitzgerald, Gabsch, Marengo, Palmer, Little, Dershowitz and Clifford.

**Chair Stiegler called the meeting to order at 4:04PM.**

1. **Public Comment** – Issues not on today’s agenda (2 minutes maximum.) None
2. **Chair Report / Board Discussion**
  - a. Review and Approve February Minutes: Motion to Approve: Fitzgerald/Orrin 6/0/2
  - b. Letter sent by CPA regarding the role of the PDO committee in the city review process. (Fitzgerald)
    - Issues regarding PDO compliance and means to promote enforcement. Chris Larson of the City of San Diego Development Services Department participated in a discussion of the role of the PDO Committee in the community review process. Mr. Larson indicated that the City does not require the PDO Committee to approve any project that has been given a building permit, and the city cannot force anyone to present to the PDO Committee. Discussion addressed “intensification of use” and questions related to increased parking requirements. Specifically for the project at 1205 Prospect Street, why did the restaurant, which replaced a retail establishment, not have to provide the additional parking as required by the PDO/Land-Use Code. Answer from Development Services: The building in question is classified as “mixed use”, and as a result, the higher parking requirements associated with the more intensive use ( restaurant versus retail) were not required.
    - La Jolla PDO Committee has little /no visibility to new building permits, Chris Larson suggested that if La Jolla wishes notification, they could request this from Development Services like the Golden Hill’s Planning Group has done.
    - Community Committee encouraged Development Services to remain vigilant in ensuring all projects needing community review are sent into the community review process.

### **3. Recommendations to CPA**

A. Project Name: Tree Removal - 7850 Ivanhoe Street  
Address: 7850 Ivanhoe Street  
Project Number: n/a  
PDO Zone: Zone 5 La Jolla PDO  
Applicant: TBD  
Agent: Chris DeGregorio, Marengo Morton Architects, Inc.  
City Project Manager: n/a  
Date of App Notice: n/a

Scope of work: Removal of a tree located at 7850 Ivanhoe Street that that has caused damage to the sidewalk and continues to do so. Streets Division asked the proposed removal be run by the community as it runs into the public right of way. It is one of the large eucalyptus and they are proposing a podocarpus.

Discussion: The tree has a Heritage tag and is part of the Urban forest. The Committee expressed concern about the safety issues related to the tree roots intruding into the public right of way.

**Motion: To recommend removal of the tree: Fitzgerald/Clifford 5/2/0**

**B.** Project Name: Goodwill  
Address: 7631 Girard Avenue, La Jolla, CA  
Project Number:  
PDO Zone:  
Applicant: Aaron Clippinger 619-843-9989  
Agent: Aaron Clippinger  
City Project Manager: N/A  
Date of App Notice: N/A

Scope of Work: See attached. Awning re-cover for an existing awning. The awning frame will not change. Only fabric.

**Motion: Proposed awning complies with the PDO: Gabsch/second: Little Vote 7/0/0**

#### **4. Recommendations to DPR Committee**

**A.** Project Name: Hope Residence Variance  
Address: 8001 Ocean Street (Lane)  
Project Number: 289049  
PDO Zone: Zone 5 La Jolla PDO  
Applicant: Judith Richards- Hope  
Agent: Ron Despojado, Ron Despojado Architect  
City Project Manager: William Zounes  
Date of App Notice: October 29, 2012

Scope of Work: The subject property is 1 of 4 free-standing condominium units with its addresses on Ocean Street (sometimes referred to as Ocean LANE) accessible off Coast Boulevard South. The variance application requests a deviation from the current front, side, and street side yard setbacks for a 250 square foot second story addition with a 35 square foot deck.

- The front yard setback is currently 15'. The current residence extends over the front property line and protrudes approximately 2'-6" into the street right-of-way. We are requesting a 0' setback where 15' is required.
- The side yard setback is 4'. The existing residence observes a 3' setback. We are requesting to maintain the current 3' setback where 4' is required.
- The street side yard setback has a standard dimension of 10' and a minimum dimension of 7'. The existing residence observes a 3' setback. We are requesting to maintain the current 3' setback where 10' and 7' are required.

- The current eave projection is limited to a minimum of 2'-6" away from the property lines. We are requesting a maximum projection into the setbacks, which would observe a 1' setback away from the property line.
- The current Street Frontage setback is 16' measured from the face of curb. We are requesting a 13' setback from face of curb.
- Current development standards require 150 sq. ft. of private open space per unit. Current lot coverage does not allow as such, therefore our design proposes a 35 sq. ft. second floor balcony to satisfy this requirement.

Within the same property, the unit at address 8007 Ocean had been granted a variance that allowed vertical expansion observing a side yard setback of 3'-1", a street side yard setback of 3'-1", a rear yard setback of 3'-1" where 15' is required, and an eave projection setback of 1'. Applicant was asked to return to discuss his position on the written variance.

**Action: None-Applicant did not make return presentation to the PDO Committee.**

**B. Project Name:** Starbucks Torrey Pines  
**Address:** 1055 Torrey Pines Road  
**Project Number:** 310878  
**PDO Zone:** La Jolla Community Plan  
**Applicant:** Starbucks  
**Agent:** Elizabeth Valerio  
**City Project Manager:** Jeanette Temple  
**Date of App Notice:** 1/31/13

**From LJPDO Minutes March 2012:**

**“Scope of Work:** Change of use from Bank to restaurant (taking 1625 sq.ft. portion of the bank to convert into Starbucks). Sufficient parking on site. Exterior design change including adding 1099 sq.ft. outdoor patio. Location and placement of dumpster, façade colors and signage.

- Committee discussion with applicant included: 1) the adequacy of proposed on-site parking with project’s intensification of use (from bank to restaurant); 2) PDO compliance of proposed signage with and without a pylon sign (use of pylon sign affects amount/square footage of allowable signage on the building itself); 3) PDO compliance of proposed exterior materials and colors.
- Committee action: None. Applicant will return to PDO Committee with finalized project.”

**Current Application is described as:**

Coastal Development Permit and Site Development Permit for outdoor seating of approximately 1,099 square feet, for and existing Starbucks in an existing commercial building at 1055 Torrey Pines Road in Zone 2 of LJPDO within the La Jolla Community Plan, coastal overlay (non-appealable), Coastal Ht. Limit, Transit Area in Council District 1. The proposed seating area requires a CDP for intensification of use (additional parking required) and a Site Development Permit (development in the PDO that requires a CDP). Section 142.0530(b) requires outdoor seating areas to be included for parking requirements.

The permit request is under “mixed use” to include the space of Chipolte & Starbucks, for outdoor seating. The applicant is required to provide 23 parking spaces, has provided 36, will be adding additional landscaping. No new signage to present with this permit is being requested.

**Motion: Proposed parking and landscaping conform to the PDO: Fitzgerald/ Little Vote 7/0/0**

## 5. Information Only

A. Project Name: "Sur la Table"

Project Address: 7643-45 Girard Avenue

Project Number: TBD

PDO Zone: LJPD-1

Applicant: Howard Greenberg, Trilogy Real Estate Management, Inc.

Agent: Andrew Benton, Alcorn & Benton Architects

City Project Manager: TBD

Date of App Notice: TBD

Scope of Work: This is a courtesy presentation for the proposed tenant improvement and upgrade of the existing building at 7643-45 Girard. The project is a commercial tenant improvement combining the two existing retail spaces into a single space of 6,577 square feet of retail, cooking classroom area, and accessory spaces (restrooms, warewash, storage, hall and office). The existing footprint and height of the building will *not* be altered. The appearance of the storefront will be enhanced, which will include the removal and redesign of the awning and signage.

Sur la Table is a retailer of utensils, countertop kitchen equipment and sealed packaged food aimed at the residential sales market. General cookware, appliances and utensils shall be stored, demonstrated and sold at this store location. Tasting, appliance and kitchen demonstrations shall be performed at this location.

## B. PDO - April 8, 2013 Meeting

Project Name: "La Plaza"

Project Address: 7863 Girard Avenue

Project Number: 315006

PDO Zone: Zone 5 La Jolla PDO

Applicant: Jon Williams, Davlyn Investments

Agent: Jim Alcorn, Alcorn & Benton Architects

City Project Manager: n/a

Date of App Notice: n/a

Scope of Work: This is a courtesy presentation for the proposed renovation and upgrade of the existing building where Panera Bread Company is currently located. This will be a Process 1 Administrative Permit. In attempt to create a better connection to the street portions of the building will be removed to create Paseos to allow pedestrians to freely walk into the property. Sidewalks may also be upgraded with new materials per San Diego standards to encourage pedestrians to walk into the property and these materials will be extended to the street. The Paseos reduce the leasable area of the existing building from 32,580 square feet to 28,439 square feet (4,141 square foot difference). Also, to help create a better connection to the street, new doors will be added to the storefronts on Girard Avenue and Wall Street at ground level. To upgrade the building for accessibility, a new 30' elevator/clock tower will be built on Girard Avenue. The majority of the building will remain white plaster with window storefronts. Additionally, wrought iron railing, wooden trellises, painted tile, and stone (or porcelain) pavers will be used.

Reduction of 2000sq", 59 parking spaces are required, provision of 113 space, includes a 30' Tower.

C. Project Name: "Girard Village Collection"

Project Address: 7438-7470 Girard Avenue

Project Number: TBD

PDO Zone: LJPD-1

Applicant: Charles Zohoury, La Jolla Pearl Plaza, LP

Agent: Jim Alcorn, Alcorn & Benton Architects

City Project Manager: TBD

Date of App Notice: TBD

Scope of Work: This is a courtesy presentation for the proposed renovation and upgrade of the existing buildings at 7438 to 7470 Girard. The goal is to present a more unified and refined appearance to the buildings and to create permeable portions of the façade that encourage and extend street activity along this portion of Girard. On the ground floor, four new open-air café seating areas will be created from within the existing building footprint. New awnings will be added and tile will be removed and replaced with stone facing along the lower portions of the facade. A new trellis will provide shade along the façade. Storefront windows and doors will also be upgraded. The walls of the passageway between the two buildings will be upgraded by creating a colonnade with trellises and planting.

For the second story, we propose to add new shutters, low rooftop balconies, railings and trellises. Within 7470 Girard, the existing offices on the second floor in the back are to be converted to four (4) studio apartments, approx. 600 square feet each. A deck that faces Drury Lane on the rear façade will be added, accessible from the units' shared hallway and stairway. Open exterior stairways will be brought up to code. The Drury Lane façade also proposes new awnings and balconies. An existing single-story portion of the 7438 building along Drury Lane will have a new saw-tooth sky-lit roof.

Respectfully submitted,

Anna Palmer