

La Jolla Planned District Ordinance Committee
Chair: Ione R. Stiegler, FAIA

DRAFT Minutes – MONDAY, July 14, 2014
4:00 PM, La Jolla Recreation Center, 615 Prospect Street, Room 1

Present: Stiegler, Marengo, Parker, Ovanessoff, Fitzgerald, Dershowitz, Chow

Visitors: Fortune, Little, Bennett, Lubezly, Hauer, Schwad, Wellman, Steele

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

Mr. David Little discussed his concern about insufficient commercial parking on a building complex on Turquoise Street. He had interviewed several of the commercial tenants in the project who indicated that there was no parking set aside for them and they rely on off street parking. Mr. Little further indicated that per the “plans” commercial parking was indeed designated and provided, however, upon visiting the project it was evident that the parking spaces indicated on the “plan” were behind gates and not accessible to the tenants. He believes the City made a mistake in granting the owners a permit and was further concerned that this type of errors could happen in La Jolla. The committee continued discussion on this subject and concerns were expressed that this type of error could appear in the La Jolla jurisdiction. The chair asked for a show of hands to indicate whether this subject should be included in next month’s agenda for further discussion. Results: 4 in favor and 2 opposed. It is therefore decided to have an item on next month’s agenda to discuss this matter in detail.

2. **Chair Report / Board Discussion**

- a. Review and Approve May Minutes- Motion for approval: Fitzgerald, Second: Dershowitz. Passed (6-0-0) Passes
- b. Issues regarding PDO compliance and means to promote enforcement.

- 1. Committee letter to DSD regarding concerns on approvals/enforcement of the community plan and zoning regulations.

A letter was not available for discussion at the meeting. However, reports on other measures for enforcement were contributed by community member Sheila Fortune from the LJVMA. She informed the committee that there were 9 new officers hired by City Code Enforcement to commence July 1. She and Claude-Anthony Marengo have been in, and will be continuing, discussions with Councilmember Lightner’s office.

3. **Recommendations to CPA**

Project Name: BOFFO Cinemas La Jolla. DBA as “The LOT”.

PTS# 348605

Project Location: 7611 Fay Ave. La Jolla Ca 92037.

Project Architect: SMS Architects / Alta Design

Applicant: Adolfo Fastlicht

Agent: Janay Kruger.

City Project Manager: Emmerson Zapata

Date of App Notice: Date on General Application 1/8/2014

Scope of Work: Tenant improvement remodel and addition of existing market to be converted into an upscale Dine-in Movie theater. Lot size: 41,413 SF , FAR Existing: 0.56 / Proposed 0.68,

Colors: Earth tones per LJPDO approved colors. Refer to Renderings . Existing split face block to remain as part of our 50% Coastal Exemption. Greenscape coverage with trained vines to cover per landscape drawings. Addition to be set back over 16’ on second level as per guideline, including all exterior materials. Signage: “The LOT” Signs to replace Jonathan’s signage, in same location. Sizing per LJPDO. See schematic drawings attached. Zone 3 of the LJPDO, Indoor theaters is a permitted use. Parking: Existing 110 spaces to remain. Per city code each space allows 3.3 theatre seats. Our proposed project includes 363 seats as per city code. Trash: Trash Area: enclosed 80 SF for 2 4.6 CY bins. Access: Fay Avenue surface parking and Underground garage parking.

NEXT MEETING – MONDAY, AUGUST 11, 2014

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
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Ione Stiegler recused herself for this presentation and the chair was assumed by Jim Fitzgerald.

Presentation: Project description, location, components, and design were presented in detail by Adolfo Fastlicht, assisted by Carlos Wellman, both from Boffo Cinemas. A brochure was distributed amongst the members. The scope of the project as described above was presented in detail. Project will not exceed the 30' height limit. Public comments/questions from Gail Forbes requested further clarification of the dark brown color that was proposed to be used. Presenter pointed out that the darker colors will be used for the trim and that the lighter colors will be used for the majority of the project. Landscape will be incorporated per City requirements. The sidewalk will be completely replaced and Sycamore trees will be planted along the sidewalk. Question was raised about the large mural located on a building adjacent to this project. Presenter informed the committee that the mural was not a part of this project and is actually located on a different property. However, owners of the project had contacted the owners of the mural and it was mutually decided that the mural will be taken down during construction and installed after completion of the construction. Hours of operation is tentatively scheduled to begin at 8:00 a.m. and the last showing to be around 11:00 P.M. There will be some midnight showings during the weekend.

Motion: To approve project as presented, Morengo, Second: Parker.

Discussion: Fitzgerald questioned the parking lot lighting. Presenter indicated that there would be path lighting and overhead lighting that will not be any brighter than the present lighting on the existing parking lot. Question was raised as to why the project was planting sycamore trees adjacent to the sidewalk and not palm trees as required by the PDO. Presenter indicated that they were complying with the City requirements who specifically required the sycamore trees. Comments from the public, Gail Forbes mentioned that the sycamore tree is the City approved tree for Fay Ave. Morengo suggested that the committee should request palm trees instead of the sycamore trees.

Motion modified by Morengo: Project is in conformance to the PDO except for sycamore trees that the City is requiring in the public right of way. The committee shall address the change from Sycamore trees to Palm trees directly with City officials.

Second: Parker. (6-0-0) Passes.

4. Recommendations to DPR Committee

A. Project Name: Georges Ocean View Terrace Expansion

Address: 1250 Prospect Street, La Jolla CA 92037

Project Number: 362807

PDO Zone: LJPD-1A

Applicant: Mark Steele

Agent: MW Steele Group Inc.

City Project Manager: John Fisher

Date of App Notice: Date on General Application 3/11/14

Scope of Work: This project proposes the expansion of the existing George's Ocean View Terrace to an adjacent existing roof. The proposal includes expanding the existing bar area, with additional bar and seating and improved waiting area.

Project was introduced by Mr. George Hauer and presented by Mark Steele. The reason for the expansion is to expand the waiting area for the upper level restaurant area of George's. The expansion will not increase sales. All City submittals have been completed with the City and all issues have been answered. The initial submittal included a building within the expansion, but upon re-submittal, the proposed building has been eliminated. No food shall be served in the expansion area. Basically, the current bar will be moved to the expansion area, leaving a larger space for the waiting area. The new area will have awnings and umbrellas. It was explained that per the ordinance, three (3) new additional parking spaces would be required for this expansion of 550 sq. ft. The height of the expansion was also discussed and Steele explained that there were several ways to determine the height. It was explained the new expansion would be less than 30'. Mr. Michael Hart, Valet Parking manager expressed that they do have more than the required additional 3 parking spaces available for this expansion. Discussion: Ione Steigler raised the issue that the 'Shared Parking Agreements' should be investigated as to make sure that the parking spaces are not 'double dipped'. In other words, 3 spaces are required, but how can the committee be assured that 3 new spaces are available and not the same 3 spaces that already have been spoken for other establishments. Gail Forbes from the public indicated that Georges is such an old establishment in La Jolla that they have been 'grandfathered' for non-compliance for parking requirements. Iona Steigler requested that the

committee needs to identify the source of the new parking spaces to show conformance with the PDO. Gail Forbes also expressed her concerns about the mechanical units atop the current roof that can be seen from the street and are indeed an eye sore. She requested that Steele/Hauer block the mechanical units. Mark Steele explained that the request was outside the scope of this project and could not address the issue at this time. Ione Stiegler also mentioned that although the proposed expansion is deemed to be under the 30' height limit, however, the umbrellas and awnings would exceed the height limit. Steele explained that umbrellas and awnings are considered to be temporary structures and therefore do not count towards the calculations for the height limit. George Hauer briefly explained that no matter how one looks at this expansion, it will not exceed the 30' limit as it is practically invisible from the street.

Motion: The expansion project is in conformance with the PDO, pending resolution of the shared parking agreement(s) with the City of San Diego.

Second: Joe Parker. 7-0-0 Passes.

5. Information Only

A. Project Name: Rehabilitation to historic Old Firehouse 13 (HRB site #164)

Address: 7877 Herschel Avenue

Project Number: N/A

PDO Zone: Zone 1

Applicant: La Jolla YMCA

Agent: F.H. "Trip" Bennett, III Architect (Bennett + Associates)

City Project Manager: N/A

Date of App Notice: N/A

Scope of Work: Limited exterior rehabilitation of exterior facade to re-claim original exterior appearance, as per the Secretary of the Interior's Standards. Small sidewalk Café area for serving protein drinks and limited health type of snacks. Proposed signage not yet developed but will comply with the Interior's Standards and LJPDO codes.

Mr. Trip Bennett described project. A color brochure of the project was distributed amongst the members. The property is designated as a historical building. In the 80's this building was renovated and the purpose of this discussion is that the owners would like to restore the buildings' character to its original condition before the renovations. Bennett expressed that there will be minor changes within the interior of the building, such as adding ADA showers. He further explained that there would be sidewalk seating in front of the building and that these seating areas will not be a café, rather it will only be used for general seating. Morengo suggested that the glass partitions/barriers in front of the sidewalk seating be removed to save in permit fees as well as diminish the "commercial" look of the area. Bennett agreed to inform the owners to remove the barriers. The name will be changed to "Shepherds Fire House YMCA" and Bennett informed the committee that someone would present the proposed new signage in the near future to the PDO Committee.

Meeting adjourned at 5:40