

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

DRAFT Minutes – MONDAY, August 11, 2014
4:00 PM, La Jolla Recreation Center, 615 Prospect Street, Room 1

Present: Stiegler, Ovanessoff, Van Galder, Fitzgerald, Pitrofsky, Dershowitz, Marengo

Visitors: Fortune, Davis, Vinjovich Le Barre, Bauer, Miller

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

Sally Miller expressed great concern about the increase and excess use of neon lights by business throughout La Jolla. It seems that the neon lights, both within and outside of the businesses has increased significantly and she wanted the PDO to be aware of this fact so that it would not increase any more. Motion by Fitzgerald to include in next PDO meeting an agenda item for the discussion of the use of neon lights within and outside of businesses in the PDO jurisdiction. Seconded by Marengo. Vote(7-0-0) Passes

Peggy Davis requested the PDO committee draft a letter to the City Development Services and express concern that many approved project that have an MND or EIR associated to them are not thoroughly researched and many do not comply with the community plan. Steigler explained in detail that the EIR and MND are not part of the PDO’s jurisdictions and further explained in detail the purpose and role of the PDO within the La Jolla community.

2. Chair Report / Board Discussion

a. Review and Approve July Minutes-Motion for approval: Fitzgerald, Seconded: Marengo , Vote (5-0-2) 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.

Sheila Fortune informed the Board that she and Claude Anthony have an appointment with Mayor Faulconer on 8/12/14 to discuss the enforcement of the Community Plan and zoning regulations. She further informed the Board that many other issues, including but not limited to, the murals and other drawings in La Jolla would be discussed with the Mayor. In addition, Fortune informed the Board that Duke Fernandez who heads the Neighborhood Compliance arm of the City will be coming to La Jolla in a couple of weeks along with Nine other officers to enforce the Rules and Regulations of the city and the PDO. They will be issuing citations to all these who are in violation. They will cover the La Jolla area block by block, although no specific block was mentioned. Violators will be cited for all violations including color, signage and unauthorized use of sidewalks. Discussion about the enforcement of sidewalk signage was pursued by the members. Fortune expressed how difficult it was to enforce such usage. She mentioned that the LVMA at one point considered requiring one type of chair, one type of table and one type of a sign that would be allowed to be used throughout the Village, very much like Little Italy. However, this idea and effort has not been finalized.

Marengo informed the Board that several years ago, the City would require all Process 1 applicants to present their projects to the PDO. City officials and plan checkers no longer enforce this requirement. Stiegler requested Fortune to request from the Mayor to instruct the correct officials to require all Process 1 applicants to present their projects to the PDO. This would allow the PDO to advise applicants on the regulations in a formal manner.

Stiegler expressed her gratitude to Fortune for all her efforts and hard work in this regard.

2. Review whether the parking assigned to the commercial portions of the developments on Turquoise Street, do not have access to commercial parking. Verify if so, then this locked gate in effect denies the zoning intent of required commercial parking and means that the development would have required a zoning variance from parking requirements. If this is confirmed, decide if the committee wants to draft a letter, to go on record, as objecting to this type of future development in La Jolla.

Stiegler informed the Board that she visited the subject project and was able to interview several of the tenants whether they had access to the parking spaces that were behind locked gates. Most of the tenants

NEXT MEETING – MONDAY, SEPTEMBER 8, 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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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.

expressed their unwillingness to pay extra for the parking spaces and others were unaware of the availability of the spaces. Steigler expressed her concern that mixed use developments do not provide adequate parking for commercial spaces. Whether the tenants should use the commercial parking spaces, owners or the customer of the businesses was discussed at length amongst the Board members. Marengo informed the Board that the Turquoise Street development was not in the Parking Impact Zone and she further questioned whether the subject projects were indeed Process 1 applications. It was decided that Steigler would further investigate which process the subject property had filed their original application and discussion of this subject would be concluded during the next PDO meeting.

3. Recommendations to CPA

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| a. Project Name: Coldwell Banker | Applicant: Coldwell Banker |
| Address: 848 Prospect | Agent: Integrated Sign Associates |
| Project Number: N/A | City Project Manager: |
| PDO Zone: La Jolla Planned District | Date of App Notice |
| Ordinance (La Jolla P.D.O.) | Scope of Work: Recover Three awnings. |

Project was presented by Integrated Sign Services. The presenter informed the Board that Coldwell Banker Real Estate had recently acquired the Middleton Real Estate Company and as such, the new owners would now like to change the awnings to reflect the acquisition. A color brochure, which included color, sizes and the location of the replacement awnings, was provided to the Board members. A sample of the fabric was also available. Motion by Fitzgerald to approve the replacement awnings and signage as they conformed to the La Jolla PDO. Seconded by Marengo. Discussion about the flags that were present earlier and those were not in compliance. Fitzgerald

Amended motion to “Approve the replacement awnings and new signage on condition that the protruding flags are removed.” Seconded by Marengo, Vote (7-0-0) Passes.

b. New Business:

Fitzgerald informed the Board about an incident that occurred during the last LJCPA meeting that was of grave concern to him. The incident involved the BOFO Cinemas that had previously presented their project to the PDO and subsequently won the Boards approval by a unanimous consent. This project was in turn placed on the LJCPA Consent Agenda. During their regular monthly meeting, this item was pulled by a Trustee of the LJCPA with no apparent reason given. Fitzgerald expressed his concern that this type of activity would undermine the PDO and further would cause other applicants to question the authority and effectiveness of the PDO and their decisions. Ovanessoff further confirmed these concerns. Stiegler then expressed her concern about the process by which the applicant had presented their project to the Board. She informed the Board that the BOFO Cinemas’ application was a Process 1 application and as such, the project should have been presented to the PDO committee as “an information only” basis. Steigler then requested that Fitzgerald assist in drafting a letter to the LJCPA, expressing our concern about the CPA meeting events as well as informing the LJCPA that the BOFO project was presented to them in error and that it was indeed a process 1 application and the matter should not have been voted upon, thus not needing to be on the consent Agenda.

4. Recommendations to DPR Committee

- a. None

5. Information Only

- a. None

Meeting adjourned 5:15