

**UNAPPROVED MINUTES OF THE LA JOLLA  
PLANNED DISTRICT ORDINANCE COMMITTEE**

**DRAFT MINUTES- MONDAY, April 13, 2015**

**4:00 PM, La Jolla Recreation Center, 615 Prospect Street, Room 1**

**Committee members present:** Ione Stiegler (chair) Ovanessoff, Fitzgerald, Dershowitz, Palmer, Parker, Marengo,

**Visitors:** Ed Comartin, Dave Little, Marcela Escobar-Eck, Sharon Wampler, Sue Wagener

**1. Public Comment – None**

**2. Chair Report / Board Discussion**

- a. March minutes to be reviewed in May
- b. Discussion of neon of lights inside & outside of business in PDO, item is being removed and is now closed.
- c. Parking assigned to the commercial portions of the Turquoise Street development: Discussion regarding the letter sent to the city 3-4 months prior, Ione has not had the chance to follow up with the city and their stance. The PDO discussed how the existing parking situation does not seem to meet the current zoning and required parking needs. David Little suggested that this be used as an example of “what we do not want” to occur in La Jolla, he feels that this is a blatant code violation and the suggested that the next letter to be sent should come from CPA rather than PDO.

**Recommendations to CPA**

- a. None

**3. Recommendations to PDO Committee**

- a. Project Name: 1111Prospect  
Address: 1111Prospect Street  
Project Number: PTS 403401  
PDO Zone: Zone 1  
Applicant: PHP Management ( Peter Wagener)  
Agent: Atlantis Group ( Marcela Escobar-Eck)  
City Project Manager: Morris Dye  
Date of App Notice: submitted 12/23/14  
Scope of Work: A Planned Development Permit ( Process 4) for a deviation to allow a maximum of 50% office floor area on the ground floor where the LJPDO Zone 1 sets a maximum of 25% office floor area on the ground floor. The project will still provide the required 75% street frontage as retail.

Currently the building has less than 50% retail and more than 25% office space.  
The group discussed the possibility of reconfiguring the presented floor plan, along with

**NEXT MEETING – MONDAY, MARCH 9, 2015**

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  
[istiegler@isarchitecture.com](mailto:istiegler@isarchitecture.com)**

*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.*

different possibilities for more retail store frontage with the office space located behind the retail.

Signage: As shown presents a problems, with the retail store fronts and commercial moniker.

Motion by Stiegler: The committee cannot make the findings that this proposal meets the PDO requirements. Seconded by Fitzgerald. Vote: 7/0/0 ( Motion Approved)

Follow: Motion by Stiegler: The PDO committee is willing to consider a condition where more than 25% of the ground floor is office use: while no more than 25% of the linear street frontage is non retail. Seconded by Fitzgerald. Vote 6/1/0

#### 4. Information Only

##### a. None

Meeting Adjourned at 5:30

Respectfully submitted,  
Anna Palmer, Acting Secretary.

#### **NEXT MEETING – MONDAY, MARCH 9, 2015**

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**  
**[istiegler@isarchitecture.com](mailto:istiegler@isarchitecture.com)**

*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.*