

**LA JOLLA SHORES PLANNED DISTRICT ORDINANCE
DECEMBER 2015 MINUTES**

Present: Stiegler, Ovanessoff, Van Galder, Fitzgerald, Pitrofsky, Dershowitz, Marengo, Underwood, Parker, Zimmerman.

Visitors: Sheila Fortune (LJVMA), Mark Steele, Francesca Bestetti, C.A. Marengo.

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

NONE

2. **Chair Report / Board Discussion**

- a. Review and Approve November Minutes
Underwood motion to approve/seconded by Fitzgerald.
Vote: 8-0-2. (Only those who attended last meeting were eligible to vote)
- b. Issues regarding PDO compliance and means to promote enforcement.
Discussion was made in regards to the sidewalk in front of the Wine Store on La Jolla Blvd., in Bird Rock. Further discussions about the colors of the LOT not being in conformance with the PDO.

3. **Recommendations to LJCPA Committee**

- a. **Project Name:** 1250 Prospect
Address: 1250 Prospect, La Jolla
Project Number: 435307
PDO Zone: 1A
Applicant: 1250 Prospect LC
Agent: Mark Steele
City Project Manager: none
Date of App Notice: deemed complete 07/22/2015

Scope of Work:

- There is no change in use and the existing building will not be increased in floor area or glass area.
- All setbacks and coverage will remain as existing.
- The building exterior will remain primarily stucco, but be re-painted from the current pink color to a light beige – this conforms to the PDO 150.C
- The building trim will be the same green color that is existing with occasional dark warm grey used with the handrails and other minor trim.
- Rooftop equipment screens will be installed as requested by the LJCPA during the George’s Ocean View Terrace permit review: PDO 159.0408 Mechanical Screening
- The awnings that currently extend across the sidewalk will be removed and permanent entrance covers and trellises will be installed but not over the sidewalk.
- The sidewalk will be returned to City standard and the non-conforming tile will be removed: PDO 159.0405 Streetscape Development Regulations/Encroachment Permits

This project was presented by Mark Steele and Francesca Bestetti, architects for the project. Steele expressed to the Committee that he had attempted to be placed on the PDO agenda as an information item and not as an action item. This was due to the fact that this project does not

entail any major changes to the subject building. There is no increase in square footage, or use of the building. Steel made the following points in regards to this project:

- Building was originally built in 1962, as a ‘modern building’ at that time, and during the years the façade and character has changed to a mixture of characters.
- The awnings will be removed.
- The sidewalk will be replaced.
- Some of the guard rails will be replaced with glass railings
- The copula will be removed.
- All mechanical equipment will be shielded with metal louver type fencing.
- One of the reasons for the renovation is to visually create three distinctive structures, with courtyards in between.
- A second ADA lift will be added to reduce the effort to get to the second floor.
- The building will be repainted with a beige color.
- A large color rendering of ‘before’ and ‘after’ was presented to the Committee. A smaller version of these rendering are attached to these minutes.

Stiegler pointed out that the City cycle comments indicated that this project is subject to the PDO regulations but that the City believes that no action is required by the PDO Committee on this project. Stiegler indicated that the City’s position regarding which projects shall be reviewed is an issue between the City staff and the PDO Committee. Steele then indicated that the City staff had checked all elements of this project against with the PDO regulations and found them to comply with the PDO.

Stiegler also expressed concern about the bulk and scale of the metal louver fencing that is going to be used to shield the mechanical equipment on the roof. Steele indicated that the applicant would consider painting them a ‘battleship’ gray color to soften/mitigate their visual impact.

Marengo motion/seconded by Fitzgerald: **“The project, as presented, does comply with the PDO.”**

Vote: 10-0-0. Passed unanimously.

- b. **Project Name:** Ashen Salon
- Address:** 6903 La Jolla Blvd
- Project Number:** no project number will be over the counter sign permit
- PDO Zone:** 4
- Applicant:** Courtney Resch
- Agent:** Deborah Marengo
- City Project Manager:** N/A
- Date of App Notice:** N/A

Scope of Work: The project is located in zone 4/sub district B of the PDO – the applicant wishes to affix exterior wall signage. The property is located on the corner of La Jolla Blvd. and Nautilus Street with store frontage on both streets. The store frontage on La Jolla Blvd. is 25 feet and the frontage on Nautilus Street is 64 feet. Each sign consists of 18.5 square feet which is under the allowable square footage. The proposed signage conforms to the LJPDO section 142.1290 (2) wall signs.

Committee member Deborah Marengo recused herself from the meeting for this item.

Deborah Marengo presented this project. Color rendering of the signage was presented to the Committee. Discussion about size, location, color and lighting followed.

Motion by Underwood/seconded by Pitrofsky: **“Project complies with PDO regulations as presented.”**

Vote: 9-0-0. Passed. (Marengo recused for this item)

4. Recommendations to DPR Committee

a. Project Name - Su Casa

Address - 6738 La Jolla Boulevard and 350 Playa Del Sur

APN - 351-382-16-00 and 351-382-11-00

PDO Zone - Zone 4 of the La Jolla Planned District

Applicant - Claude-Anthony Marengo

Agent - Claude-Anthony Marengo

City PM - Morris Dye

SCOPE: A Process 5 Public Right-of-Way (PROW) Vacation, Planned Development Permit (PDP) and Coastal Development Permit (CDP) to demolish a restaurant and a multiple dwelling unit building and construct a two-story, mixed use building, a two-story, multiple dwelling unit building and a three-story, multiple dwelling unit building with an underground parking garage on a 0.51-acre lot located at 6738 La Jolla Boulevard in the Zone 4 of the La Jolla Planned District and the RM-3-7 zone, within the Coastal (Non-appealable) overlay zone and within the La Jolla Community Plan Area and within Council District 1.

Committee member Deborah Marengo recused herself from the meeting for this item.

Project presented by C.A Marengo and Deborah Marengo.

Currently, a restaurant (Su Casa), an apartment building and a parking lot occupy the project site. The project is located on La Jolla Blvd. between Playa del Norte and Playa del Sur streets. It was noted that only the front portion of this project, which consists of the retail area and one of the two condominium buildings (a two-story building) fall within the PDO. The applicant is proposing to demolish existing structures and build a 16-unit condominium project (two buildings) plus retail space fronting La Jolla Blvd. There will also be an underground parking with 37 parking spaces, two of which will be van accessible handicap parking. The parking garage will be accessed from La Jolla Blvd. Applicant is proposing to build an island with a deceleration and an acceleration lane on La Jolla Blvd. in order to facilitate the ingress and egress to and from the garage onto La Jolla Blvd. The proposed length of the garage driveway is not going to be materially different from the length of the current driveway to the existing parking lot. There is a net gain of one parking spot on the street. Per City's request, applicant has dedicated portions of the property to the City, which, resulted in the underground parking encroaching into City property in several areas. Stiegler pointed out section 159.04.05 item D of the PDO regulations states that underground parking is allowed to encroach onto public property in order to enhance the parking facility. The project will have approximately 3,500 sq. ft. of retail space fronting La Jolla Blvd. This area is split with the larger portion to the North of the driveway and the smaller portion to the South. There will be four one-bedroom condominium units above the retail spaces and the remaining 12 condominiums will be two-bedroom units. Presenter also indicated where the trash area for the project will be located

and how it will be serviced. It was noted that the building would be set back 16 feet away from the back of the curb, while the width of the sidewalks will be 10 feet from the curb. It was further noted that the buildings were also vertically stepped back by increments of 3 feet. Applicant has chosen landscape option "B" of the PDO regulations for this project. Presenter provided all the proposed color samples for the buildings, as well as highlighted the landscaping throughout the project. Stiegler requested applicant provide PDF copies of all the plans, as presented, to be attached to these minutes. Motion by Fitzgerald/seconded by Pitrofsky "Project, as presented, complies with the PDO requirements." Vote: 9-0-0. (Marengo recused from this item)

5. Information Items

- a. None

Meeting adjourned at 5:35