

La Jolla Planned District Ordinance Committee

MINUTES

Chairman: Chuck Berke Vice Chairman: Secretary: Sherri Lightner

MEETING – April 17, 2006

CHECK ATTENDANCE PLEASE

Present: Chuck Berke, Bob Collins, Orrin Gabsch, Sherri Lightner, Deborah Marengo, Tiffany Sherer for Peter Wagener, Terry Underwood, and Trent Wagenseller.

Absent: Peter Wagener and Hal White.

Other Attendees: Anne Cleveland, Darcy Ashley, Mark Lyon, Tim Golba, Paul Metcalf, Esther Viti, Joe LaCava, Lance Peto, Susan McKnight.

REGULAR MEETING WAS CALLED TO ORDER 4:10 p.m.

PROJECTS PRESENTED/DISCUSSED:

1. **INFORMATION ONLY: BIRD ROCK STATION, 5702 La Jolla Blvd., NW corner of La Jolla Blvd. and Bird Rock Avenue, PDO Zone 4, Owner/Owner's Representative: Mike Krambs/Mark Lyon.** Permits requested PDP (Planned Development Permit), CDP (Coastal Development Permit, SDP (Site Development Permit for the LJPDO), TM (Tentative Map). Project proposes 20,500 sq. ft., 3-story mixed use on a 16,000 sq. ft. lot. The lowest floor will be 10,000 sq. ft. Two stories of condominiums. Eleven are allowed by the density regulations. Two levels of underground parking. Will provide 60 or 62 parking spaces depending upon number of handicapped stalls, which will be required: 32 parking spaces are required. Applicant is requesting a PDP deviation to the two-story height limit required by the PDO Zone 4. The facility will provide extra parking as a public benefit. There is street level access to the project. Meets the required setbacks. FAR is 1.3. Street corner lot setback is 20 ft. Meets the street frontage setback requirement of 16 ft – In front it is 18 ft and 23 ft. – On Bird Rock it is 16 ft. The building will have a tile roof, cream-colored stucco and blue accent trim. Landscape option B is being used – 15% of the site on the ground floor level. Alley setback is 18 feet. North Side yard setback is 7 ft. (abuts residential and building is over 20 ft tall). Trash area is off the alley. Proposing Valet/loading zone on Bird Rock Avenue. The requirement for the 600 sq. ft. loading zone could be another deviation request. Concern about alley access/blockage. No affordable units are planned. Using the TAOZ (Transit Area Overlay Zone) to reduce parking requirements. There will be 2 one-bedroom units and 9 two-bedroom units. Size of units varies from 850 to 1200 sq. ft. Alley is dedicated for 20-foot width. There will be no rooftop decks. There will be decks on the alley side of the building. Applicant will be discussing project with BRCC.

Berke: Announced that the based on the fact that the meetings among the four individuals (Mark Lyon, Michael Morton, Paul Metcalf, Joe La Cava) are done and they have told Chuck they can proceed no further and that Scott Peters has requests out for experts and we've heard all the testimony from residents, he proposed the following motion, which was amended several times and the amendments were accepted by both the maker of the motion and the seconder of the motion.

MOTION: Return the two propositions to the Community Planning Association with no recommendation, but with the recognition that a large number of residents have testified and do not favor the proposals and because of the great importance of these two issues to the entire community and also with the recognition that the Transit Area Overlay Zone should be examined. Recommend that the CPA form a technical advisory committee composed of members of the BRCC, the Village, Planned District Ordinance Committee and other community members to consider the two proposed amendments. (Berke/Wagenseller: 5-3-0)

Opposition: Lightner. Motion was out of order. A motion to reconsider the previous motion made by the committee at the April 3, 2006 meeting should have been made and approved before the chair brought forward this motion. There was no new information provided to the committee from the previous meeting, although the chair claimed he was aware of new information, and in fact the information presented at the April 3, 2006 meeting by the four had not been reviewed or commented upon by the public. Additional comment that the PDOC is the expert committee and that in the past we conducted special meetings to evaluate changes to the PDO. We should be doing that now and

we should request the assistance of City Staff, which we had during the previous meetings relative to the PDO revisions. That is what the previous motion advised and to rescind it without a motion to reconsider is a violation of Roberts' Rules.

The Motion, which was passed at the April 3, 2006, is:

PASSED MOTION: Continue this process at the Committee level, as long as it remains productive. This includes the evaluation of the work to be done by the consultants, whom are to be hired by the Councilmember's office, and the community individuals who have been working on this. When there is a resolution or if the committee determines that the process is no longer productive, the matter will be passed on to the CPA. (Collins/Wagenseller: 4-2-0)

The following motion is from the 4/17/06 meeting:

MOTION: Request that La Jolla be exempted from the Transit Area Overlay Zone [reductions in parking requirements]. (Gabsch/Marengo: 8-0-0)

2. **PROW – Public Right of Way Use/Enhancement Program, Business Improvement District Area, PDO Zones 1-6, Owner/Representatives: Promote La Jolla/Tiffany Sherer.** Presentation on proposal to allow uses in the Public Right of Way. Uses would be permitted through PLJ with a mandatory training program for the applicants. Items to be permitted include freestanding signs, outdoor displays, minimum clear path and tables and chairs. Proposal has been slightly modified from the presentation given at the Community Planning Association meeting. There will be no A-frame signs. May be directional pedestal signs at the end of each block and perhaps midblock (depending upon block length) for information about store locations and community features. The current recommendation is for a 6-foot clear path. Comments included the PDO and Community Plan provisions for an 8-foot clear path and the limitations imposed on outdoor displays. In the January 30, 2006 PDO the committee unanimously denied a request to allow a 6-foot wide clear path and outdoor displays in Bird Rock's portion of Zone 4. Some member of the committee would like more details about how many permits would be issued, how adjacent property owners might be affected if their neighbor has outdoor displays against the building and tables and chairs. Suggestion that committee members walk the Village area and take a measuring tape. The permits would allow uses of the public right of way that are now violations of the SDMC without special, relatively expensive permits.

Meeting adjourned at 5:50 p.m. Next meeting at 4:00 p.m. on May 1, 2006. Room 1 at the Rec Center.

Submitted by Sherri Lightner 4/27/06.