

La Jolla Planned District Ordinance Committee

MINUTES

Chairman: Joe LaCava Vice Chairman: Secretary: Sherri Lightner

MEETING – May 21, 2007

CHECK ATTENDANCE PLEASE

Present: Anne Cleveland (LJTC-Alt), Bob Collins (LJTC), Joe La Cava (LJCPA), Orrin Gabsch (LJTC), Sherri Lightner (LJTC), Tiffany Sherer (PLJ-Alt), Terry Underwood (PLJ), Peter Wagener (PLJ), Trent Wagenseller (PLJ).

Absent: Deborah Marengo (LJCPA), Hal White (LJCPA)

Other Attendees:

REGULAR MEETING WAS CALLED TO ORDER 4:05 p.m.

Note: The LJPDOC alternates were included in attendance, but did not vote until regular committee members from the LJTC and PLJ left the room.

1. **PUBLIC COMMENT:** None

2. **VISTA GIRARD, 7449 Girard Avenue, PDO Zone 1, Owner/Representative: Joshua Renner.** Applicant returned to provide additional information on Parking, Landscape Requirements, Trash Enclosure and Loading Zone. The lot is 50 ft wide and therefore is exempted from the PDO requirement for a loading zone off the alley. The residential units have been changed. There will be one, two-bedroom unit and one, one-bedroom unit. Seven off-street parking spaces will be provided with an aisle clearance of 7.5 feet. One of the seven spaces will be handicapped van accessible. All spaces are 9 feet wide. The ground floor area is about 3100 sq. ft. Storage, accessible only from the exterior of the building is 600 sq. ft. and the remaining 2564 sq. ft. is retail. Applicant proposes to use Landscape Option A, which would require 1622.75 sq. ft. of landscape. Applicant proposes 2000 sq. ft. of landscaping, however, the applicant included landscaping in the public right of way in the 2000 sq. ft. Some of the committee members had suggestions for the applicant. The suggestions included a reconfiguration of the parking – taking advantage of the Tandem Parking Overlay Zone; and considering the use of the Zone 1 – Alternate Landscaping Option. Applicant was asked to return with changes to the front façade so that it would conform to the front façade envelope of the PDO and to assure an 8ft. clear path in front of the building.

ACTION: Applicant to return to the Committee with changes to the front façade envelope, 8 ft. clear path in front of the building, landscaping plan and possibly a revised parking arrangement.

3. **BIBBY'S CREPE CAFÉ, 723 Pearl Street, PDO Zone 4, Owner/Representative: Harry Koolen.** Applicant presented information related to a shared parking agreement he has arranged with Mohammed Salman, owner of Copy Cove and the property (7467 Draper Avenue) immediately behind Bibby's (Southerly direction). He will have 4 spaces and 3.5 (business is 722 sq. ft.) are required.

ACTION: Applicant to return to the Committee with signed shared (and recorded) parking agreement after the next cycles issues' letter.

4. **LYON BUILDING, 7650 Girard Avenue, PDO Zone 1, Owner/Representative: Scott Ballard.** There is no proposed change of use. The ground floor and mezzanine have retail tenants. The third floor and the 600 sq. ft. and 1200 sq. ft. penthouses have no tenants at this time. Total sq. footage is 18,900. Applicant was told that if the use were other than retail a change of use would require parking. At present this building has no parking and is considered a previously conforming use and structure. The existing brick façade will be stuccoed a cream color. Fabric awnings will be added for two thirds of the front façade. An eyebrow awning will be located at the third floor level on the other one third of the front façade. It will not be over 30 feet in height. The mullions will be silver gray – not shiny. The windows at the third floor level will be squared off. Question from the committee about the percentage of glass above the second floor. The trash area is located off the alley and will be enclosed – it is not enclosed at present. There will be up lighting on the eyebrow awning and sconces at the ground floor level.

ACTION: Applicant to return to the committee with the calculations for the glass above the first floor.

5:02 PM – Mr. Collins and Mr. Wagener left the meeting. The LJTC and PLJ alternates took their places for the committee vote.

5. **NOYA RESIDENCE, 205 Prospect Street, PDO Zone 5, Owner/Representative: Mr. Noya.** This project is under construction and there were some concerns raised relative to the approval process and the construction occurring on site. The PDOC unanimously found on February 6, 2006 that the project did not conform to the PDO and referred the applicant to the CDP Committee for a hearing on the proposed. The project was apparently exempt from a CDP, but was referred to the CDP Committee for the 6 variance requests. It was heard on February 14, 2006 at CDP and the committee took no action. The Hearing Officer approved the project on February 15, 2006. A concern has been raised that the on site construction does not match what was originally proposed and approved by the City. The City of San Diego Building Inspector, Lee Edging visited the site on 5/21/07 and found that 50% of the original walls had been retained. He did not comment on whether the building conformed to the plans.

MOTION: The Committee requests that the CPA and the LJTC investigate concerns related to the current Noya Residence development. (Underwood/Cleveland: 7-0-0)

Meeting adjourned at 5:55 p.m. Next meeting at 4:00 p.m. on June 4, 2007. Room 1 at the Rec Center.

Submitted by Sherri Lightner, 5/22/07.