

# La Jolla Planned District Ordinance Committee

## MINUTES

**Chairman: Joe LaCava      Vice Chairman:      Secretary: Sherri Lightner**

### MEETING – July 16, 2007

#### CHECK ATTENDANCE PLEASE

**Present:** Darcy Ashley (LJCPA-Alt), Bob Collins (LJTC), Joe LaCava (LJCPA), Orrin Gabsch (LJCPA), Sherri Lightner (LJTC), Deborah Marengo (LJCPA), Glen Rasmussen (LJTC-alt), Tiffany Sherer (PLJ-Alt), Terry Underwood (PLJ), and Trent Wagenseller (PLJ).

**Absent:** Anne Cleveland (LJTC), Peter Wagener (PLJ)

**Other Attendees:**

#### REGULAR MEETING WAS CALLED TO ORDER 4:06 p.m.

1. **PUBLIC COMMENT:** None

#### 2. **2007/2008 Committee Appointments**

**PLJ – Terry Underwood, Peter Wagener, Trent Wagenseller, Tiffany Sherer (Alt)**

**LJTC – Anne Cleveland, Bob Collins, Sherri Lightner, Glen Rasmussen (Alt)**

**LJCPA – Orrin Gabsch, Joe LaCava, Deborah Marengo, Darcy Ashley (Alt)**

#### 3. **Chair Report**

- a. **7855 Herschel** – Marcella Escobar-Eck said that this was a previously conforming use, so the new construction did not have to conform to the LJ PDO. Ms. Lightner said that there was language in the PDO to deal with this. It is SDMC 159.0201 (a).
- b. **1<sup>st</sup> Pacific Bank Building** – Mr. LaCava will follow up on the lights for the signage.
- c. **Noya Residence** – a private attorney is handling this.
- d. **Massage Envy** – Letter on letterhead was received from the City that the use is considered retail. Question was raised by Ms. Lightner re: the proposed interior modifications. As the building is now without any improvements, it is considered to be a two-story building with a mezzanine. If the mezzanine is enclosed, as proposed by Massage Envy, it becomes a three-story building. A three-story building is not permitted.

#### 4. **Recommendations to CPA.**

- a. **BURGER SIDEWALK CAFÉ, 1101 Wall Street, PDO Zone 1, Applicant/Agent: Mike Gilligan.** Application for NDP (Neighborhood Development Permit) and EMRA (Encroachment Maintenance and Removal Agreement) for improvements of the 122 sq. ft. sidewalk café and as part of ABC license for on-sale. – Not ready for today and there was a hearing notice issued in error.

#### 5. **Recommendations to CDP Committee**

- a. **BIBBY's CREPE CAFÉ, 723 Pearl Street, PDO Zone 4, Owner/Representative: Harry Koolen.** Not present. Hearing notice was issued by error.
- b. **5785 LA JOLLA BLVD, 5785 La Jolla Blvd., PDO Zone 4, Applicant/Agent: Bijan Arfaa.** Application for PDP, CDP and SDP. Applicant is requesting two deviations to the PDO. 1) Project is 3-story, not permitted two-story, and 2) there is no loading zone. The project site is 7601 sq. ft. (Dimensions given by the applicant are: S-side 102.83 ft., Alley 152.09 ft, W-side 51.73 ft. plus 80.72 ft around corner with N side 77.47 ft.) The ground level will be 1942 sq. ft. (1800 sq. ft. retail and 142 sq. ft. for elevator and lobby) with the balance provided as parking or landscaping. The parking is covered with 25% open (Does not count towards FAR). There will be 10 ft clear ROW from the curb to the planters. There is an arcade in front of the retail. The second floor will have three 2Bedroom apartments with total 4259 sq. ft. FYSB is 14 to 16 feet. The third floor will have two 2Bedroom apartments with total 3244 sq. ft. FYSB is about 30 ft. The total sq. footage is 9445 sq. ft. and 5 units. The FAR is 1.29 (allowable is 1.3). The N-SYSB is 0 ft. t the ground level, 20 ft. at the second floor and 20% at 0 ft on the third floor. The curb face is about 16 feet from the property line. Option A is chosen for the landscaping. After the alley dedication the parcel is 7446 sq. ft. To meet the requirement, 1864 sq. ft. of landscaping must be provided with a minimum of 744 sq. ft. vegetated. At the ground level: 106 sq. ft. vegetated/440 sq. ft. hardscape. At the second floor: For the exit balconies - 217 sq. ft. vegetated/515 sq. ft. hardscape and

for the private balconies – 160 sq. ft. vegetated/224 sq. ft. hardscape. At the third floor: For the exit balconies – 215 sq. ft. vegetated/373 sq. ft. hardscape and for the private balconies – 254 sq. ft. vegetated/466 sq. ft. hardscape. Total vegetated is 952 sq. ft. The garage perimeter is: N side – 241.5 sq. ft. open/481 sq. ft. wall; W side – 665 sq. ft. wall; S side – 957 sq. ft. wall, and E side – 447.5 sq. ft. open – no wall. There are no gates enclosing the garage. The trash enclosure is off the alley and is 42 sq. ft. A/C will be on the individual balconies. If the retail space is air-conditioned it will be located in the parking area. Parking space widths are 8 feet, unless the space is by a wall, and then it is 9 feet. No plan to assign parking. There are 10 parking spaces provided for the residential units. Three spaces are for the retail. Two of the spaces are accessible. There are two tandem parking spaces. The ceiling heights are: Retail – 9 ft.; Residential – 8.5 ft. UPS will not be able to use the garage and because the property is located on a corner with a roundabout, there will be no street parking – seems that the alley will be blocked for deliveries. There are no visitor spots for the resident's guests. There is no affordable housing provided.

**MOTION: The proposed project does not meet several of the PDO requirements, including but not limited to the following: Landscaping (hardscape on enclosed balconies cannot count); Project does not conform to the 2-story height limit; Parking – the residential tandem parking overlay zone requires assigned parking and that one of the two spaces be enclosed (this will affect the GFAR) and no account seems to have been taken of the beach impact overlay zone; Project does not provide the required loading zone; Project does not conform to the PDO color palette and no signage was presented. (Collins/Gabsch: 9-0-0)**

6. "Walk-in Projects," None.

**Meeting adjourned at 5:39 p.m. Next meeting at 4:00 p.m. on August 6, 2007. Room 1 at the Rec Center.**

Submitted by Sherri Lightner, 7/23/07.