

La Jolla Planned District Ordinance Committee

Chair: Ione R. Stiegler, AIA

AGENDA – MONDAY, April 11, 2011

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

La Jolla Planned District Ordinance Committee

Minutes for the April 11, 2011 Meeting

DRAFT

In Attendance: Jim Fitzgerald (LJTC), Orrin Gabsch (CPA), Michael Dershowitz (LJTC), Deborah Marengo (PLJ), Ione Stiegler (BRCC), Trent Wagenseller (PLJ), David Little (CPA),

Absent: Glen Rasmussen (CPA), Joe Parker (BRCC), Cristull Hasson (LJTC), Jennifer Clark (PLJ),

Public Present:

Scott Peters scott@scottpeters.com

Mary Coakley coakleym@san.rr.com

Marie Lia mbllaw@earthlink.net

Trudy Armstrong trudy@sdfoundation.org

James Alcorn 7751 Girard Ave

Angeles Leira

Don Goertz

Paul Benton

Janet Harris

Grace Zimmerman

Timca Kay

Dora Acosta

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

No comments

2. **Chair Report / Board Discussion**

a. Review and Approve March Minutes – Approved with edits. Fitzgerald motion – Marengo second 6-0-1 (abstention)

b. Issues regarding PDO compliance and means to promote enforcement.

1. Review proposed letter drafted by Stiegler (Carried over to next month)

3. **Recommendations to DPR Committee**

A.

Project Name: GREEN DRAGON

Address: 1241, 1245, 1249 Coast Blvd.

PN: PO#224418

City PM: Sandra Teasley 619-446-5245 steasley@sandiego.gov

PDO Zone: 1A

Applicant: Jim Alcorn 858-459-0805

Scope of Work:

(Process 3) Coastal Development Permit to construct 3 for rent single family residences (600 sf, 2,451 sf and 2,540 sf) on a site with existing commercial buildings on a 39,640 SF site in the LJ PDO 1A Zone of

NEXT MEETING – MONDAY, MAY 9, 2011

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, AIA, CHAIR, 858-456-8555 OR

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.

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AGENDA – MONDAY, APRIL 11th, 2011 (continued)

the La Jolla Community Plan, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone, Coastal Parking Impact, Residential Tandem Parking Zone, Transit Area Zone. Council District 1
The project is returning to the committee to specifically request variances to the following three provisions of the Land-Use Code: § 159.0306(a): Retail uses are required on the ground floor as shown in Table 159-03A; §159.0306(c): Residential uses shall be restricted on the ground floor as shown in Table 159-03C; and §159.0405(c): Driveways and curb cuts on the same lot shall be no closer than 150 feet. The project will also be presenting proposed colors and materials.

After Committee discussion, the Committee moved that the findings could be made for the three requested variances: § 159.0306(a): Retail uses are required on the ground floor as shown in Table 159-03A; §159.0306(c): Residential uses shall be restricted on the ground floor as shown in Table 159-03C; and §159.0405(c): Driveways and curb cuts on the same lot shall be no closer than 150 feet. In making the findings for the variance for *driveways and curb cuts*, the Committee: 1) specifically notes the driveway placement for optimized curbside parking as represented in the site plan presented; and 2) recommends that the City stripe the on-street parking spaces.
Motion: Little; Stiegler second: 6-0-0 (Morengo recused).

Note: The project will return at a later date to present colors and materials.

4. Recommendations to CPA

A.

Project Name: La Jolla Foundation

Address: Various Sites in La Jolla

PN: (N/A)

PDO Zone: All

Applicant: La Jolla Foundation

Agent: Phyllis Pfeiffer and Scott Peters

City PM: (N/A)

Date of App Notice: (N/A)

Scope of Work: Placement of privately funded art. Review for conformance with PDO. Applicant is returning with answers to questions posed by the committee at the meeting.

The applicant handed out a letter detailing the La Jolla Foundations answers and proposed process to the committee. The committee moved to endorse the applicant requesting the Mayor to approve the La Jolla Foundation's Art Program as outlined in the letter with the additional criteria of: 1) incorporating the City Municipal Code signage maintenance language; and 2) limiting the acknowledgement plaques to a maximum size of one square foot. Further the Art Foundation is requested to continue to present to the committee potential art installation site locations so the committee can determine if any potential PDO issues are involved. Marengo motion – Fitzgerald second: 6-0-1 (abstention Gabsch)

B.

Project Name: Puesto Mexican Street Food

Address: 1026 Wall Street La Jolla, Ca 92037

Pn: 3500911200

PDO Zone: Lot 41-43, West-Half Of Lot 44, West 70 Ft. Of South 10 Ft. Of Lot 46

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AGENDA – MONDAY, APRIL 11th, 2011 (continued)

Agent: Studiomyid

City Pm: Tbd

Date of App Notice: 3-29-11

Scope of Work: Quick Service Food Facility Tenant Improvement Including Millwork and Fixtures and Change of Existing Use Permit. The committee will be reviewing the Storefront Facade, Signage, Sidewalk Cafe and Change of Use

Applicant was advised that: 1) the change of use from an office to a restaurant is an intensification of use for which the PDO requires additional shared parking commensurate with that new use; 2) their proposed signage square footage exceeded the allowable signage square footage for this zone; 3) the design, materials and colors proposed for the project appear to meet the requirements of the PDO; and 4) the proposed sidewalk cafe also appears to meet the requirement of the PDO for 8 feet of clearance (clear path) from all sidewalk encroachments with the possible exception of the clearance to the trunk of an adjacent tree. The applicant was advised to return with: 1) total signage that did not exceed 31.416 square feet; 2) a signed contract(s) for shared parking equal to 1 space per 200 square feet of restaurant with the parking contract(s)' term for the same duration as the occupancy lease term for the restaurant space; 3) the final proposal for design, materials and color; and 4) the proposed side walk cafe with 8' of clearance from all sidewalk encroachments(the preferred alternative).

5. Information Only

A.

Project Name: Riford Center

Address: 6811 La Jolla Boulevard

PN: (N/A)

PDO Zone: LJPD-4

Applicant: TBD

Agent: (N/A)

City PM: (N/A)

Date of App Notice: (N/A)

Scope of Work: ADA access ramp and sidewalk

The applicant plans to submit to the City of San Diego DSD for a Single Disciplinary Review tomorrow. The Riford Organization is attempting to spend their money by July of 2012. The applicants design lowered the sidewalk elevation to street level, added two disabled parking spaces requiring the installation of a tactile warning strip. The 2-foot wide tactile warning strip encroaches into the free path of travel on the sidewalk. The applicant was advised that the committee is primarily concerned that any proposed design maintain, at a minimum, a traditional raised curb configuration and the current (sub standard) sidewalk width, 5'-6". Stiegler advisory motion – Wagenseller second: 6-0-0 (Marengo absent)

Meeting adjourned at 6:00 pm

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