

**UNAPPROVED MINUTES OF THE LA JOLLA
PLANNED DISTRICT ORDINANCE COMMITTEE
June 13, 2011**

Present: Steigler, Little, Fitzgerald, Marengo, Rasmussen, Parker, Gabsch, Dershowitz, Fortune. A quorum was established at 4 pm.

The May, 2011 minutes were approved 6-0-2 (Rasmussen/Fortune abstaining) with minor changes.

Public Comment:

D. Little asked where the parking requirements for different commercial uses were specified or referenced in the LJPDO. The Chairperson committed to research the issue, including discrepancies between the on-line and hard-copy versions of the LJPDO.

Projects:

We Olive:

This item was pulled by the Applicant for presentation at a later PDO meeting.

BMW/Builders Signage @ Camino de la Costa & La Jolla Blvd:

This awning renovation at the corner of the building and existing signage change involves the same size awning with a different shape; the LJ Bird Rock Realtor's signage is replaced by BMW. The PDO provides up to 102 sf signage (based on street frontage). The proposal conforms, however the sketch provided by the applicant shows the awning itself projects above the roof parapet (as does the existing) and although the sign message is below the parapet height, a projecting sign cannot project above a parapet.

The applicant does not object to lowering the awning to below the parapet. The applicant agrees to provide written application with the exact signage square footage amounts. The applicant agrees to provide paint chips showing the chosen exterior paint color conforms to the general PDO guidelines of "earth tones, deep red brick; light pastels." The applicant is advised he may choose a green awning.

Motion by Marengo/Parker; Unanimous: The signage as presented conforms to the PDO, provided the awning does not exceed building height, and the signage is less than 102 sf.

Information Item:

7401 La Jolla Blvd, by Island Architects:

This project is on a current vacant lot at the NE corner of Marine Street. Curb cuts exist on N of lot on LJ Blvd; and on Marine St. The City (G. Geilor) advises the front yard (for setback) is on Marine St; required setbacks from curb to building face is 16' on both streets. A 4' side yard setback is required on E side; Zero setback on N end of lot.

Setback from corner is 20' or 20% from property line, whichever is smaller; 30' from curb for visibility purposes.

The project preliminary design is to site the building 20' from curb on average (with some perimeter articulation). The sidewalk is appx 3' below the LJ Blvd (west) side of the building. An ADA ramp to retail is provided along LJ Blvd. All curbs on LJ Blvd are red so a greenway along the sidewalks will be built at the curbs. The building is at grade along Marine St. Eliminating the curb cut on Marine St will create 1 space of curb parking.

Underground parking will be accessed at the north via curved ramp to 12 spaces. Loading, trash and utility areas are located adjacent to the ramp. The new curb cut for parking access will be 25'.

There will be a first floor arcade/covered plaza. There will be 1-3 commercial units; 50% must be for retail per code. The building will be 4' below Prop D 30' height limit.

The owner wishes to construct the building with CMU blocks. The owner is considering a balcony or courtyard on the east side of the second floor

A stair at north will access 2 residential units where 2.6 are allowable; the most northerly 1BR unit will not be ADA and has 1 space of parking provided per code; the southerly 3 BR unit will be accessed by elevator and has 2 spaces of parking per code.

Discussion Items:

Shared Parking Agreements:

O. Gabsch will confer with Chris Larsen of the City about particular businesses where such agreements may exist. For example, there are restaurants within the PDO area where there is no parking provided, yet restaurants require parking. Such Shared Parking Agreements would presumably be recorded.

Chairperson's Draft Letter to the City re PDO Compliance and Means to Promote Enforcement (see May minutes):

This item was continued to the July meeting.

The meeting was adjourned at 5:30 p.m. The next PDO meeting is scheduled for July 11, 2011 at 4:00 p.m.

Respectfully Submitted

Glen Rasmussen, Secretary