

**UNAPPROVED MINUTES OF THE LA JOLLA  
PLANNED DISTRICT ORDINANCE COMMITTEE  
January 14, 2013**

**Committee members present: Stiegler, Gabsch, Morengo, Little, Fitzgerald, Clifford, Palmer. Also present: members of the public Sheila Fortune, Michelle Mead.**

**Chair Stiegler called the meeting to order at 4:00**

1. **Public Comment** – Issues not on today’s agenda (2 minutes maximum.)
2. **Chair Report / Board Discussion**
3. Note: Chair Report and Board Discussion deferred until after Project and Information Agenda items heard.
  - a. Review and Approve December Minutes Morengo/Clifford 6-0-1
  - b. Letter sent by CPA regarding the role of the PDO committee in the city review process. (Fitzgerald) Fitzgerald indicated that, as of this date, the CPA had not received a response from the City to the letter.
  - c. Issues regarding PDO compliance and means to promote enforcement, as well as discussions of amending some of the PDO Codes rather than addressing each project presented individually.
4. **Recommendations to CPA**
  - A. None
5. **Recommendations to DPR Committee**
  - A.  
Project Name: 1020 prospect street hotel ventures llc  
Address: 1020 Prospect Street  
Project Number: PTS 297505  
PDO Zone: 1A. Zone 1 sub area 1A  
City Project manager: Jeanette Temple  
Date of notice: Letter Oct. 18. Notice posted Oct 26  
Principal: Adolfo Fashlicht  
Agent/applicant: Janay Kruger  
Proposal: Convert office building to A 54 room hotel, restaurant, and spa. Underground parking.

Applicant was advised to address the issues of intensification of use for a previously non-conforming structure, which would not be allowed under current regulations. Committee expressed concerns regarding the allowable number of hotel rooms in the zone, building materials being presented, as well as issues raised regarding the roof deck/ bar with proposed umbrellas as exceeding the 30 ft height limitation, and questions as the extension of the proposed sunscreens for the windows.

Motion: No motion, the applicant agreed to return to the PDO to address the issues raised as well as signage, lighting and height limitation.

B.

Project Name: Hope Variance

Address: 8001 Ocean Street

Project Number: PTS#289049

PDO Zone: Zone 5

Applicant:

Agent: Ron Despojado

City Project Manager: William Zounes

Date of App Notice: Deemed Complete on 10/17/2012

Scope of Work:

Postponed at the request of the Applicant.

referenced above, and described as Coastal Development Permit, Neighborhood Development Permit, & Variance to allow a 250 square-foot second story addition with 35 square-foot of an existing free-standing condo unit within a four-unit development located on 0.07-acre site at 8001 Ocean St, in the LJPD-5 Zone of the La Jolla Planned Dist. Overlays: Coastal N-AP, Coastal Height, Parking Impact, Res Tandem Parking.

C.

Project Name: **GIRARD AVENUE MIXED USE**

**Address:** 7610 Girard Avenue

Project #: PO# 274439

DPM: John Fisher 619-446-5231

PDO Zone: RS-1-2

Applicant: Ashley Prikosovits

Scope of Work:

A Coastal Development Permit and Map Waiver application to waive the requirements of a Tentative Map to construct eight residential condominium units and one 5,125 square foot commercial condominium unit on a vacant 0.27 acre site at 7610 Girard Avenue in Zone 1 of La Jolla Planned District within the La Jolla Community Plan in Council District 1.

Applicant presented a revised proposal to lower the commercial space to below the street grade, which they felt conformed the PDO, and Land Use Code.

Committee Comments / Discussion:

Committee had questions regarding the proposal, if was unclear if the "Basement" (as presented) complied with the no 3-story rule in the PDO.

### **Information Only**

None

Chair adjourned meeting at 6:00 pm

Respectfully Submitted,

Anna Palmer, Secretary.