

**UNAPPROVED MINUTES OF THE LA JOLLA
PLANNED DISTRICT ORDINANCE COMMITTEE
AUGUST 12, 2013**

Committee members present: Fitzgerald, Van Galder, Palmer, Little, Dershowitz, Morengo, Parker, and Forbes

Chair Stiegler called the meeting to order at 4:05PM.

1. **Public Comment** – Issues not on today’s agenda (2 minutes maximum.)**None**
2. **Chair Report / Board Discussion**
 - a. Review and Approve May and June Minutes
 - b. Agenda Modification: Change order of presentations was requested and accepted by PDO.

c.

3. **Recommendations to CPA**

A.

Project Name: “Sur la Table”

Project Address: 7643-45 Girard Avenue

Project Number: TBD

PDO Zone: LJPD-1

Applicant: Howard Greenberg, Trilogy Real Estate Management, Inc.

Agent: Andrew Benton, Alcorn & Benton Architects

City Project Manager: TBD

Date of App Notice: TBD

Scope of Work: Proposed tenant improvement and upgrade of the existing building at 7643-45 Girard. The project is a commercial tenant improvement combining the two existing retail spaces into a single space of 6,577 square feet of retail, cooking classroom area, and accessory spaces (restrooms, warewash, storage, hall and office). The existing footprint and height of the building will *not* be altered. The appearance of the storefront will be enhanced, which will include the removal and redesign of the awning and signage.

**Motion: Signage and store front (blade & canopy) as presented, conforms to the PDO.
Maker: Morengo/ Fitzgerald 9/0/0**

B.

Project Name: “La Plaza”

Project Address: 7863 Girard Avenue

Project Number: 330494

PDO Zone: Zones La Jolla PDO

Applicant: Jon Williams, Davlyn Investments

Agent: Jim Alcorn, Alcom & Benton Architects

City Project Manager: McInerney, Margo

Date of App Notice: n/a

Scope of Work: This is a presentation for the proposed renovation and upgrade of the existing building where Panera Bread Company is currently located. This will be a Process 1 Administrative Permit. In attempt to create a better connection to the street portions of the

building will be removed to create Paseos to allow pedestrians to freely walk into the property. Sidewalks may also be upgraded with new materials per San Diego standards to encourage pedestrians to walk into the property and these materials will be extended to the street. The Paseos reduce the leasable area of the existing building from 32,580 square feet to 28,439 square feet (4,141 square foot difference). Also, to help create a better connection to the street, new doors will be added to the storefronts on Girard Avenue and Wall Street at ground level. To upgrade the building for accessibility, a new 30' elevator/clock tower will be built on Girard Avenue. The majority of the building will remain white plaster with window storefronts. Additionally, wrought iron railing, wooden trellises, painted tile, and stone (or porcelain) pavers will be used. This presentation will include review of colors and signage.

Motion: Project started with an existing, previously non-conforming building. PDO approved the concept of elevations, 30 Ft clock tower, landscaping (improvement- non-conforming) There is a question of outdoor seating on Wall Street, the questions of encroachment was discussed, PDO has not approved these outdoor services. Applicant was asked to return to present signage, samples of building materials and proposed color scheme.

Maker: Morengo/ Fitzgerald 9/0/0

C.

Project Name: Island Architects Annex – signage

Project Address: 7614 – 7616 Herschel Ave.

Project Number: TBD

PDO Zone: LJPD-2

Applicant: Karina Urias / Tony Crisafi

Agent: same

City Project Manager: TBD

Date of App Notice: TBD

Scope of Work: New wall mounted signage

Motion: Findings can be made for the signage on the façade of the building conforms with the PDO.

Maker: Forbes/ Fitzgerald 6/3 abstentions

Findings cannot be made in the PDO that the sign presented for the side of the building conforms with PDO. Change of use for the from retail was discussed.

Maker: Stiegler/ Little 7/0/2 abstentions

D.

Project Name: Harcourts Prestige Properties

Address: 7938 Ivanhoe Ave, La Jolla Ca 92307

Project Number: NA

PDO Zone: LJPD-1

Applicant: Tiffany Torgan Philips

Agent: NA

City Project Manager: NA

Date of App Notice: NA

Scope of work: Signage

Not presented.

E.

Project Name: Orange Theory La Jolla
Address: 7734 Girard Ave, Suite C
Project Number: 333250
PDO Zone: LJPDO-1
Applicant: Billy Borja
Agent: Kyle Stephens
City Project Manager: John Sylvester
Date of App Notice: 8/2/2013

Scope of Work: Review storefront and signage for LJPDO compliance. Scope of work to include replacement of existing storefront measuring 17'8 x 9'6 and proposed new signage measuring 11'0 x 2'8.

Motion on storefront : Approved
Maker: Forbes/ Van Galder 9/0/0

Motion on signage: City of San Diego approved signage that is not conforming to the PDO, amended motion: not to exceed 23 sq ft.
Maker: Stiegler/ Van Galder 8/ 1 opposed.

F.

Project Name: Esteban Interiors
Address: 7605 Girard Avenue
Project Number: N/A
PDO Zone: Unknown
Applicant: Esteban Lopez / James Niebling
Agent: Esteban Lopez
City Project Manager: N/A
Date of App Notice: 08/08/2013

Scope of Work:

Review signage and storefront change for LJPDO code compliance in LJPDO zone
Storefront measures 12- 1/4" linear feet
The proposed sign is 2'-wide X 2'6"-tall X 7"-deep, illuminated with Max Bright Ultra White LED's

There will also be brushed stainless 1.25" extruded letters measuring 8" tall x 4.5" wide; spelling out the tile "esteban interiors" at a maximum length of 6'
Existing metal roof to be removed and replaced by a taller wall that will return into existing parapet wall; this new exterior wall will be faced with exterior rated stamped concrete 16" x 16" tile

Existing storefront window and door to be replaced with new taller UV / tempered glass
New exterior lid returns to be lightweight construction and include moisture proof modified bitumen with anodized aluminum flashing pitched at 10% with integral drip edge

Motion: Sign conforms to the PDO, asked to return with the property line delineation.
Maker: Stiegler/Fizgerald 9/0

G.

Project Name: 7350-54 Fay Ave La Jolla Ca
Address: 7350-54 Fay Ave La Jolla Ca
Project Number: NA
PDO Zone:

Applicant: Sharok Eslamian and Sima Parsa

Agent: NA

City Project Manager: NA

Date of App Notice: NA

Scope of Work: Not Available at noticing. Confirming this project is within the purview of the LJPDO.

Outside of PDO Zone

4. Recommendations to DPR Committee

A. None

PROJECT NUMBER: 294307

PROJECT NAME: CONGER CDP & TM

COMMUNITY PLAN AREA: LA JOLLA

CITY PROJECT MANAGER: Paul Godwin, (619) 446-5190 / pgodwin@sandiego.gov

Process Four Coastal Development Permit and Tentative Map to remove an existing service station and construct a new mixed-use project with four retail units, one restaurant and 12 condo units with a subterranean garage. The property is located at 801 Pearl Street in Zone 4 of La Jolla Planned District and the RM-1-1 Zone within the La Jolla Community Plan, Coastal Overlay (non-appealable 2), Coastal Height Limit, Parking Impact Overlay Zone (Coastal), the Transit Area Overlay Zone, the Residential Tandem Parking Overlay and Council District 1. (Notice of Application dated October 29, 2012.)

Motion: The portion of the project that pertains to The PDO is found to be in conformance, with the exception of the trees species presented to be placed on Pearl Street. Note to DPR- The project can only be in conformance if the entire garage is included in the project.

Maker: Stiegler/ Van Galder 6/1/1/1

Meeting adjourned 6:05

Respectfully Submitted,

Anna Palmer, Secretary