

La Jolla Planned District Ordinance Committee 4:00 p.m. La Jolla Recreation Center Nov.18, 2013

Present:

Committee Members- Stiegler(Chair) J.,Fitzpatrick,D. Marengo, D. Little, G. Forbes (Sect tempore) , L.Chow

City San Diego:Leslie Hennegar lhennegar@sandiego.gov

Public: Sally Miller, Carol Sabin, Diane Kane, Ashley Prikosovits,Curt Bauer,Corey Algaze

1. **Public Comment:** None

2. **Chair Report/Board Discussion**

a. Minutes delayed for approval. Lack of a quorum of members delayed the start of the meeting.

b. Issues regarding PDO Compliance and means to promote enforcement -deferred

c. Chair Report on Island Architects compliance with the LJPDO. A brief discussion of the ordinance as it relates to small lot development. The expansion of Island Architects, 7626 Herschel Avenue, into adjacent space would be allowable under provisions of small lot development in regards to parking. The committee concurred with the Chair's suggestion that issues with the change of use comply with small lot provisions. The building conforms to small lot parking (no additional parking required).

3.**Recommendations to CPA on Projects**

A.

Project name:Ivanhoe Place, 7776 Ivanhoe Avenue

Applicant :Integrated Sign Associates, agent ,Curt Bauer presented

Scope of work: Review of signage for LJPDO compliance in Zone LJPDO 1-A

Existing storefront measures 130 linear feet on Ivanhoe Avenue and 120 linear feet on Silverado St..

The proposed sign measures 1'x12'9" on Ivanhoe and 3' x 6' on on Silverado St.

Colors and materials presented. Lettering will be gray, brushed aluminum on stainless steel. No illumination. Applicant presented photos and plans.

Discussion focused on whether the prominent position of the sign, identifying the remodeled building as "Ivanhoe Place" when placed along the low wall on Ivanhoe Ave. and so close to the angled intersection with Ivanhoe East, might lead to confusion in the public's identification of the true name of the street. The committee is estopped from deciding the names of buildings even though it may prefer a different title for a sign identifying a project.

Motion: Marengo, Fitzgerald. Signage conforms to the PDO. Passed 6-0-0.

B.

Project Name: Coldwell Banker,930 Prospect Street

Applicant: Integrated Sign Associates, agent ,Curt Bauer

Scope of work: Review of signage for LJPDO compliance in Zone LJPDO -1-A

Existing Office building frontage measures 46 linear feet. The proposed signage has no illumination.Proposal for new signs measures 1'6"x8' (12 Sq Feet) on 2 vinyl, projecting, double-sided,vertical banner signs with a square footage of 24 square feet. The signs do not

project, below the allowable height, into the public right of way. There are existing Coldwell Banker signs:

A) One reverse channel Logo & letters. Letters measure 6 ½ inches. Total = 9.33 sq. ft.

B) One wall plaque to remain as is 11" x 2'3" (Applicant admits to error in calculations and accepted a correction to the plans which read .407 sq ft)

The committee also corrected applicant's calculation of 24 square feet measurement for proposed new signs. Both sides of a two-sided sign are added towards the permissible square footage of a sign. Thus, the new signs proposed equal 48 Sq Ft, plus the existing signs, will exceed the square footage allowable under the Planned District Ordinance. The applicant altered the proposed plans to exclude one of the vertical vinyl banners.

The color of the signs would utilize the "corporate blue" shade of Coldwell Banker in a heavy-duty vinyl material. The attachment to the building will be able to carry anticipated wind load. Motion: Fitzgerald/Marengo. Signage, as altered by applicant, eliminating one banner and the remaining sign printed on both sides, conforms to the La Jolla PDO. Passed 6-0-0.

4. Recommendations to Development Permit Review

A. Project- Girard Avenue Mixed Use 7610 Girard Ave. PO# 274439 PDO Zone RS-1-2
Applicant: Ashley Prikosovits

Scope of work: 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 sq ft commercial condominium unit on a vacant .27 acre site in Zone 1 of La Jolla Planned District within the La Jolla Community Plan in Council District 1.

Applicant presented drawings as shown to Development Permit Review, but did not have all site sections available. The applicant is trying to conform to the regulations of the Planned District with regards to: parking spaces, two story limit, the height limit, and the requirement that the ground floor must be a commercial use.

In discussions with City staff, applicant has been led to believe that:

a) The proposed basement commercial condominium will conform to the requirement that the ground floor of a building in Zone 1 must contain commercial use in the front portion of the building.

b) The ground floor, since it is a basement, will not be counted as a story because it is a basement. Therefore the two residential stories above the commercial floor will not violate the prohibition of buildings that exceed two stories along Girard Avenue in Zone 1.

In discussions with City Staff applicant is now aware that should a Restaurant occupy the commercial space, the proposed allotment of parking spaces in the proposed sub-basement level will not conform to the Planned District Requirements.

The committee discussed: the definitions in the San Diego Municipal Code section 113.0261, the requirements of the Planned District Ordinance, and the applicants plans.

Chapter 11 Municipal Code Section 113.0261 (a) defines a *First story*. "The *first story* is the lowest story or ground story of any building, the floor of which is not more than 2 feet, 6 inches above *existing grade* or *proposed grade*, whichever is lower measured to the *finish-floor* elevation." Therefore if finished floor is greater than 2 feet 6 inches above grade, it is not a second story.

The same Section 113.0261 (d) defines Underground Parking Structures and *Basements*

“Underground parking structures and *basements* are *stories* if there is a vertical distance at any point of 6 feet or more between *existing grade* or *proposed grade*, whichever is lower, and the finish-*floor* elevation immediately above” Therefore, if the finished floor of the floor above is greater than 6 feet above grade at any point then the basement is a story.

The committee discussed the use of a basement as a commercial unit, which does not relate well to the rest of Girard Avenue. It is discontinuous with the neighboring buildings. It places an additional economic burden on a commercial space. Pedestrian traffic is affected by a below grade entrance.

Motion: Little/Fitzgerald Findings cannot be made. The project does not meet the requirements of the Planned District Ordinance because the building is three stories in a two story Zone . citing ,Muni Code Section 113.0261. Passed 6-0-0

The height of the project appears to exceed thirty feet. A new elevation is established for the height of a building when changes are made to the ground level. It is measured from the lowest level. In this proposed building the commercial level below grade would be the lowest level for measurement purposes..

Motion: Little/Fitzgerald Findings cannot be made . The proposed project does not conform to the Planned District ordinance as it exceeds 30 feet in height from the final, finished proposed grade. Citing LJ PDO Section 159.0110 (n) definitions. Passed 6-0-0

Color and Materials were not presented at this meeting although architectural renderings of the proposed building raised concern. Signage was not presented. Applicant acknowledged the caution that signage, shared by all the condominium units, must conform, in total, to the requirements of the LJPDO.

Additional discussion returned to pedestrian access to the retail portion of the building below grade. Previously mentioned the separate access for disabled persons, who would be routed around the side of the building to enter the commercial space, is inherently unequal and unappealing. The character of the building as it relates to the pedestrian nature and scale of the neighborhood prompted a discussion of the intent of the Planned District Ordinance.

Motion: Stiegler??/Fitzgerald Committee finds that the project does not conform to the Planned District Ordinance based on LJPDO Statement of Intent and Purpose and the maintenance of traditional building scale and facades in new commercial development. citing LJPDO Section 159.0101 subsection (b) 2. Passed 6-0-0.

Parking in the sub basement area would not meet the requirements of the Planned District Ordinance if a restaurant were to occupy the commercial space. A shared use agreement could satisfy the requirements or a condition that no restaurant occupy the space could be applied to the project to help conform to the law. Such agreements, or conditions have been poorly enforced in the committee's opinion. The current mode of Development Services calculations for parking in mixed use projects, as a sum of separate uses, often results in an allocation of spaces inadequate to the real intensity of use in a project. Such blending of calculations results in a minimum number that ill suits a neighborhood.

The issue of parking brought into focus the change of use from an existing parking lot to the development of residential and commercial condominiums. The past approval of the neighboring Von's redesign and remodel (1989?) may have been predicated on the use of the existing parking lot at 7610 Girard Avenue. It is unknown whether the property at 7610 Girard was used for the purposes of calculating parking for the Vons redesign. The sale of the rear lot results in a loss of parking spaces formerly used by Vons. Vons has altered the use of its large South parking mall, reserving places for its employees formerly used by the public. The Planned District Ordinance Committee will ask City of San Diego for clarification - requesting information and verification- Were the parking spaces currently marked, but abandoned by Vons, on the site of the Girard Mixed Use, 7610 Girard Avenue part of the permit which allowed Von's Supermarket. to enlarge the store. Was the property at 7610 Girard Avenue part of a shared use parking agreement?

B. Hotel La Valencia, 1132 Prospect St. Cafe La Rue Sidewalk Cafe

Project Number 338454 Sidewalk Cafe NUP

PDO Zone: LJPD-1

Applicant: Carey Algaze

City Project Manager Iskander, Laila 619-446-5297 liskander@saniego.gov

Scope of work:

Process 2 Neighborhood Use Permit (NUP) for a 198 square foot sidewalk cafe for an existing restaurant at 1132 Prospect Street In Zone 1 of the La Jolla Planned District within the La Jolla Community Plan and Local Coastal Program Land Use Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Parking Impact Overlay Zone (Coastal) and Transit Area Overlay Zone. Deborah Marengo recused herself and left the meeting.

The applicant has continued to revise the project. The gate to the cafe which could have blocked the public right of way, when opened, has been eliminated. The cafe will contain smaller tables and fewer seats (12) within its 192.8 sq ft. (approx 34'x5'). An adjustment to the slope of the enclosure will require scoring of the pavement on the east to lower the surface, and adding height on the western side to achieve an acceptable grade (less than 2%) for ADA. Applicant provided a photo of the valet stand which will remain inside the Hotel's front entrance. Applicant provided detailed plans. The Palm tree which was the cause of a narrowing of the path of travel to 4'10" will be moved. As shown on the plans it will be much closer to the entranceway of the hotel. With these changes the path of travel of 8' required in La Jolla Planned District Zone 1 is maintained. The applicant has decided not to round the corners of the white railing enclosure, preferring to retain the right angles which characterize the historic integrity of the hotel. The palm tree may be transplanted, or it may be replaced. The applicant is consulting about the health of the tree and its viability.

. A question from the public as to the older, outdoor, Mediterranean Patio space, how it will be used, and why that space was not sufficient for hotel and cafe purposes. The Mediterranean will continue to operate as part of the hotel. The proposed sidewalk cafe is a way to recapture some seating specifically for the Cafe La Rue which was lost in providing ADA bathrooms on the ground floor of the Hotel. The space once occupied by the Holiday Store will be retail space. Norma K.". Public comment and committee reaction to the changes were very positive

Motion:Fitzgerald /Little The project with the proposed changes presented 11-18-13 conforms to the PDO. Passed 5-0-0 To approve ??
Motion to approve Minutes from the October meeting Passed. 4-0-1(absent)
Meeting adjourned at approx 6:00 p.m.

gaf