

La Jolla Planned District Ordinance Committee

Chair: Ione R. Stiegler, FAIA

AGENDA – MONDAY, November 10, 2014

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

Present: Ovanessoff, Fitzgerald (acting Chair), Dershowitz, Chow, Palmer, Pitrofsky, Marengo

Visitors: Doug & Karen Moranville, Marianne Svedlund, Sheila Fortune, Steve Aules, Mark Conger, Jennifer Luce

Note: To accommodate the applicants and public attending, agenda items No. 3 and 4 were addressed before all other agenda items.

1. **Public Comment** – NONE

2. **Chair Report / Board Discussion**

a. Review and Approve October Minutes

Motion by Palmer to approve the minutes as presented. Seconded by Marengo.

Vote: 7-0-0. Passes

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

1. Committee letter to DSD regarding concerns on approvals/enforcement of the community plan and zoning regulations.

1. Report from Sheila Fortune, if applicable.

Fortune informed the committee that she did indeed meet with Mayor Faulconer but that no commitments and/or decisions were made during or after the meeting. She further informed the Committee that the discussions are still ongoing with “many irons in the fire”.

2. Discussion of the use of neon lights within and outside of businesses in the PDO jurisdiction.

Morengo informed the Committee that this item was placed in the agenda at the request of Sally Miller.

However, after driving around the concerned area(s), Marengo could not identify any business(s) that was in violation of the use of neon lights. It was decided to remove this item from the agenda.

3. Review whether the parking assigned to the commercial portions of the developments on Turquoise Street, do not have access to commercial parking. Stiegler will further investigate which process the subject property had filed their original application and discussion of this subject will be concluded during the December PDO meeting.

To be discussed during December meeting

3. **Recommendations to CPA**

a. Project Name- Gambucci Fashion Boutique Storefront

Address- 7656 Girard Street

Project Number: N/A

Applicant- Laura Gambucci

PDO Zone: not provided

Agent- Rick Sweeney/ Omni Graphics

Designer- Jennifer Luce / Luce et Studios

City Project Manager: N/A

Date of App Notice: N/A

Scope: Fabricate and install patina'd Bronze veneer below existing concrete facade canopy from entrance door to face of canopy. Fabricate and install internally illuminated sign cabinet to face of facade canopy.

Jennifer Luce presented this project, architect. She informed the Committee that the owner of this business currently has a store a few blocks away from this proposed location, which used to be the old I. Magnum store. After presenting the members with pictures of the proposed sign and handing out, for observation, a sample of the bronze metal that will act as the support for the sign, Luce introduced Rick from Omni Graphics, who informed the committee that the square footage of the sign is 10 sq. ft. and the storefront

NEXT MEETING – MONDAY, DECEMBER 8, 2014

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, FAIA, 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.

La Jolla Planned District Ordinance Committee

AGENDA – MONDAY, November 10, 2014 (continued)

Page 2 of 3

footage is 19.10 ft. After examination of the supporting documents, it was determined that the size of the sign does comply with the PDO requirements.

Motion by Marengo that the sign, as presented, complies with all PDO requirements. Seconded: Pitrofsky.

Vote 7-0-0 Passes Unanimously.

4. Recommendations to DPR Committee

a. Project Name: CONGER CDP & TM

Address: 801 Pearl

Project Number: 294307

PDO Zone: Zone 4 of La Jolla Planned District and the RM-1-1 Zone within the La Jolla Community Plan

Applicant: Not Provided

Agent: Joe La Cava

City Project Manager: John S. Fisher, (619) 446-5231 / [jsfisher@san Diego.gov](mailto:jfisher@san Diego.gov).

Date of App Notice: October 29, 2012

Scope of Work: PDOC previously recommended approval of the original design--save the palm trees--

http://www.lajollacpa.org/agenda/pdo13_0812agenda.pdf and

http://www.lajollacpa.org/minutes/pdo13_0812min.pdf. The project has been redesigned to address issues raised by the City and by DPR plus we replaced the palm trees with jacarandas. The redesign affected the portion within the PDO.

From August 12, 2013 Minutes:

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

Joe LaCava presented this project. A pamphlet containing a photo survey of the existing conditions was distributed amongst the members. A copy is attached and part of these minutes. LaCava informed the Committee that this project was presented to the PDO approximately one year ago and the Committee had approved it as presented with the request to change the palm trees to Jacarandas. He further represented that the project had one other change since it was last presented: that one of the residential units has been moved from the residential portion of the project to the second floor of the commercial area of the project. This move was done in response to the City's request. He informed the Committee that all of the cycle letters from the City have been concluded and that all of the outstanding issues have been successfully resolved. He further noted that all of the existing driveways on this property would be eliminated and the project would have only one driveway off of Eads that leads into an underground parking structure containing 45 parking spaces. He noted that, per the PDO calculations, only 44 parking spaces are required. Fitzgerald asked LaCava whether the City was considering this project as two separate projects, one commercial and one residential, or as one project that has both commercial and residential elements. LaCava explained that the City is considering this to be one mixed-use project with residential and commercial elements. As such, all of the parking and landscaping requirements have been calculated based on one project. LaCava also distributed a copy of an e-mail from Lesley Henegar, Senior Planner from the Planning Department, expressing her

La Jolla Planned District Ordinance Committee

AGENDA – MONDAY, November 10, 2014 (continued)

Page 3 of 3

support of the project. The floor was opened for public comment. Leslie Gaunt, Attorney for the Moranvilles, who currently are homeowners adjacent to this project, addressed the Committee in opposition to this project. Gaunt distributed a booklet to all the members, a copy of which is attached, and made part of these minutes. Their opposition is detailed in the booklet. She further informed the Committee that this project should not be addressed at this time as she believes there are still major issues regarding CEQA and that the project could have significant changes to comply with CEQA. She further informed the Committee that there are serious health hazards concerning this project as the current use of the site, a gas station, has had leaks in the past, which have contaminated the soil. Disturbing this contaminated soil for the underground parking would be hazardous to the public. She further expressed her concerns that the applicant is not in compliance with the PDO landscaping requirements and that this project is located at the “gateway” to La Jolla Village and that it is not what the public would want at La Jolla’s gateway.

Other public comments were concerned about commercial truck deliveries to the new retail businesses in this project. The cause for their concern was that commercial trucks are already parking on Eads for their deliveries to existing nearby businesses and blocking traffic.

Fitzgerald commented that the reason that the PDO requires buildings in the commercial zones not to exceed two stories is to provide a smooth transition from commercial to residential areas. Marengo noted that the two story building could still be 30 feet high and that the two-story limit does not apply in the residential-only portion of the project/site.

LaCava addressed the concern regarding commercial deliveries by indicating that the applicant has planned a 600 sq. ft. area off of Bishops Lane (alley adjacent to site) to accommodate all commercial deliveries to this project. He further noted that the applicant has used option “A” of the PDO landscaping requirement in which would require approx. 3,000 sq. ft. of landscaping/hardscaping and the current project is proposing close to 5,000 sq. ft. of landscaping/hardscaping, including all floors of the project.

Dershowitz requested that the minutes include the following statement:

The applicant is representing that, other than the transfer of one residential unit from the residential to the commercial portion of the project and the change from palm trees to Jacarandas, there have been no significant changes since their last presentation of this project to this Committee approximately one year ago.

Motion by Dershowitz: The landscaping portion of this project is in compliance with the PDO requirements. However, should there be any significant future changes to this project, the applicant must re-submit the project for PDO review. Seconded Marengo. Vote 6-0-1 Passes.

5. Information Only

- a. None

Meeting adjourned at 5:30

Respectfully submitted,
Peter Ovanessoff, Acting Secretary.