

La Jolla Planned District Ordinance Committee

Chair: Ione R. Stiegler, FAIA

DRAFT MINUTES – MONDAY, May 11, 2015 4:00 PM, La Jolla Recreation Center, 615 Prospect Street, Room 1

Present: Ovanessoff, Fitzgerald, Dershowitz, Van Galder, Pitrofsky, Marengo, Zimmerman

Jim Fitzgerald Temp. Chairperson

Visitors: Endre Bartanyi, David Brocket, Sheila Fortune, Lowell Jooste, Joe Chisitam, Anthony Foster, David Little, Michael Morton, Mike Czajkowski

1. **Public Comment** – Mike Czajkowski spoke to the committee requesting assistance for obtaining a new construction permit for a SFR in the La Jolla Shores area. Fitzgerald offered assistance by providing his contact information so that he can direct Mr. Czajkowski to the La Jolla Shores Permit Review Committee.
2. **Chair Report / Board Discussion**
 - a. Review and Approve March Minutes: Marengo motion to approve, Seconded : Fitzgerald, Vote 3-0-0 (only those who attended last meeting were eligible to vote)
 - b. Issues regarding PDO compliance and means to promote enforcement. Tabled to next meeting.
 1. Committee letter to DSD regarding concerns on approvals/enforcement of the community plan and zoning regulations.
 1. Report from Sheila Fortune, if applicable.
 2. 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 focus on the implications of this type of project in La Jolla.
3. **Recommendations to CPA**

a.

Project Name: **Jooste Wines LLC**

Project Address: 5621 La Jolla Boulevard

PDO Zone: Zone 4

Applicant: Mr. Lowell Jooste & Mrs. Anne Jooste

Agent: Marengo Morton Architects - Michael Morton AIA and Leslie Goossens (Project Manager)

Scope of Work –

Create two signs for new business. One wall sign with raised lighted logo and raised letter sign at facade and one painted identification graphic sign on side wall.

PTS # 421488

Marengo recused herself from the meeting for this item.

This item was presented by the owner of the business, Mr. Lowell Jooste. He informed the committee members about his wine business which he intends to open in La Jolla. He handed out a brief summary of his family's history and their business intentions. Mr. Michael Morton, architect for the project, took the floor and continued to inform the committee about their proposal to

1. Change the present color of the buildings façade from orange to a grey color.
2. Install a logo and letter sign in front of their new business.
3. Install a logo sign only on the side wall of their intended location.

Mr. Morton further handed out color renderings and complete drawings indicating the location and size of all the proposed signage. Applicant further demonstrated that the proposal meets all of the PDO requirements.

NEXT MEETING – MONDAY, JUNE 8, 2015

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FOR ADDITIONAL INFORMATION, PLEASE CONTACT IONE R. STIEGLER, FAIA, CHAIR, 858-456-8555 OR
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Pitrofsky motion “Project meets the PDO requirements”. Zimmerman seconded. Motion passes: 6-0-0.

4. Recommendations to DPR Committee

a.

Project Name: **1111 Prospect**
Address: 1111 Prospect Street
Project Number: PTS 403401
PDO Zone: Zone 1
Applicant: PHP Management (Peter Wagener)
Agent: Atlantis Group (Marcela Escobar-Eck)
City Project Manager: Morris Dye
Date of App Notice: submitted 12/23/14
Scope of Work: A Planned Development Permit (Process 4) for a deviation to allow a maximum of 50% office floor area on the ground floor where the LJPDO Zone 1 sets a maximum of 25% office floor area on the ground floor. The project will still provide the required 75% street frontage as retail.

Project presented by Marcela Escobar-Eck, followed by lengthy discussion between committee members and applicant. Committee members noted that current proposal was little changed from the earlier version and expressed great concern over the loss of retail space/frontage in the plaza area facing Prospect and at the corner of Prospect and Herschel Ave. The committee members also found that the applicant could not make the findings to support the requested deviation from the PDO.

Zimmerman motion “**Deny the requested deviation as it does not conform to the PDO requirements**”. Seconded Pitrofsky. Motion passes 6-0-0. Note: Van Galder left meeting prior to voting.

b. Project Name: **Brockett Residence CDP**

Address: 7804 Ivanhoe Ave.
Project Number: 397287
PDO Zone: Zone 2
Applicant: David and Sonja Brockett
Agent: Endre Bartanyi, A.I.A.
City Project Man. William Zounes
Date of App Notice: May 11, 2015
Scope of Work: Construct a two story Residence with attached 2-car Garage.
Remove existing structure
New Landscaping and picket fence will extend into public right-a-way

Endre Bartanyi, architect, presented the project. A reduced set of architectural drawings was handed out to committee members. Bartanyi advised the committee that they had already presented their project to the DPR and have obtained their approval for the project. Fitzgerald advised the applicant to address the three significant cycle issues identified by the City. Bartanyi indicated that the three significant issues have already been addressed by the applicant:

- 1- Right of Way Encroachment. Applicant informed the committee that the proposed fence, which was encroaching in the City’s right of way, was originally to be built with a four-foot wall and a fence on top. However, in addressing the City’s concern, the applicant revised the fence to a wooden picket fence, which could be removed at the City’s request at a later date. The applicant indicated that this was acceptable to the City. Applicant demonstrated how this fence was used to separate the residential aspect of the home from the neighboring commercial building, that the fence lined up with the fences of adjacent structures, and that there was 10’ of clear path between the fence and the curb.

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- 2- Applicant informed the committee that they are requesting an exception to the driveway length requirements due to the size and location of the property. Applicant further explained that, in accordance to the planning regulations, if an applicant can provide on-street parking spaces, then the 20-foot driveway requirement could be reduced. In this case, the driveway is proposed to be sixteen feet in length. Applicant indicated the street parking spaces on the drawings. Pitrofsky noted that the applicant is proposing to build a usable garage, which would provide on-site parking. Marengo questioned the applicant regarding how they are providing additional parking if they are proposing a curb cut, which would eliminate an on-street parking space. Applicant explained that the code does not specifically require them to provide additional on-street parking, but rather to demonstrate that sufficient on-street parking is available.
- 3- The Applicant had not indicated the maximum height of the project in their initial submittals to the City. Subsequently, the applicant has corrected the plans to indicate that the maximum height of the project is within the required height limit as specified by the Municipal Code as well as by Prop. D.

The applicant is also requesting an exception from the first-floor retail requirements prescribed by the PDO for properties in Zone 1.

Fitzgerald advised applicant to return with the project to the committee next month, including formal requests for deviations from the 20' driveway requirement and the absence of retail space on the first floor, supported by a statement of the required findings for each of the requested deviations. Applicant agreed.

5. Information Only

- a. Project Name:** La Jolla Cosmetic Laser Clinic
Address: 7720 Fay Ave La Jolla, CA 92037
Project Number: 423161
PDO Zone: LJPD-3
Applicant: Dr. Nasrin Mani
Agent: Ed Sutton (Island Architects)
City Project Manager: N/A
Date of App Notice: N/A
Scope of Work: 2,420 sf. (2) story addition to back of existing single story commercial building. Addition will be developed over a portion of the existing paved parking area. 16 parking spaces will remain in the existing parking lot, which is the required amount for both the existing and proposed addition combined. The addition is an expansion to the existing retail/ spa business that currently occupies the site. So there is no change in use proposed. Building height is proposed to be 30' in height. Materials will consist of stucco, glass storefront and wood textured porcelain tile.

The project described above was presented by Toni Crisafi and Ed Sutton. The applicant indicated that they will not be requesting any deviations with this project. This is Phase Two of the overall project. The applicant also identified Phase Three, which will be the addition of a second story on top of the existing building, whose height would then match that of the Phase Two addition. Applicant demonstrated how they plan to use wood-textured porcelain tile to visually “soften” the exterior appearance of the building. Applicant also noted that the project’s landscaping is previously non-conforming with the PDO but that the landscaping has already been increased from that of the previous building and will be increased further in Phases Two and Three—even with the additional landscaping, however, the landscaping will still not satisfy the PDO requirement. The committee did request that the applicant make every reasonable effort to additionally “soften” the building’s appearance.

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Respectfully submitted,
Peter Ovanessoff, Acting Secretary

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