

La Jolla Planned District Ordinance Committee

Chair: Ione R. Stiegler, FAIA

DRAFT MINUTES – MONDAY, June 8, 2015

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

Present: Steigler, Ovanessoff, Van Galder, Fitzgerald, Pitrofsky, Dershowitz, Underwood, Parker, Zimmerman, and Burke

Visitors: John Ray, Endre Bartanyi, Leslie Gaunt, Don Thompson, Barbara Thompson, Doug Moranville, Karen Moranville, Mark Conger, Ed Comartin, James Monts, Connie Branscomb.

Fitzgerald and Stiegler took a moment to welcome the new members of the Committee: Terry Underwood, Paul Burke, and Fran Zimmerman

1. **Public Comment** – Issues not on today’s agenda (2 minutes maximum.)

Mike Czajkowski spoke and questioned why he was not receiving any responses to his e-mails in regards to the concern he has about the loss of wood covered roofs. He wanted to bring to everyone’s attention that the ban on the use of wood covered roofs was endangering the authentic character of the homes in La Jolla. He also expressed his thoughts that the city ordinance banning such use was not voted correctly by the City Council and that the ordinance was therefore not valid. Stiegler explained that the ban was in response to the fire hazard that the roofs posed and that it was indeed passed by the City Council. However, she asked Mr. Czajkowski if he had any information contrary to what is widely believed to share the information with her so that she could further investigate the issue. Mr. Czajkowski was informed that his e-mails would be responded to once the matter was investigated.

2. **Chair Report / Board Discussion**

a. Review and Approve April and May Minutes

Fitzgerald motion to approve. Seconded by Dershowitz.

Vote 4-0-0 (only those who attended the last meeting were eligible to vote)

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. – Not present

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.

Stiegler informed the Committee that due to her being very busy during the last few months, she was unable to contact the architect of the subject property and discuss the merits of the parking situation. Stiegler committed to contacting the architect, investigate the issues, and based on her investigation, prepare a draft letter concerning said subject to the LJCPA.

NEXT MEETING – MONDAY, JULY 13, 2015

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
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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.

3. **Recommendations to CPA**

a.

Project Name: Draper's & Damon

Address: 7857 Girard Avenue, La Jolla 92037

Project Number: 150352

PDO Zone: La Jolla Commercial and Industrial Sign Control District, Sub district A, (north of Pearl Street)

Applicant: The Sign Company, 3534 N. 42nd Ave. Phoenix, AZ 85091

Agent: Integrated Sign Associates, 1160 Pioneer Way, Suite M, El Cajon, CA 92020

City Project Manager: N/A

Date of App Notice: 5/20/15

Scope of Work: Install One set of LED illuminated channel letters on the building overhang face Reading Draper's & Damon. Layout to be 13" x 148" (13.36 SqFt.) Install one set of LED illuminated channel letters on the side of the building overhang face reading Draper's & Damon. Layout to be 9" x 75" (4.69 SqFt.). Store frontage is 21'. Allowable signage area is 21 SqFt. Total proposed signage area is 18.05 SqFt.

Project presented by John Graham from Integrated Signs. The location and new business was briefly described. There would be no effect to the parking requirements due to this new business. He explained that the proposed signage would be approx. 18.105 sq. ft. Stiegler advised that the total square footage of the sign needs to be noted on the improvement drawings and presenter agreed to do so. Stiegler also informed the presenter to make sure that if there would be any changes to the storefront for this new business, the changes should be presented to this Committee for approval. Presenter agreed to inform the applicant. **Motion by Fitzgerald "Project meets the PDO requirements" Van Galder seconded. Vote 9-0-0. Passed.**

4. **Recommendations to DPR Committee**

Note: Because the revised project described/discussed below has not yet been submitted formally to the City and no Cycle Letter(s) have been issued, per PDO Committee policy and practice, this project was reclassified on the Agenda from an Action item to an Information Only item.

a. **Project Name:** 801 Pearl Street

Address: 801 Pearl Street, La Jolla, California 92037

Project Number: 294307 Account # 24003213

PDO Zone: 4

Applicant: Mark & Becky Conger

801 Pearl Street

La Jolla, California 92037

Agent: James Alcorn, AIA.

City Project Manager: John S. Fisher, RLA.

Date of App Notice: 9/26/2014 – (Review Cycle Comments enclosed) Resubmission June 2015

Scope of Work: Remove existing gasoline station and auto repair shop along with underground tanks etc. Site will be determined clean by County authorities. Then owner wishes to construct multi-use retail/residential uses on 21,000 sf (140'x150') site. The north 14,000 sf of site (140'x100') adjacent to Pearl Street is LJPDO Zone 4. The southern 7000 sf (140'x50') of the site is zone RM-1-1. Underground parking will be provided for the site with access from Eads Avenue. ~5,400 sf first floor retail space on Pearl Street will be serviced from Bishops Lane. This space will be divided into 5 retail condo units.

Three condo flats and 9 condo townhouses will be placed over the retail and around a courtyard accessed from both Eads Avenue and Bishops Lane. Separate elevators will service the retail and residential owners from the Parking Garage.

Since the last City review Dec 2014, and difficulties with the local DPR committee and neighborhood opposition, the owner has changed architects and then configuration of the project.

The program of 12 dwelling units and a total allowable buildable area of 23,428 sf (FAR 1.12) has not changed, but we have reviewed the City comments, met with neighbors, listened to their issues, reconfigured the project and eliminated the third floor from the work.

Therefore the new scheme proposes 2 story townhomes backing up to the adjacent neighbors, retail space reduced by ~20%, and reduced building heights.

Parking exceeds the 32-space minimum.

Project presented by Mr. James Alcorn, project architect. Mr. Alcorn informed the Committee that a previous version of this project had been presented to the PDO in the past and had been approved. However, during the applicant's subsequent presentation to the DPR Committee, they encountered difficulties with the project's neighbors and decided to significantly re-design the project. The new project was presented in detail. The required parking for the project is 32 spaces, while the new design would have 38 spaces. It was further explained the project is located on two separate lots with two separate sets of applicable zoning regulations (commercial and residential). It was further noted that only the parcel facing Pearl Street, the commercial parcel, would be subject to the PDO regulations. The new buildings have a maximum height of approximately 25 feet, while the older design had a maximum height of 30 feet. The project was reduced in the total number of floors from three to two. It was further noted that, per the City's request, the entrance to the underground parking structure would be from Eads Ave. because there was a traffic light on the corner of Eads and Pearl, which would help in controlling the traffic entering the project. It was further noted that all the delivery and trash areas would be located on Bishop Lane. Applicant had also reduced the commercial portion of the project by 20% from its last design as well as reducing the footprint of the project to 60% of the entire lot. There are two proposed elevators. One for the commercial and one for the residential. Jacaranda trees are required for this development, which will be provided on Eads Ave.; flowering Pear trees will also be provided. Stiegler noted that one of the cycle issues raised on the previous version of the project related to building 5 residential units in the RM1 zone when only 2 such units were allowed. Mr. Alcorn explained that, since the applicant is consolidating the two lots, 5 units would be permissible on that portion of the property. It was noted that FAR was not an issue. Stiegler also pointed out that, in the past cycle reviews for this project, bulk and scale was an issue with Long Range Planning department. Presenter noted that all issues with Long Range Planning has been resolved. Stiegler further noted that this Committee could only decide on the commercial portion of the property as it was the only portion that actually was subject to the LJPDO jurisdiction. There was detailed discussions regarding to patios, balconies, and windows overlooking neighbors. Stiegler noted her concern about the staircase that led to the parking structure from Eads Ave. It was noted that the staircase would be gated and well lit. Fitzgerald asked how the residential and commercial parking space would be differentiated to ensure that clients of the commercial areas would not park in the residential spaces. Other than being marked, there would be no other means to segregate the spaces. After reviewing the parking requirements, it was decided that the present design does indeed meet the PDO requirements.

Public Comments:

Connie Branscomb voiced her concern about not having enough parking spaces for all the commercial clients as well as the occupants and their visitors/guests. She recommends the project to be reduced from 12 units to 8.

Ryan Panned (spelling?) was concerned whether a tow truck would be able to enter the garage structure to tow away illegally-parked or disabled vehicles. The presenter noted that the parking structure was designed per the City requirements and, as a result, there should be no issue here.

Doug Moranville expressed his concern as to how the trash would be collected from Bishops lane amidst all the parked cars. Mr. Alcorn responded by indicating that the majority of La Jolla is treated the same manner as this project would be.

Leslie Gaunt addressed the committee members with a detailed presentation of the opposition of the project by the Southerly neighbor(s). A detailed brochure was handed to everyone. Ms. Gaunt's presentation will be included as part of the PDO record. She noted that there were no dimensions provided by the applicant and, as a result, any decision on the project by the Committee would be premature. There was great concern about the bulk and scale of the project and how it relates to the PDO regulations. She further noted that the density did not comply with the PDO. The major concerns were detailed fully on pages 7, 11, 12 and 14 of her handout.

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

Project presented by Mr. Matt Peterson, attorney for applicant. The Architect, Mr. Endre Bartanyi, presented an overview of the project. It was also noted that the owner of the project, Dr. Brockett was also present and available for any questions. . A Fact Sheet was presented which is made a part of these minutes Mr. Peterson presented the following to the Committee, which was previously e-mailed to all the members.

We are presenting to DPR, PDO and LJCPA

The Planned Development Ordinance Committee requested that we submit in writing Findings for "Deviations" on the following Cycle Issues:

1. Residential development in Mixed Use Zone. Residential Development is allowed in Zone 2 to "encourage residential uses to provide a transition zone to the single family residential areas to the east". In accordance with Municipal Code §159.0306 (Table 159-03c) Residential uses are permitted within Zone 2 with no restrictions on ground floor and no street frontage requirements. No deviation required.

2. R-O-W encroachment of the picket fence will request on EMRA. No deviation required. [During the presentation, it was noted that this was previously a solid fence and it had now been revised to picket fence that lined up with the neighbors fence.]

3. Driveway distance reduction from 20ft to 16ft allowed for Municipal Code 142.0525 (c)(4) provided that two on street parking spaces abutting the property are depicted on the site plan. No deviation required.

Committee discussion followed. Underwood complimented the applicant on the project.

Ovanessoff motion "The project as presented conforms to the PDO requirements. " Seconded by Parker. Motion passed 7-0-0. Note: Van Galder and Parker left meeting early.

Meeting adjourned 6:00

Respectfully submitted, Peter Ovanessoff, Acting Secretary