

La Jolla Planned District Ordinance Committee
Chair: Ione R. Stiegler, FAIA

DRAFT MINUTES – MONDAY, August 10, 2015
4:00 PM, La Jolla Recreation Center, 615 Prospect Street, Room 1

Present: Ovanessoff-Acting secretary, Fitzgerald - Acting Chairperson, Van Galder, Dershowitz, Marengo, Underwood, Burke, Zimmerman.

Visitors: Sheila Fortune (LJVMA), David Sorenson, Christopher Beach, Ray Porfilio, Steve Horne, Eleanor Ellsworth, Bakbaka Enberg, Steve Baker, Brenda Baker, Marcela Escobar Eck, Sue Wagner, Kristen Sakamoto, Athena Harman, Martha Dennis

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

None

2. **Chair Report / Board Discussion**

a. Review and Approve July Minutes

Marengo motion to approve. Seconded by Dershowitz

Vote 5-0-1 (only those who attended the last meeting were eligible to vote, Underwood and Burke left early)

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

Tabled until next meeting.

3. **Recommendations to DPR**

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

Address: 801 Pearl Street

Project Number: 294307 Account # 24003213

PDO Zone: 4

Applicant: Mark & Becky Conger

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 and Minutes of discussion as listed at June 8 2015:

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.

NEXT MEETING – MONDAY, SEPTEMBER 14, 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.

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Minutes:

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.

Scope of Work Quote from Architect's Letter, July 10, 2015 to City Permit Processing:

"The project retains an overall density of 1.12 and the building footprint has been reduced to 64% from the previous 70% building coverage. The retail space has been reduced by 22% from 6830sf to 5340sf and the dwelling unit on RM-1-1 portion of the lot has been reduced from 3 stories to 2 stories (30ft to 24/25ft height). The dwelling unit count at southerly RM-1-1 portion of the site is reduced by 37.5% from 8 to 5 and the southerly rear setback of the property which is located in the RM-1-1 zone has been increased from 10ft to 15ft. Street parking along Eads Avenue has been increased by 150% from 2 to 5 available. Underground project required parking is 32 although 38 spaces are provided (6 extra)."

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Action: This item was removed from the Agenda by Chairperson Stiegler and Vice-Chair Fitzgerald. The reason: The City's cycle issues letter was not available shortly before the meeting. As a result, there was insufficient time for the Committee members and members of the public to review this important material prior to discussion and Committee vote.

b. Project Name: The Conrad Prebys Performing Arts Center
Address: 7600 Fay Avenue, La Jolla, CA 92037
Project Number: 421722
PDO Zone: 3

Applicant: La Jolla Music Society
Agent: JWDA and/or Atlantis Group
City Project Manager: Patricia (PJ) Fitzgerald
Date of App Notice: 07/09/15

Scope of Work: (Process 2) Coastal Development Permit and Easement Vacation to demolish two existing commercial buildings and construct a Performing Arts Center (44,014 sf) on a 30,760 SF site in Zone 3 of the LJ PDO and within the La Jolla Community Plan Area, Coastal Overlay Zone (Non-Appealable), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone, Transit Area Overlay Zone, and Council District 1. This project is coming to the Committee to present how the overall facility design responds to the requirements of the PDO along with proposed colors, materials and landscape. The project as proposed is not requesting any variances.

Mr. Christopher Beach, President and Artistic Director of the La Jolla Music Society introduced this project to the Committee. He further introduced the members of the project team who were in attendance and available for any questions that the Committee members or any member of the public that were present.

Mr. Ray Porfilio, Chief Architect of the project.
Mr. David Sorenson, Parking Consultants
Martha Dennis, Chairperson of the Board of Directors of La Jolla Music Society.
Allen Joslin, Architect.
Debra Epstein, Architect.
Marcela Escobar Eck, Atlantis Group.

Mr. Beach introduced the overall project. He explained that the current Sherwood Auditorium was being closed down and that the Conrad would replace it. The new auditorium would have a 500-seat music hall along with a 150 seat Cabaret multi-use space. An elaborate color brochure was distributed to all the members. This brochure is a part of these minutes. Mr. Beach further notified the audience that a web page has also been created that contains all up-to-date information about the project. The web page is www.theconrad.org. Construction is estimated to commence this spring and completion of the project is estimated to be in January 2018. Mr. Beach informed the Committee that he requested all of his team members to design the Conrad so that it will comply with all land-use regulations without have to request any deviations or variances. He then turned the floor to Mr. Ray Porfilio, Architect, to present the project. Mr. Porfilio presented the entire project with color slides that were a copy of the brochure that was handed out earlier. He further summarized the project with the following information:

Drainage: Mr. Porfilio explained that there was a 60-inch storm drain that was located beneath the project. Please see brochure. This storm drain would be replaced by a 66-inch storm drain by the applicant, which would increase the life of the drain to 100 years. He further noted that all area water that was drained from the site would be filtered before it exited the project.

Landscape: Mr. Porfilio demonstrated that the City staff was coordinating the landscape of the project to match and coordinate with the upcoming Boffo Cinemas (across the street from this project), as well as with the Monarch Cottages. The applicant has agreed to all of City staff's requirements and suggestions for landscaping. The landscaping would have a layered effect. Major trees on the street side layered with more accent trees as you enter the project. Currently, the applicant exceeds the minimum landscape requirements. Please refer to brochure.

Parking Mr. Porfilio reported that they had presented their Parking Management Plan to the T&T Committee recently and that the Committee had unanimously approved their plan. The applicant has purchased 67 parking spots from the nearby Bank of America parking structure as well as having 6 onsite parking spaces, totaling 73 spaces. In addition,

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the applicant had formally arranged for parking spaces at other nearby buildings to accommodate peak requirements. The applicant noted that, per their parking requirement calculations, at peak times, the required parking would be for 192 spaces. Please see brochure for further detail. Fitzgerald noted that an executed shared parking agreement would be necessary to comply with the PDO requirements. Ms. Escobar explained that the applicant had presented its Parking Management Plan, including its off-site parking agreements, to the City Staff and it was deemed acceptable.

Height: Mr. Porfilio indicated that no part of the proposed building structure was more than 30 feet. Applicant had complied with all Land-Use building height requirements.

FAR: Mr. Porfilio noted that the FAR of this project was below the maximum allowable FAR.

Exterior Materials: Please refer to the color brochure. Generally, the primary material used will be stucco with a natural tone. Terra Cotta with earth tones will also be used. Pavers and some wood accents would complete the remainder of the project. It was noted that a portion of the roof towards the Bishops Lane alley would be a standing-seam metal roof with a dark Terra Cotta color. Mosaic walls will surround the entrance to the project, although the applicant may decide to use a perforated metal wall instead, which would also comply with the PDO.

Mr. Porfilio concluded his presentation by noting that the applicant has not finalized the signage and will return to this Committee once the signage proposal is complete. Also, he noted that there will be two encroachment removal agreements that still need to be finalized with the City. These agreements deal with a trellis awning that cantilevers over the public city sidewalk and with the lighting along the sidewalk.

Chairperson then opened the meeting for public comment:

Mr. Bob Whitney expressed his concern that the applicant was not providing any new parking and yet the applicant was not requesting any deviations. He noted that all applicants must demonstrate how their new project would allow for additional parking while this project does not allow for any new parking. He expressed his concern that this would create a precedent for all future applicants.

Another member of the public also noted his concerns about the lack of new parking spaces. He questioned why the applicant would not construct underground parking. Mr. Porfilio explained that due to the existence of the storm drain the ran under the project, underground parking was not possible or feasible.

Detailed discussion followed regarding the lack of new parking spaces provided. Applicant further explained that the majority of the events that will take place at the Conrad would be in the evenings when parking is less of an issue. It was further explained that the Sherwood auditorium is presently operating with exactly the same parking arrangements and the Conrad would simply be replacing the Sherwood. Mr. Sorenson provided additional information regarding the further explained the Parking Management Plan.

Athena Harman expressed her sincere support of this project and further noted how this project would be an great economical benefit to the community.

Eleanor Ellsworth also expressed her support of the project.

Sue Wagner expressed her support of the project and claimed that it was “the best thing that has happened for La Jolla in 45 years”.

Fran Zimmerman expressed her concerns about the lack of new parking spaces for the project, but further noted that, the parking issue aside, she supported the project.

Marcela Escobar Eck referred to a chart in the brochure that further explained the parking arrangements for the project.

Motion by Marengo/seconded by Zimmerman: “Proposal conforms with the PDO requirements, with the exception of signage that will be presented to this Committee at a later time for their approval.” Vote 8-0-0 passes unanimously.

c. **Recommendations to CPA Committee:** None

Meeting adjourned at 5:40

Respectfully submitted, Peter Ovanessoff, Acting Secretary