

LA JOLLA PLANNED DISTRICT ORDINANCE COMMITTEE MONDAY OCTOBER 12, 2020

By Zoom due to COVID restrictions

Present: Deborah Marengo, John Shannon, Robert Steck, Melissa Snook, Joe Parker, Brett Murphy, Ron Jones

Absent : Gail Forbes, Joe Pitrofsky, Katey Kalanges

Guest : Pauley De Bartolo, Diane Kane, Greg Jackson, Ashley Mackin,

Minutes: Motion to approve the minutes from September 14, 2020 Maker: Murphy/Jones 6-0-0

Public Comment:

Diane Kane, Chair of LJCPA

Diane informed the PDO committee that she has formed an AdHoc committee to look at revising the village. She requested that the PDO committee start looking at possible amendments to the PDO including density changes, streetscape, ground floor retail requirements.

There will be an opportunity to dovetail onto a code update with the City in the first quarter of 2021.

Marengo suggested that we put this on next month's agenda – tasked the committee with walking the village and note what works and what doesn't in the village. Specially ground floor retail, office space which could be converted to residential. Sidewalk dining.

Recommendations to the LJCPA

Project: Digital Girard Lofts  
7606 Girard Avenue, La Jolla, Ca. 92037

Applicant: Pauley DeBartolo DBRDS

Marengo recused.

Project was previously approved by DPR without review by PDO.

Project located on Girard at the intersection of Torrey Pines Road. The mixed-use commercial/residential project is designed under the affordable housing guidelines. The project consists of 1960 square feet of commercial space and 18 residential units.

The applicant stated that he was electing the 15% percent landscape option in the PDO. However, no plan demonstrating that option was presented to committee. Applicant also stated that due to the configuration of the lot he would not be providing a loading zone on Drury Lane. He would be seeking a waiver under affordable housing. The waiver had not yet been granted and language is still be drafted according to the applicant. Murphy stated concerns regarding the possible impact on Drury Lane with

Vons, the Lot and other businesses already taking deliveries on the lane. There is also a low-income studio apartment on the ground floor which is not permitted in the PDO. Applicant stated he was also seeking a waiver for this unit. Applicant also stated that he was allowed under the code a bonus density of up to 100% percent FAR and they had on increased density by 25% FAR.

There was also discussion with regards to the parking – 13 spaces being provided for both commercial and residential use. Rendering showed possible restaurant space in the ground floor retail. Murphy noted to applicant that restaurant requires a higher number of parking spaces and requested he return to the pdo should this space become a restaurant.

Rendering also showed a proposed mural on the side of the building. No signage plan was presented. Murphy asked that the applicant return to the PDO for future approvals on these items.

Colors and finished were discussed and appear to conform to the PDO.

Motion: To approve Maker: Steck/Snook Vote 2-3-1 motion failed

Murphy stated he was concerned that the project did not conform to the PDO and he would like the committee to review the waiver language before considering approval

Project: O’Gara Coach  
7440 La Jolla Blvd., La Jolla, Ca. 92037

Applicant: Claude-Anthony Marengo

Marengo recused

Applicant presented additional signage for a new brand being sold at the dealership. Koenigsegg is being added to other brands along the front of the building. Building length is a 133 feet. 1.5 square feet is permitted for every foot of the premises. The allowable is 200 square feet and current signage with addition of Koenigsegg the total signage is 93 square feet.

Motion: Steck/Murphy Vote: 5-0-1

Meeting Adjourned