

La Jolla Planned District Ordinance Committee

Chair: Deborah Marengo

Minutes – MONDAY, January 9, 2023
4:00 PM, VIA ZOOM

AGENDA

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

2. **Chair Report / Board Discussion**

a. Review and Approve Minutes

Motion to approve

Maker Fotsch/Podway Vote 4/0/2

b. Discussion on PDO amendments

3. **Recommendations to CPA Committee**

a. **Project Name:**

Adelante Townhomes

Address:

5575 La Jolla Boulevard, La Jolla, CA 92037

Project Number:

PRJ-1073585

PDO Zone:

La Jolla Planned District Zone 4

Applicant:

Hannah Leigh Williams (SDA – Architect)

Agent:

Ryan Wynn (Murphy Company – Developer)

City Project Manager:

**Benjamin Hafertepe,
Development Project Manager**

Date of App Notice:

December 23, 2022

Scope of Work:

An application has been filed with the City of San Diego for a Coastal Development Permit and Tentative Map for the demolition of an existing office building, subdivision of one lot into 13 condominium units, and construction of one new two-story multi-family residential building with a basement level, covered parking, and roof decks totaling 21,485 square feet located at 5575 La Jolla Boulevard. The 0.30-acre site is in the La Jolla Planned District-4 Zone (LJPD-4) and Coastal Overlay Zone (Non-Appealable 2) within the La Jolla Community Plan area. This development is within the Coastal Overlay zone and the application was filed on November 23, 2022.

MOTION: Project does not conform to the LJPDO however the PDO committee supports the project.

NEXT MEETING – MONDAY FEBRUARY 13, 2023

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 DEBORAH MARENGO , CHAIR, 858-459-3769

OR dmarengo@marengomortonarchitects.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, January 9, 2023

(continued)

Maker Fotsch/Podway Vote 6/1/0

There were several speakers against the project due to the fact that the retail requirement is being removed and concerned that it will create a dead zone for the existing retail in Birdrock.

Overall the committee supported the overall design of the project even though it does not conform to the pdo.

b. Project Name: **5680 La Jolla Sidewalk Cafe**
Address: **5680 La Jolla Blvd, La Jolla, CA 92037**
Project Number: **PRJ-1071808**
PDO Zone: **La Jolla Planned District Zone 4**
Applicant: **Bennett & Remen Architects**
Agent: **AJ Remen / Trip Bennett**
City Project Manager: **Jesus A. Murillo,**
 Development Project Manager
Date of App Notice: **10/25/2022**

Scope of Work:

LA JOLLA (Process 2) Neighborhood Use Permit for a 342 square foot sidewalk café where a deviation is requested to extend beyond 4 feet 6 inches from the building facade. The Property site is located at 5680 La Jolla Blvd in the La Jolla Planned District-4 zone and the Coastal (Non-Appealable) Overlay zone within the La Jolla Community Plan and Council District 1.

MOTION: To Approve the project with a note that the applicant did not follow the standard approval process in the municipal code and intensified the use without community input.

Maker Terry/Fotsch Vote 3/2/1

There was discussion among the committee and community about safety concerns sitting outside on LJ Blvd. Also the applicant intensified the use and made improvements without coming to the community groups or following the process

NEXT MEETING – MONDAY, FEBRUARY 13, 2023

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 DEBORAH MARENGO, CHAIR, 858-459-3769 OR
dmarengo@marengomortonarchitects.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, January 9, 2023

(continued)

4. **New business** **Discussion with CPA Chair Kane about amending the LJPDO**
The committee will begin looking a portions of the pdo such as
ground floor retail requirements and additional modifications

Meeting adjourned:

NEXT MEETING – MONDAY, FEBRUARY 13, 2023

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 DEBORAH MARENGO, CHAIR, 858-459-3769 OR
dmarengo@marengomortonarchitects.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.