

La Jolla Planned District Ordinance Committee

Chair: Ione R. Stiegler, FAIA

AGENDA – MONDAY, June 8, 2015

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

1. **Public Comment** – Issues not on today’s agenda (2 minutes maximum.)
2. **Chair Report / Board Discussion**
 - a. Review and Approve April and May Minutes
 - 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.
 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: Draper's & Damon

Address: 7857 Girard Avenue, La Jolla 92037

Project Number: 150352

PDO Zone: La Jolla Commercial and Industrial Sign Control District, Subdistrict 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.

4. Recommendations to DPR Committee

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.

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
istiegler@isarchitecture.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.

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AGENDA – MONDAY, June 8, 2015 (continued)

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.

- 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

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.

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