

La Jolla Planned District Ordinance Committee

Chair: Ione R. Stiegler, FAIA

AGENDA – MONDAY, October 13, 2014

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 September 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. Discussion of the use of neon lights within and outside of businesses in the PDO jurisdiction
 3. 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 be concluded during the December PDO meeting.
3. **Recommendations to CPA**
 - a. Project Name: The Ivanhoe
Address: 7817 Ivanhoe Ave., La Jolla CA
Project Number: N/A
PDO Zone: LJPD-2
Applicant: La Jolla LLC
Agent: Capstone Advisors
City Project Manager: N/A
Date of App Notice: N/A
Scope of Work: Presentation of exterior planting plan, paving plan, landscape lighting, new trash enclosure, entry canopy, handrails, signage, storefront,
4. **Recommendations to DPR Committee**
 - a. Project Name: MONARCH COTTAGES
Address: 7630 Fay Avenue
Project #: 370400 (355003)
PDO Zone: LJPDO 3
Applicant: Brian Longmore, 858-603-9478
Agent: Matthew Peterson
City Project Manager: Laura Black, (619) 446-5245, LBlack@sandiego.gov
Date of App Notice: 8/1/14
Scope of Work:
LA JOLLA ..SUSTAINABLE EXPEDITE PROGRAM.. (PROCESS 4) Coastal

NEXT MEETING – MONDAY, NOVEMBER 10, 2014

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, October 13, 2014 (continued)

Development Permit/Site Development Permit to amend CDP 201667 & SDP 206622 (PTS 66961) and a Conditional Use Permit (CUP) and CDP for a proposed 26-unit Residential Care Facility, within an existing 2-story building located at 7630 Fay Ave. The site is located in Zone 3 of the La Jolla Planned District, Coastal Overlay (Area 2), Coastal Height Limitation Overlay, Parking Impact Overlay zones within the La Jolla Community Plan, Local Coastal Plan. The CUP authorizes a Residential Care Facility in commercially designated areas. Land Development Code section 143.0901 also allows for Sustainable Building projects (LEED) to request Deviations. Because the entire former Medical/Office building (Spa MD) will be used for Monarch Cottages, the Project proposes 2 deviations from the PDO; 1) no proposed Retail on the ground floor (LJPD table 159-03A) & 2) there will be residential type uses within the front 50% of the lot (Table 159-03C). The project is a LEED Sustainable project and the Applicant has provided draft Deviation Findings pursuant to Municipal Code.

5. Information Only

- a. None

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