

La Jolla Planned District Ordinance Committee

Chair: Ione R. Stiegler, FAIA

AGENDA – MONDAY, July 13, 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 June 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:** Jooste Wines LLC- Sidewalk Cafe
Project Address: 5621 La Jolla Boulevard
Project Number: PTS
PDO Zone: Zone 4
Applicant: Mr. Lowell Jooste & Mrs. Anne Jooste
Agent: Marengo Morton Architects - Michael Morton AIA
City Project Manager: Colette Redon (Project Manager) 619-446-5402
Date of App. Notice: 6-26-2015
Scope of Work :
Create a new sidewalk café in front of Wine Tasting Room and Install a new 3'-0" high railing and support posts to form a sidewalk cafe . PTS # 431764
4. **Recommendations to DPR Committee**
 - a. **Project Name:** Museum of Contemporary Art San Diego
Address: 700 Prospect Street, La Jolla 92037
Project Number: 405930
PDO Zone: 6A Cultural Zone & 5A Multifamily Zone
Applicant: Museum of Contemporary Art San Diego
Agent: Lindsay King, Alcorn & Benton Architects
City Project Manager: Glenn Gargas
Date of App Notice: 2/10/15
Scope of Work: (Process 4) Coastal Development Permit and La Jolla Planned District Special Use Permit (processed as a CUP), Planned Development Permit, to demolish existing residence and construct a museum addition/remodel, including underground parking facilities, totaling 53,469 square feet on a 110,983 square foot property. The project site is located at

NEXT MEETING – MONDAY, AUGUST 10, 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, July 13, 2015 (continued)

700 Prospect Avenue (Museum of Contemporary Art San Diego) in the LJPD-6A and 5A zones of the La Jolla Planned District, Coastal Overlay Zone (Appealable), Coastal Height Limitation, Parking Impact, Residential Tandem Overlay Zones in the La Jolla Community Plan Area.

The Planned Development Permit will address at a minimum the following: 1) Accessible Lift and Stair encroachment within a required Rear Yard fronting Coast Boulevard; 2) Trellis encroachment over entrance fronting Prospect Street; 3) Height exceeding 30-foot zoning height limit, while conforming to Proposition D height limit; 4) Egress stair and retaining wall within a required Side Yard.

- b. **Project Name:** Girard Avenue Mixed Use
Address: 7610 Girard, La Jolla 92037
Project Number: 274439
PDO Zone: Zone 1
Applicant: Phil Quatrino
Agent: PQ Design Studio
City Project Manager: John Fisher
Date of App Notice: 05/04/2015

Scope of Work:

The proposed project is located 7610 Girard Avenue, within the La Jolla Planned District, Zone 1, the Coastal Height Limitation Overlay Zone (Prop D, CHLOZ), Coastal Overlay Zone (Non-appealable area two), Parking Impact (coastal) Overlay Zone (PIOZ), and Residential Tandem Parking Overlay Zone (RTPOZ), Transit Area Overlay Zone (TAOZ) of the La Jolla Community Plan (LJCP) and Local Coastal Program (LCP). The project has been revised and is now proposing to construct a two-story mixed use building with 6 residential units on a .28 acre lot. The project is required to obtain the following permits: A Coastal Development Permit (CDP, Process 3, Hearing Officer as the decision-maker) per SDMC Section 126.0702, for the proposed construction of a mix-use development; A Map Wavier (Process 3, Hearing Officer as the decision maker) for new commercial mixed-use condominium project on a single parcel per SDMC Section 125.0120(b)(2)(d); and A Site Development Permit (SDP, Process 4, Planning Commission as the decision maker) per SDMC Section 126.0502(d)(9) to deviate from the development regulations for a sustainable building project. These will be processed concurrently at the highest process level.

The current project is going through a discretionary review process, during this time Staff has the responsibility to review the proposed project based on the current LDC, discretionary requirements, and/or PDO in effect at the time of submittal.

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