

La Jolla Planned District Ordinance Committee

Chair: Ione R. Stiegler, AIA

AGENDA – MONDAY, November 14, 2011

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 October Minutes
 - b. Issues regarding PDO compliance and means to promote enforcement.
 1. 1205 Prospect / 7979 Ivanhoe Avenue discuss issues of code compliance and response from city planner.
 2. Parking

3. **Recommendations to CPA**

A.

Project Name - Opus Bank
Address - 7979 Ivanhoe Avenue, suite 150 La Jolla CA
PN - 350-100-29-00
PDO Zone - ?
Applicant - Integrated Signs
Agent - Integrated Signs
City PM - N/A
Date of App Notice N/A
Scope of work - Parking for Change of Use
Tenant's Lease Space - 2,167 sqft.

B.

Project Name: The Rush Indoor Cycle Studio
Address: 5628 La Jolla Blvd
PN - ?
PDO Zone - LJPDO -4
Applicant: Tim Suski, Corey Spangler
Agent: Chris Musgjerd – The Irving Group
City PM - N/A
Date of App Notice N/A
Scope of Work: Storefront Glass Remodel, Building Color Change, Signage, Parking
No structural work will be done to the building. Aesthetic only.

4. **Recommendations to DPR Committee**

A. None

5. **Information Only**

Project Name: 7720-7728 Fay Avenue.
Address: 7720-7728 Fay Avenue
PN: (N/A)
PDO Zone: LJPD-3
Applicant:
Agent: Joe LaCava, Avetterra
City PM: (N/A)

NEXT MEETING – MONDAY, DECEMBER 12, 2011

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, AIA, 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, November 14, 2011 (continued)

Date of App Notice: (N/A)

Scope of Work: Following submitted by the Applicant's Agent: Adding residential units. The existing retail building is over 35 years old. Since it pre-dates the PDO it is "previously conforming" although in almost all respects it conforms to the current PDO. The proposal envisions leaving the retail building untouched and continuing to meet the retail parking requirements on-site. Our question for the Committee's consideration and advice is whether the "previously conforming" retail building will have to conform to the PDO requirement of a "loading zone". The property has never had a commercial loading zone onsite. The contemplated project of adding new residential units would fully conform to the PDO including onsite parking. We will bring a sketch that will explain the current property and what is being proposed. Understanding the issue of the commercial loading zone is issue is critical as to whether the Client will proceed with the proposal.

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