

# La Jolla Planned District Ordinance Committee

Chair: Ione R. Stiegler, FAIA

## AGENDA – MONDAY, February 9, 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 December 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 March PDO meeting.
3. **Recommendations to CPA**
  - a. None
4. **Recommendations to DPR Committee**

a.

**Project Name:** Silver Street Village Homes

**Address:** 7601 Draper Ave & 720 Silver Street, La Jolla

**Project #:** 393503

**PDO Zone:** LJPDO 3

**Applicant:** William A. Berwin – EHOFF La Jolla, LLC – 858-456-3880 [Wberwin@san.rr.com](mailto:Wberwin@san.rr.com)

**Agents:** Jay Wexler – 858-405-2693 [Jwexler1@san.rr.com](mailto:Jwexler1@san.rr.com) and

Matthew A. Peterson 619-234-0361 [map@petersonprice.com](mailto:map@petersonprice.com)

**City Project Manager:** Jeff Peterson – 619-446-5237 [JAPeterson@sandiego.gov](mailto:JAPeterson@sandiego.gov)

**Date of App Notice:** January 12<sup>th</sup> 2015

**Scope of Work:**

La Jolla Sustainable Expedite Program (Process 5) Coastal Development Permit (“CDP”), Site Development Permit (“SDP”), Easement Vacations (“VAC”) and Vesting Tentative Map (“VTM”) for a proposed 18 – Unit Townhouse multifamily residential development w/private attached 2 car garages with associated landscape and other site improvements.

The site is located in Zone 3 of the La Jolla Planned District and within the La Jolla Community Plan Local Coastal Program area, the Coastal (Non-Appealable) Overlay Zone, the Coastal Height Limit, and the Parking Impact and Residential Tandem parking Overlay zones. All dwelling units are below the 30’ max. height limit. The project proposes (2) deviations per the Land Development Code and for Sustainable Building features projects.

**NEXT MEETING – MONDAY, MARCH 9, 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](mailto: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, February 9, 2015 (continued)

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1) Because the entire former U.S. Postal Annex Distribution complex and the Veterinary Clinic sites will be used for the Silver Street Village Homes residential project, the Project proposes deviations from the PDO for no proposed Retail on the ground floor ( LJPD Table 159-03A) and there will be residential type uses within the front 50% of the lot(s) ( LJPD Table 159-03C).

2) Reduction by 4' of the setback on the north east corner of unit 14 (unusual lot configuration).

The Project has implemented numerous LEED Sustainable items. The Applicant has provided draft Deviation, CDP, SDP and VAC and VTM Findings pursuant to Municipal Code.

### 5. Information Only

- a. None

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