

La Jolla Planned District Ordinance Committee

Chair: Ione R. Stiegler, FAIA

AGENDA – MONDAY, September 21, 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 August Minutes
 - b. Issues regarding PDO compliance and means to promote enforcement.
3. **Recommendations to DPR**

a. Project Name: 801 Pearl Street

Address: 801 Pearl Street, La Jolla, California 92037

Project Number: 294307 Account # 24003213

PDO Zone: 4, RM-1-1

Applicant: Mark & Becky Conger

801 Pearl Street

La Jolla, California 92037

Agent: Paul Benton

City Project Manager: John S. Fisher, RLA.

Date of App Notice: 9/26/2014 – (Review Cycle Comments enclosed) Resubmission June 2015

Scope of Work:

(Process 4) Coastal Development Permit and Tentative Map to remove an existing service station and construct a new mixed-use project with four retail units and 12 residential units with a subterranean garage: total development 23,340 sf. The property is located at 801 Pearl Street with a portion in Zone 4 of La Jolla Planned District and another portion in the RM-1-1 Zone, within the La Jolla Community Plan, Coastal Overlay (non-appealable 2), Coastal Height Limit, Parking Impact Overlay Zone (Coastal), the Transit Area Overlay Zone, the Residential Tandem Parking Overlay.

Scope of Work and Minutes of discussion as listed at June 8 2015:

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.

NEXT MEETING – MONDAY, OCTOBER 12, 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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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.

Minutes (June 8, 2015 Meeting):

Project presented by Mr. James Alcorn, project architect. Mr. Alcorn informed the Committee that a previous version of this project had been presented to the PDO in the past and had been approved. However, during the applicant's subsequent presentation to the DPR Committee, they encountered difficulties with the project's neighbors and decided to significantly re-design the project. The new project was presented in detail. The required parking for the project is 32 spaces, while the new design would have 38 spaces. It was further explained the project is located on two separate lots with two separate sets of applicable zoning regulations (commercial and residential). It was further noted that only the parcel facing Pearl Street, the commercial parcel, would be subject to the PDO regulations. The new buildings have a maximum height of approximately 25 feet, while the older design had a maximum height of 30 feet. The project was reduced in the total number of floors from three to two. It was further noted that, per the City's request, the entrance to the underground parking structure would be from Eads Ave. because there was a traffic light on the corner of Eads and Pearl, which would help in controlling the traffic entering the project. It was further noted that all the delivery and trash areas would be located on Bishop Lane. Applicant had also reduced the commercial portion of the project by 20% from its last design as well as reducing the footprint of the project to 60% of the entire lot. There are two proposed elevators. One for the commercial and one for the residential. Jacaranda trees are required for this development, which will be provided on Eads Ave.; flowering Pear trees will also be provided. Stiegler noted that one of the cycle issues raised on the previous version of the project related to building 5 residential units in the RM1 zone when only 2 such units were allowed. Mr. Alcorn explained that, since the applicant is consolidating the two lots, 5 units would be permissible on that portion of the property. It was noted that FAR was not an issue. Stiegler also pointed out that, in the past cycle reviews for this project, bulk and scale was an issue with Long Range Planning department. Presenter noted that all issues with Long Range Planning has been resolved. Stiegler further noted that this Committee could only decide on the commercial portion of the property as it was the only portion that actually was subject to the LJPDO jurisdiction. There was detailed discussions regarding to patios, balconies, and windows overlooking neighbors. Stiegler noted her concern about the staircase that led to the parking structure from Eads Ave. It was noted that the staircase would be gated and well lit. Fitzgerald asked how the residential and commercial parking space would be differentiated to ensure that clients of the commercial areas would not park in the residential spaces. Other than being marked, there would be no other means to segregate the spaces. After reviewing the parking requirements, it was decided that the present design does indeed meet the PDO requirements.

Public Comments (June 8, 2015 Meeting):

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Connie Branscomb voiced her concern about not having enough parking spaces for all the commercial clients as well as the occupants and their visitors/guests. She recommends the project to be reduced from 12 units to 8.

Ryan Panned (spelling?) was concerned whether a tow truck would be able to enter the garage structure to tow away illegally-parked or disabled vehicles. The presenter noted that the parking structure was designed per the City requirements and, as a result, there should be no issue here.

Doug Moranville expressed his concern as to how the trash would be collected from Bishops lane amidst all the parked cars. Mr. Alcorn responded by indicating that the majority of La Jolla is treated the same manner as this project would be.

Leslie Gaunt addressed the committee members with a detailed presentation of the opposition of the project by the Southerly neighbor(s). A detailed brochure was handed to everyone. Ms. Gaunt's presentation will be included as part of the PDO record. She noted that there were no dimensions provided by the applicant and, as a result, any decision on the project by the Committee would be premature. There was great concern about the bulk and scale of the project and how it relates to the PDO regulations. She further noted that the density did not comply with the PDO. The major concerns were detailed fully on pages 7, 11, 12 and 14 of her handout.

Scope of Work Quote from Architect's Letter, July 10, 2015 to City Permit Processing:

"The project retains an overall density of 1.12 and the building footprint has been reduced to 64% from the previous 70% building coverage. The retail space has been reduced by 22% from 6830sf to 5340sf and the dwelling unity on RM-1-1 portion of the lot has been reduced from 3 stories to 2 stories (30ft to 24/2Sft height). The dwelling unit count at southerly RM-1-1 portion of the site is reduced by 37.5% from 8 to 5 and the southerly rear setback of the property which is located in the RM-1-1 zone has been increased from aft to 15ft. Street parking along Eads Avenue has been increased by 150% from 2 to 5 available. Underground project required parking is 32 although 38 spaces are provided (6 extra)."

Action (August 10, 2015 Meeting): This item was removed from the Agenda by Chairperson Stiegler and Vice-Chair Fitzgerald. The reason: The City's cycle issues letter was not available shortly before the meeting. As a result, there was insufficient time for the Committee members and members of the public to review this important material prior to discussion and Committee vote.

4. Recommendations to CPA Committee

- a. **Project Name:** Bird Rock Mixed Use
Address: 5702 La Jolla Blvd., La Jolla, CA 92037, APN 357-366-12, 13, & 14
Project Number:
PDO Zone: 4
Applicant: CR Birdrock, LLC
Agent: Kirk Philo, ColRich
City Project Manager: Morris Dye
Date of App Notice: May 2015, Building Permit Submittal (CR Birdrock, LLC)

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AGENDA – MONDAY, SEPTEMBER 21, 2015 (continued)

Scope of Work: Building Permits, Paint Scheme

5. Information Items

a. **Project Name:** Spa La Vie

Address: 1125 Coast Blvd., La Jolla, California 92037

Project Number: TBD

PDO Zone: 5

Applicant: La Valencia Hotel – Mark DiBella

Agent: Andrew Crocker, T7 Architecture, Inc.

City Project Manager: TBD

Date of App Notice:

Scope of Work:

Remodel existing 3 story building into a new day spa. Work includes remodeling the interior, adding a new elevator, adding a new exterior deck, privacy walls and entry court and modification of selected exterior openings. The exterior color and style of the building are to remain in keeping with the current aesthetic where possible.

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