

La Jolla Planned District Ordinance Committee

Chair: Joe LaCava

Secretary:

DRAFT AGENDA – MONDAY, MARCH 3, 2008

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** – Update on LJTC representatives
3. **Recommendations to CPA**

a.

PROJECT NAME: 1002 TORREY PINES ROAD

ADDRESS: 1002 Torrey Pines Road

PN: Not Applicable

PDO ZONE: 1

SCOPE OF WORK: Renovation of existing retail spaces. Exterior work includes accessible ramp with new roof overhang on Torrey Pines Road side (Process 1). No proposed change in use. Returning to present a more subdued exterior color palette than the one presented at the February 4 meeting based on comments of the committee.

APPLICANT: --

AGENT: Camille Towey, AIA/Ian Frost

CITY PM: Will Kwan (Process 1)

b.

PROJECT NAME: MANCHESTER FINANCIAL BANK **APPLICANT:** --

ADDRESS: 7825 Fay Avenue

PN: Not Applicable

PDO ZONE: 3

SCOPE OF WORK: Replace one existing building sign with a new sign.

AGENT: Curt Bauer

CITY PM:

4. **Recommendations to CDP Committee - None**
5. **“Walk-in Projects” - For information only**

NEXT MEETING – MONDAY, MARCH 17, 2008

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 JOE LACAVA, CHAIR, 619-972-4705 OR jlacava@san.rr.com

La Jolla Planned District Ordinance Committee

MINUTES

Chairman: Joe LaCava Vice Chairman: Secretary: Sherri Lightner

MEETING – February 4, 2008

CHECK ATTENDANCE PLEASE

Present: Darcy Ashley (LJCPA-Alt), Anne Cleveland (LJTC), Orrin Gabsch (LJCPA), Joe LaCava (LJCPA), Tiffany Sherer (PLJ-Alt) and Terry Underwood (PLJ),

Absent: Bob Collins (LJTC), Sherri Lightner (LJTC), Deborah Marengo (LJCPA), Glen Rasmussen (LJTC-alt), and Peter Wagener (PLJ) and Trent Wagenseller (PLJ).

Other Attendees:

REGULAR MEETING WAS CALLED TO ORDER 4:04 p.m.

Introduction of the committee to the public by Mr. LaCava.

1. Public Comment – None

2. Comments from the Chair - None

3. Recommendations to CPA

A. 1002 N. Torrey Pines Road, PDO Zone 1, Presented by Camille Towey

The building is located at the corner of Torrey Pines & Girard. The Snow Goose is part of the ownership but is not being changed at this time. There is no proposed change of use. The entry door on the Torrey Pines Road side is being modified to accommodate an ADA ramp. The existing sloped walls will be removed to reinstate the conventional vertical exterior walls. The project is introducing more windows than the current façade to enhance its use as a retail space. The color palate is shades of tan with 3 darker brown shades as contrasting accents over significant portions of the façade. The change in the exterior walls will not include the corner of the building which will result in circular element at the corner. The committee provided feedback that the color palette should reflect the code that says that darker contrast colors which exceed the allowed 10% in area for an accent color need to be toned down.

Applicant will come back at the next meeting with updated color palette.

4. Recommendations to CDP

A. Tassviri Hotel, 1135 Torrey Pines Road, Zone 2, presented by James Alcorn & Donald Smith

The only change of use on the project is to convert the 2nd floor apartments to 6 hotel rooms. Zone 2 allows 36 rooms. The addition of these 6 would finish out the number allowed in the zone. The parking requires is 14.65 spaces. 15 are being provided by the project. The exterior is not being changed. They will be replacing the sign with one of the same size that is there now. The Committee had previously objected to enclosing the rear 3rd floor decks as that would be an increase in a previously conforming use. The architect confirmed that was no longer part of the proposal.

Motion: The project as presented today conforms to the PDO.

(Cleveland/Gabsch 5-0-0-1)

Votes in favor: Ashley, Cleveland, Gabsch, LaCava, Sherer

Recused: Underwood (is in the hotel business)

B. Sushi Restaurant, 5752 La Jolla Boulevard, Zone 4, presented by Mark Lyon

This application was originally filed by Midori's for this space. The new applicant is continuing on that same application. The building was originally a restaurant but was empty for ten years including a few years as a non-conforming office use. The City is requiring a Neighborhood Use Permit to allow resumption of a previously conforming use. The City identified two issues: need for parking and addressing the existing sidewalk café. The applicant has obtained a shared parking agreement across the street from the property for 11 spaces from 5pm – 1am. The applicant intends to be open for lunch. The applicant will redo the sidewalk café fence so that there is an 8' clear path, as required.

Motion: In favor of returning the use to a restaurant. The establishment of the 8' clear path is a positive one. The PDO requirement for parking is not met over the full day, since the shared parking agreement is only for the dinner hours, the applicant is encouraged to establish shared parking for the remaining hours.

(Underwood/Cleveland 6-0-0)

Gabsch left 4:45pm

C. Sprint Coast Blvd, 939 Coast Boulevard, Zone 5, Presented by Daneen Wilder

Sprint will be re-using existing antennas on the roof of the building that were installed by others without a permit. Exterior colors will remain the same, that matching the rest of the building, substituting Radio Friendly material around the antennas. There are 6 antennas there. Applicant stated that the residents in the building have been noticed about the project.

Motion: To approve the project as it complies with the PDO.

Sherer/Cleveland (5-0-0)

5. Information Only

A. Gillespie School - Jeanie Scott on the Board of Trustees of Gillespie School
Inquiring about the possibility of using a newly renovated school across the street from Gillespie School for perhaps administrative/public uses. The Committee debated the 50% retail requirement on such a small building. The Committee also noted that as a school a Special Use Permit was also an option.

B. Saks Building - Donald Hodges, Architect for the Remodeling
The proposed remodeling, façade changes, and exterior signage was previously heard by the Committee and approved. Hodges returned to get clarification on allowed signage on the alley frontage. The Chair noted there was ambiguity in the Muni Code and it appears that it allows alley frontage signage at 1 sf per 1 lf of alley. Hodges noted that a very small sign was being planned to gain visibility for motorists on Wall Street.