

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

AGENDA FOR TUESDAY, MAY 12, 2015

LA JOLLA RECREATION CENTER
615 PROSPECT STREET, RM 1
4:00 PM

1. NON-AGENDA PUBLIC COMMENT

Issues not on agenda and within LJ DPR jurisdiction. Two minutes maximum per person.

2. REVIEW AND APPROVAL OF MINUTES

Meeting April 21, 2015

3. FINAL REVIEW 5/12/15 (previously reviewed 4/21/15)

Project Name:	1111 Prospect Street PDP	Permits:	PDP, CDP & SDP
	1111 Prospect Street	DPM:	Morris Dye
Project #:	403401		mdye@sandiego.gov
Zone:	LJPD 1	Applicant:	

(Process 4) Planned Development Permit to deviate from the development regulations of the La Jolla Planned District to allow 50% office use on the ground floor where a maximum of 25% office use is allowed at an existing 33,485 sf Retail/Office Building located at 1111 Prospect Street. The 0.475 acre site is in Zone 1 of the La Jolla Planned District, Coastal (Non-appealable) Overlay Zone within the La Jolla Community Plan Area.

APPLICANT PRESENTATION 4/21/15: (Marcela Escobar-Eck)

The site used to be a hotel, then a Victoria's Secret. It has been difficult to find tenants and the site has been vacant for 3 years. They seek a Process 4 deviation from the LJPDO to allow 50 percent office use on the ground floor where a maximum of 25 percent office use is allowed, and to allow greater than 25% street frontage for office. The LJPDO requires minimum of 50 percent of the ground floor be retail, 75 percent of the structures street frontage length be retail and a maximum of 25 percent of the ground floor be for office use and a maximum street frontage length restriction of 25 percent. PDO Committee voted the Project did not conform. The Applicant passed out a well written four page statement about Findings and rationale. Also presented were two pages of drawings clearly showing the site plan, dimensions, and use.

DISCUSSION:

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 ensure availability.

The agenda and meeting minutes are available online at www.lajollacpa.org.
For additional information please contact Paul from Alcorn & Benton Architects at paul@alcornbenton.com or 858-459-0805.

There was a great deal of discussion by the Applicant, the DPR Members and the Public about strategies and permutations of mixes of retail/office in frontage and space. There was interest in the visitors' center. DPR Members and the Public had several suggested mixes of use.

Please Provide for FINAL REVIEW:

- a. Please return to the PDO Committee, meet 25% frontage requirement or other options.
- b. Continue to seek prospect frontage.
- c. Study office to visitor serving areas.
- d. Identify uses up and down the streets, one block each Prospect and Herschel.
- e. Provide street view renderings / visual simulation of proposed uses.

9. FINAL REVIEW 5/12/15 (previously reviewed 4/14/15 and 4/21/15)

Project Name:	401-403-405 Nautilus TM	Permits:	TM & CDP
Project #:	395761	DPM:	Glenn Gargas, (619) 446-5356
Zone:	LJPD 1		ggargas@sandiego.gov
		Applicant:	Robert Bateman

Tentative Parcel Map Waiver and Coastal Development Permit, an Amendment to Coastal Development Permit No. 263494 to convert an existing duplex and an under construction residence located at 401, 403, and 405 Nautilus Street to condominium ownership. The 6,499 square foot project site is located in the RM-1-1 zone of the La Jolla Community Planning Area and the Coastal Non-Appealable Overlay Zone.

THE ITEM, 401-403-405 NAUTILUS TM, WAS CONTINUED.

FINAL REVIEW 4/21/15

APPLICANT PRESENTATION 4/21/15 (Robert Bateman)

Project was approved as three apartments, now the Applicant wishes to convert them to condos. Two sets of tandem parking, six spaces. Utilities underground, 2.5 ft alley dedication.

Public Comment: There was disapproval of the condo conversion concept by the Public. Why conversion?
Reply: From the architect's perspective, condominium design is one of the most litigious and architects can limit their liability by designing an "apartment" building and let the developer take the risk of condo conversion. There is no difference with San Diego Zoning and California Building Code. Both Condos and Apartments are multi-family category in both codes. FAR, setbacks, density, parking, and construction requirements are all the same. Condos afford pride of ownership.

Please Provide for FINAL REVIEW.

- a. Please provide a condo map / site plan showing clear delineation of common areas and areas for each condo.
- b. Please provide a landscaping plan.

4. PRELIMINARY REVIEW 5/12/15

Note: Preliminary Reviews can be voted a Final Review by a unanimous DPR Committee approval.

Project Name:	Ngala Residence	Permits:	SCR CDP & SDP
	5612 – 5646 Rutgers Road	DPM:	John Fisher, (619) 446-5231
Project #:	395794		

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 ensure availability.

MEETING PROTOCOLS

1. The Meeting will proceed in three parts:
 - i. **Presentation by the Applicant.** The Applicant presents the proposal and Members of the Committee may request information or clarification. No public comment is heard in this part.
 - ii. **Public Comment.** Members of the Public may address the Committee about the proposal.
 - iii. **Deliberation by the Committee.** The Members of the Committee discuss the proposal. Note that the Members of the Committee may initiate questions of the Applicant and the Members of the Public during this part. The deliberation may lead to requests for additional information or to a resolution and voting.
2. The Committee may elect to impose time limits on presentations by the Applicant, comments by Members of the Public, and other participants as judged by the Committee to manage available time.
3. The Committee may, by a unanimous vote, proceed to consider a vote of recommendation on a project presented for Preliminary Review.
4. This Meeting will adjourn no later than 7:00 pm, regardless of the status or progress of any presentation or other business.

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 ensure availability.

The agenda and meeting minutes are available online at www.lajollacpa.org.
For additional information please contact Paul from Alcorn & Benton Architects at paul@alcornbenton.com or 858-459-0805.