

# La Jolla Planned District Ordinance Committee

Chair: (Vacant)

## MINUTES – MONDAY, JULY 13, 2009

4:00 PM, La Jolla Recreation Center, 615 Prospect Street, Room 1

In Attendance: John Berol (CPA), Jennifer Clark (PLJ), Jim Fitzgerald (LJTC), Cristull Hasson (LJTC), Ryan Hill (LJTC), Deborah Marengo (PLJ), Joe Parker (BRCC), Ione Stiegler (BRCC), Terry Underwood (PLJ)

Absent: Orrin Gabsch (CPA), Glen Rasmussen (CPA)

Joe LaCava opened the meeting as chair.

1. **Public Comment** – None
2. **Chair Report**
  - a. **Motion: Elect Ione Stiegler as Chair, 8-0-1**
  - b. **Motion: Elect Glen Rasmussen as Secretary, 9-0-0**

Ione Stiegler took over as chair.

### 3. **Recommendations to CPA**

a.

<b>PROJECT NAME:</b> GIRARD GOURMET	<b>APPLICANT:</b> GIRARD GOURMET
<b>ADDRESS:</b> 7837 Girard Avenue	<b>AGENT:</b> Annie Maciel
<b>PN:</b> 180651	<b>CITY PM:</b> Cherlyn Cac
<b>PDO ZONE:</b> 1	<b>DATE OF APP NOTICE:</b> May 27, 2009
<b>SCOPE OF WORK:</b> Neighborhood Use Permit (NUP) for a proposed sidewalk café at an existing restaurant.	

Rick Rutstein of Professional Design & Drafting presented the project. The applicant apparently had one of the very first sidewalk café permits issued by the city does not have the paperwork. This application seeks permission to place a permanent black wrought iron fence to enclose a sidewalk café along the curb side of the sidewalk leaving an 8 foot clear sidewalk passage between the fence and the storefront. The railing would enclosed 3 sides and allow for 4 tables with 4 chairs (as shown on their application). Tables and chairs would be movable and would be black wrought iron with teak. Questions whether space can really accommodate 4 tables with 4 chairs. Clarification that this is a “use permit” not a “site development permit”

Motion: Project conforms to PDO (Marengo/Fitzgerald), 9-0-0.

### NEXT MEETING – MONDAY, AUGUST 10, 2009

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 STIEGLER, CHAIR, [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.*

# La Jolla Planned District Ordinance Committee

## MINUTES – MONDAY, JULY 13, 2009 (continued)

### 4. Recommendations to DPR Committee - None

### 5. Information Only

a.

<b>PROJECT NAME:</b> SAKS BUILDING	<b>APPLICANT:</b> --
<b>ADDRESS:</b> 1055 Wall Street	<b>AGENT:</b> Jim Alcorn
<b>PN:</b> 180651	<b>CITY PM:</b> --
<b>PDO ZONE:</b> 1	<b>DATE OF APP NOTICE:</b> n/a
<b>SCOPE OF WORK:</b> Discussion of zoning and allowed uses.	

Jim Alcorn of James Alcorn Associates sought committee input on proposal to use the second floor of the Saks Building for office uses. Alcorn noted that the building was originally constructed in the early 1980s under a coastal development permit as an office and used that way for several years. When it was remodeled for Saks it was converted to a retail space and used that way for several years. The retail use eliminated the “grandfathering” of the original office use as the PDO prescribes two (2) years as the tipping point for preserving prior rights. The original PDO limited office uses on the 2<sup>nd</sup> floor of any building to 10,000 square feet maximum. In 1987 the PDO was amended to limit office uses on the 2<sup>nd</sup> floor to 5,000 square feet. The 2<sup>nd</sup> floor is about 20-25,000 square feet. In today’s market 2<sup>nd</sup> floor retail is not viable. Alcorn suggested that allowing the office use might be possible as an administrative action by the city if there is strong support by the community. There was discussion offered by nearly all committee members agreeing that 2<sup>nd</sup> floor was not viable and that productive use of the building is good for the village. Concerns were raised with preserving the integrity of the PDO; further expressing concern that the PDO could be circumvented via an administrative process.

Draft minutes prepared by: Joe LaCava

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