

**UNAPPROVED MINUTES OF THE LA JOLLA
PLANNED DISTRICT ORDINANCE COMMITTEE
March 14, 2011**

Present: Steigler, Little, Fitzgerald, Marengo, Rasmussen, Wagenseller, Parker, Gabsch, Dershowitz, Clark, Hassan. A quorum was established at 4 pm.

Public Present: David Singer, Don Hodges, Dave Schwab, Mary Coakley, Donald Goertz, Diane Galigher, Reza Ghasemi, Liana Bowdler, Dora Acosta, Patricia King, Tony Haymet, Cathy Swindleburg, Jim Riha, Frank Mercurio, Chris Swain

The February minutes were approved 7-0-4

Projects:

Recommendation to Development Permit Review Committee

Green Dragon:

The applicant (through James Alcorn) returns to discuss coastal views, curb cuts (diagonal parking is not possible due to the need to maintain the fire lane); the zoning issue of requesting no retail on Coast Blvd (the applicant and the DPR Committee agree with the PDO Committee that this should not be required; the applicant believes a variance will not be needed to avoid retail on Coast Blvd). There was a discussion whether a deviation or a variance is appropriate, when the PDO Committee might find (if requested where the proposed project is desirable yet precluded by code) that, for example, the retail requirement does not conform to the PDO, or the driveways would be too close together to allow the plan without either.

It was discussed further that retail on Coast Blvd would be a liability, as more public access parking would be lost to retail than the 4 lost spaces for these driveways. The applicant states there is sufficient onsite parking (for residents) gained to justify the offsite losses. The proposed curb cut configuration of access to underground onsite parking avoids additional excavation that would be necessary if one large garage (with one curb cut) were built to regain the 4 lost street spaces.

At least 40% of 25% of the open space is vegetated, not counting street trees, conforming to the PDO landscape requirements.

Motion: Fitzgerald/Clark Unanimous; Marengo abstains: The Project does not conform to the PDO due to lack of retail space on the ground floors and lack of required distance between curb cuts (resulting in too little on-street parking; the exterior colors and landscape plans are not presented. The project also does not conform to the Historical Designation of the former Green Dragon Colony due to limitations on public access. Accompanying Recommendation to Motion: The PDO Committee states it prefers not to seek retail use on Coast Blvd.

Recommendation to La Jolla Community Planning Association

We Olive

This is an existing, new retail use in a commercial rental property at 1158 Prospect St. Applicant seeks approval of an olive tasting room with prepared food and wine served. The tasting of products on sale is free. The applicant can obtain an ABC beer/wine license. Prepared foods are not cooked, but there may be cooking classes since they have a stove. They have a 3-chamber sink. The issue is whether service of prepared food and wine is an intensification of use requiring off street parking. The interior area is 1600 sf, plus a patio. No off street parking is available to the applicant without renting spaces nearby (across

Prospect, which is expensive). The discussion was about whether it becomes a “restaurant” when food is consumed on the premises and seating is provided.

Further discussion was held on

Motion: Steigler/Fitzgerald **Unanimous: The use conforms to the PDO as olive and wine tasting, only. The size and color of the awning, signage, color and material of the façade conform to the PDO.**
Recommendation: If the applicant determines to serve food, return to the Committee on the issue of parking.

Riford Center (Information Only)

Mary Coakley presented ideas to modify the current plans of the Riford Center’s ADA proposed entrances to the building, the main one made wider on the west elevation and a door on the south elevation at grade, to a ramp and stairs on the west elevation parallel with La Jolla Blvd. She and architect Don Goertz propose a bulb out of the sidewalk and curb on the northeast corner of Bonair St and/or a partial abandonment of the extension of Tyrian St to make the west sidewalk wider to conform to the PDO. Their proposed ramp would remove landscaping and intrude appx 6” into the current nonconforming appx 5’ sidewalk, which could be PDO violations, unless the sidewalk could be made wider. Don and Mary propose a study with the City concerning these offsite improvements. The Riford Center does not have funding for offsite improvements nor time for extensive discretionary action by the City since the project funded by a CDBG grant for the ADA building improvements must be designed and completed by mid 2012.

The meeting was adjourned at 5:45 p.m. The next PDO meeting is scheduled for April 11, 2011 at 4:00 p.m.

Respectfully Submitted

Glen Rasmussen, Secretary