

**UNAPPROVED MINUTES OF THE LA JOLLA
PLANNED DISTRICT ORDINANCE COMMITTEE
August 8, 2011**

Present: Stiegler (Chair), Fitzgerald, Little, Rasmussen, Gabsch, Dershowitz, Clark; Berwin. A quorum was established at 4 pm. Also present: numerous members of the public and press; sign-in sheet circulated and collected by the secretary.

The August agenda was clarified in that item 3 Riford Center applicant only requested approval of the façade; the information from the June 2010 minutes was provided on the agenda is to remind the Committee of past information. Issues of ADA access are therefore to be addressed in public comment. Clark/Dershowitz motion to approve agenda as modified 6-0-2.

The July, 2011 minutes were approved 6-0-2 with no changes.

Public Comment:

Mary Coakley and Don Goertz presented documents, including a letter from attorney Theodore Pinnock, and a plan for an alternative single entrance to the Riford Center with a ramp. They stated that the Riford Board plans major renovations triggering a requirement for a single entrance where feasible. "Path of Travel" triggering compliance with ADA requirements includes sidewalks under the Board's plans and the sidewalk on Bonair Street has a 10% slope at the corner, which is non-compliant with ADA access requirements. They indicate the City has approved their alternative plans.

Chair Report/Board Discussion:

The Chair expressed appreciation to the La Jolla Light for support against illegal A-Frame signs, in the "Our View" editorial section.

1. The Chair talked with Senior Planner Chris Larson about why PDO impact items are often not being referred to the Committee by planners. The "standard comments" forms do not include a referral to the PDO Committee; therefore Mr. Larson says it is not a "favored" reference. Gabsch/Fitzgerald motion 8-0-0: Where a project involves a change of use, signage, façade change, elements of public right of way and other issues covered by the La Jolla Planned District Ordinance, an applicant must be directed by staff to contact the Community Planning Association for approval by the PDO Committee, through a standard comment in the project assessment letter template.

Fitzgerald will draft a letter to this effect to present at the next CPA meeting.

2. Gabsch has not received a response from Mr. Larson regarding Shared Parking Agreements.

3. A sample Shared Parking Agreement form was provided to the committee. There will be a presentation at the next meeting comparing municipal code provisions on this subject to the form.

Agenda Items:

A. Riford Center Façade:

Rasmussen recused as he is chairman of the board of the Riford Center. Gabsch recused because of a perceived threat of a lawsuit by attorney Theodore Pinnock. Rasmussen and Gabsch left the room. Fitzgerald took the following minutes:

M. Morton presented for the applicant, Friends of the Riford Center.

His presentation included: a brief history of the Riford Center and its ownership/management structure; the scope of the proposed project; how the proposed project addresses ADA-compliance issues with the current structure (interior and exterior); major design alternatives considered, including an ADA-compliant ramp at the front entrance to the building, and the reasons for rejecting the alternatives; highlighting that the proposed building colors, materials, signage are in compliance with the PDO.

Mr. Morton's presentation was followed by questions/concerns from the Trustees and members of the public. Major issues raised related to: whether the proposed project was fully ADA-compliant; whether the estimated project costs were adequate, including possible ADA-related modifications to the sidewalk on Bonair; whether the proposed project was the most cost-effective alternative available; the added required travel distance within the building for handicapped visitors with the proposed side-entrance compared with the front-entrance alternative. In response to questions raised regarding the proposed project's compliance with ADA, the applicant represented to the PDO Committee that the City had reviewed the project and determined the project to be ADA-compliant.

Trustee Fitzgerald pointed out that: Friends of the Riford Center is the legally-recognized applicant for this project; the PDO Committee's responsibility is to make a recommendation to the LJ CPA regarding the proposed project's conformance with the PDO and not to discuss/assess the comparative merits of third-party alternatives to the applicant's proposal.

Stiegler/Fitzgerald motion: 1) signage conforms to the PDO; 2) materials and colors are in keeping with the existing community character and conform to the PDO; 3) all other proposed façade changes conform to the PDO; 4) the proposed at-grade access to the building's side entrance conforms to the PDO. Motion passed 6-0-0.

B. Westime signage:

As presented by Integrated Sign Associates, this is a request for 2 signs at a jewelry (watch) store at 1227 Prospect Street. The sign consists of backlit plastic translucent letters behind the glass façade. The applicant is allowed 50 sf (because the shop has 50 lf of street frontage). The 2 proposed signs are 20 sf each. Even with the LED transformer, the signage is less than the size allowed. A metal band is brushed aluminum. Draperies behind the glass depict watch parts. The Committee considered this is not a mural for signage purposes, but is rather decorative. Dershowitz/Berwin motion to approve signage 7-0-0.

The meeting was adjourned at about 5:00 p.m. The next PDO meeting is scheduled for September 5, 2011 at 4:00 p.m. at the La Jolla Recreation Center, Room 1.

Respectfully Submitted

Glen Rasmussen, Secretary