

LA JOLLA PLANNED DISTRICT ORDINANCE COMMITTEE MONDAY February 8, 2021

By Zoom due to COVID restrictions

Present: Deborah Marengo, Robert Steck, John Shannon, Gail Forbes, Joe Pitrofsky, Katey Kalanges, Melissa Snook, Brett Murphy, Joe Terry,

Absent : Ron Jones, Joe Parker

Guest : Jodi Rudick, Diane Kane, Jim Neri, Ashley Mackin, Marouane Abdaoui, Dave Schwab, Brad Ace Parking

Public Comment: None

Recommendations to the LJCPA

Project Name:	Cove Suites Paraiso
Address:	1155 Coast Blvd.
Project Number:	676701
Applicant:	Alcorn & Benton Architects
City Project Manager:	Xavier del Valle
Date of App Notice:	February 8, 2021

Scope of Work: construct a terrace deck over the Existing open air underground parking, to provide an Open-air landscape amenity for the hotel guests The addition of the 'Paradiso terrace will allow us to bring the property closer to current pdo Landscape regulations the work is on an existing concrete deck at the south side of the main building of the hotel, abutting and connected to that south side. Currently the existing deck is used entirely for parking. The area affected by this project has a total of 40 parking spaces.

Note that this is the top deck of an existing 2-level parking garage, which is a structure. The existing structure abuts retaining walls at all 3 outer sides, which extend much higher than the existing top deck of the underground parking structure.

DISCUSSION: committee felt the landscaped terrace is a great addition to the hotel and helps connect the hotel to the pool deck. Marengo asked if the applicant is proposing any additional changes to the hotel and would be returning in the future. Noting that there are changes to the parking and the plans note a restaurant on the roof deck. There has not been a restaurant on the roof. The applicant said there are not changes to the parking just connecting the parking from the side and adding an access ramp and the plans, while labeled a restaurant, there are no plans for a restaurant in the existing penthouse sunroom.

MOTION: APPEARS TO CONFORM TO THE PDO MAKER: Murphy/Steak 8-0-0

La Jolla Coastal Access and Parking

Item: Smart Parking and Wayfinding Pilot project presented by La Jolla Coastal Access and Parking Board. LJCAP is asking for support for a state of the art system to assist visitors access available parking spaces in coastal parking garages. The system is updated in real time and will eliminate the need for visitors to “circle the village” searching for acceptable parking options. A direction sign will be well placed to offer visitors the information they need, where they need it to diminish traffic congestion and enhance traffic flow in impacted village and coastal roads.

DISCUSSION: Jodi Rudick presented on behalf of the LJCAP along with Ace Parking volunteering on the program. The program is to implement directional signage that would display parking space availability in four parking garages. The program includes at this time one directional signage at the Y section of Prospect Street and Coast Blvd. and signage on the four parking garages indicating the number of parking spaces available within each garage. Garages 888 prospect, 1200 prospect, wall street garage, coast walk garage.

Coastal access DIF funds will be used to fund the installation and operation for two years. After that period the costs will be up to the garage owners to fund the continuation.

The type and look of the sign was not presented nor was a map to indicate the exact location of the placement of the main sign.

After RPS the LJCAP selected a vendor, Flash Parking.

The Committee supported the concept of trying to improve the visitor experience and alleviate the parking impact in the village to improve coastal access.

Since the parking signs, style and materials were not presented the committee agreed to approve the plan in concept only and requested the LJCAP return once signs are selected.

MOTION: THE COMMITTEE SUPPORTS THE CONCEPT AND WOULD LIKE MORE INFORMATION ON THE ASTHETICS, VISUALS AND PLACEMENT BEFORE MOVING FORWARD WITH THE PLAN. **MAKER:** Kalanges/Murphy 8-0-0

Possible amends to the La Jolla Planned District Ordinance

At the request of the CPA the PDO will begin discussions on possible recommendations to the CPA for amendments to the PDO. Committee will look at ground floor retail requirement, density, residential and commercial space in the village.

DISCUSSION: Marengo advised the committee that there are several other smaller groups looking at changes to the ljpdo. Marengo felt that the committee was at a good point in terms of identifying changes that need to be addressed with the update. Since the committee does not know what other items are being proposed she suggested to pause with further discussion until these items are before us. Diane Kane said that the adhoc committee is meeting as a small group right now but it will be opened up in near future and will work with the ljpdo committee. Diane and other members of the cpa have been in communication with the city regarding the potential update.

Committee agreed to hold for now.

Mandarin House 6765 La Jolla Blvd.

Mandarin House has been closed for several months. It appears to have a remodel started over a year ago and has not been completed. The ventilation equipment is exposed and should be shielded per the PDO. The site should also have a construction fence around it.

Committee discussion on requesting the City Code Compliance contact the property owner to enforce these items.

DISCUSSION: Committee discussed reaching out to both the tenant and property owner, discuss the concerns and find out what the plans are for the business.

Murphy offered to contact the tenant/business owner and Pitrofsky offered to contact the property owned. Committee will revisit next month

Meeting Adjourned