

Chair Deborah Marengo opened the meeting at 4:00 pm,

In Attendance: Joe Terry, Bill Podway , Brian Williams, John Shannon, Joe Parker, Suzanne Baracchini.

Absent: Andy Fotsch, James Rudolph, Japhet Perez Estrada.

Project to be reviewed: Bird Rock Plaza, 5550 La Jolla Blvd, La Jolla, CA,

Presenter for the owners, Nobel Family Trust, was the Architect, Ryan Labrum, from AO Architects in Solana Beach.

5550 La Jolla Blvd is an existing mixed use building.

Scope of Project: Ryan Labrum

1. Renovate Building - exterior structure
2. Enlarging outdoor Side Walk Cafe / Restaurant Shell will be renovated. Currently shopping for a tenant for this space.
3. Coastal Permit is required.
4. Upgrade 10,000 square feet: first floor retail space and second floor office space.
5. Mechanical: Screening is required if on the roof.

Time Frame:

1. 4 months for city permit time.
2. Once construction is started, the estimated time for completion is 8 to 12 months. Maximum time for completion would be 18 months

Parking:

1. No additional parking will be required.
2. EV charging stations will be added.

Parking for Tenants:

1. Craig Bender, owner of the Animal Hospital and a member of the BRCC would like to see either 30 or 60 minute parking for tenants. 60 minutes would be OK.
2. Signs would need to be posted. Customers from the Starbucks across the street also use this parking lot for more than an hour, it was reported by Craig.

John Shannon:

1. Plumbing and water upgrades would be done by tenants,
2. Reroofing would be done by project owner, Nobel Family Trust.
3. Leasing structure would be done by the project owner.
4. Once renovated, the project would have a better return on investment, Similar projects have already been renovated in Solana Beach by the the same architect.

Brian Williams: Asked about the sustainability issues:

Ryan Labrum:

1. Title 24 requires addition of solar panels and EV charging stations.
2. Green trash containers will need to be relocated.
3. There will be no changes to the current Landscaping.
4. Pedestrian access on Forward Street side of project will be added.
5. Public restrooms will be part of the shell project and tenant improvements.
6. Craig Bender would like to see glass doors over the rest rooms.

Deborah:

1. Signage; must come back to PDO for approval.
2. Other wise there are no glaring issues for this project,

Joe Terry:

1. Plans must meet City requirements.
2. Conditional use permit must be obtained for outdoor seating,

Brian Williams:

1. Infrastructure issues: Long time tenants should not have their day to day business impacted by the renovation.

Ryan: The General Contractors will provide signing: "Open During Construction" through out the construction period.

Motion to Approve the Project: Joe Parker / Second : John Shannon

Items that need to come back for PDO approval: Side Walk improvements, Mechanical placement on roof, Signing on the building.

Motion Passed.

Deborah adjourned the meeting

Notes by Bill Podway.