

**MINUTES OF THE LA JOLLA
PLANNED DISTRICT ORDINANCE COMMITTEE
AUGUST 10, 2009 (Approved)**

Present: J. Berol (CPA), C. Hasson (LJTC), D. Marengo (PLJ), I. Stiegler (BRCC, President), O. Gabsch (CPA), T. Underwood (PLJ), R. Hill (LJTC), J. Fitzgerald (CPA), J. Clark (PLJ), G. Rasmussen (PLJ). A quorum was established at 4 pm.

Guests: Michelle Addington.

The minutes of the July 13, 2009 meeting were not considered.

Project Presented (information only):

James Alcorn and Shannon Crinion of James Alcorn made a presentation concerning the proposed Scripps Elderly Residential Care Facility of 17,000 square feet at 484 Prospect. This facility would require a Conditional Use Permit. It is currently operating under a Special Use Permit as an office building within Zone 5A residential. This would entail a Process 4 procedure to change the use to an elder residential care facility. There is no other similar use within one quarter mile. The facility would provide 24 hour per day rehabilitation services for patients similar to an Alzheimer's care facility or a drug rehabilitation facility. No exterior changes are proposed. This use would not be a nursing home nor a convalescent care facility; it would not provide 24 hour medical care. The project will include a full kitchen and dining room. Deliveries are from the alley at the basement level. There are condos on the left and apartments on the right. There is a hotel west of the facility.

Mr. Alcorn showed proposed interior modifications to accommodate 56 patients with 33 parking spaces, two of which are designated for delivery, and one as an ADA space. What is required one space per seven beds (therefore eight required), one space for each four staff persons (therefore nine required) and six spaces for administrators (there are nine of them). Total 23 spaces are required.

It was explained the use is contemplated for "early Alzheimer" patient rehabilitation but not assisted living. If their condition became worse, these patients would have to change facilities for a higher level of care. Mr. Alcorn suggested it could put into the Conditional Use Permit that it not be allowable for drug or alcohol rehabilitation purposes. State regulations might prevent this facility becoming an assisted living facility. This can also be placed in the CUP.

Notice has not gone out to the public yet. The project is HUD-funded.

J. Berol noted there is a disincentive in the PDO to providing office space. There is an incentive toward residential, but this site will not support major care.

The elevator is existing – large enough for a hospital-type bed.

None of these patients can drive a car.

There will be ambulatory and non-ambulatory dining rooms, served by the same kitchen, which is not on the same floor as the dining room. There are two non-full time doctors in attendance during the day, for ambulatory and non-ambulatory patients. The top floor is contemplated for ambulatory patients.

The applicant believes smaller delivery trucks can be used (because the alley is narrow). The applicant acknowledges many functional details have not been prepared at this stage.

The applicant noted that this is not a hotel, and that a similar patient profile might be found at the Cloisters in Mission Valley.

Chairwoman Stiegler noted the public would want to understand the services the facility provides.

The public noticing package is being prepared now. D. Marengo suggested public input for the use before this committee for essentially converting the facility to a limited “residential” use. The Zone may allow this contemplated use, because it is more residential than a business.

J. Berol pointed out that since the Community Planning Association will not give approval with conditions, the conditions would have to be included as part of the CUP.

The meeting adjourned at approximately 5:00 p.m. without further action.

The next La Jolla Planned District Ordinance Committee meeting is scheduled for September 14, 2009 at 4:00 p.m. at the La Jolla Recreation Center.

Respectfully Submitted

Glen Rasmussen, Secretary