

La Jolla Planned District Ordinance Committee

MINUTES

Chairman: Joe LaCava

Vice Chairman:

Secretary: Sherri Lightner

MEETING – October 1, 2007

CHECK ATTENDANCE PLEASE

Present: Anne Cleveland (LJTC), Bob Collins (LJTC), Joe LaCava (LJCPA), Sherri Lightner (LJTC), Deborah Marengo (LJCPA), Terry Underwood (PLJ), and Trent Wagenseller (PLJ).

Absent: Darcy Ashley (LJCPA-Alt), Orrin Gabsch (LJCPA), Glen Rasmussen (LJTC-alt), and Peter Wagener (PLJ).

Other Attendees: Tiffany Sherer (PLJ-Alt)

REGULAR MEETING WAS CALLED TO ORDER 4:06 p.m.

1. **PUBLIC COMMENT:** None

2. **Chair Report**

- a. **Everett Stuntz** – Re: the Code Compliance Request filed by the Chair due to the recent façade improvements, which include non-compliant color, excessive signage, and signs made of a shiny material. A letter has been sent from Code Compliance requesting correction of the noncompliant items.
- b. **Retail to Restaurant Conversions** – The Chair did not receive any comments from the committee members, but consensus at the meeting was that the PDOC should do referrals to Neighborhood Code Compliance on a case-by-case basis.

3. **Recommendations to CPA. - None**

4. **Recommendations to the CDP**

- a. **BURGER SIDEWALK CAFÉ, 1101 Wall Street, PDO Zone 1, Applicant/Agent: /Mike Gilligan.**
Application for NDP (Neighborhood Development Permit) and EMRA (Encroachment Maintenance and Removal Agreement) for improvements of the 250 sq. ft. sidewalk café with 16 seats at 8 tables and as part of ABC license for on-sale. As an NDP the project will need to be heard by the CDP Committee. The applicant returned with the information/changes requested at the September 17, 2007 PDOC meeting. The issues raised at the earlier meeting were: 1) Parking, 2) The corral configuration especially re: ABC requirements, and 3) The color of the corral panels.
 - 1) The chair researched the permit history on the site. The CDP issued in 1998 exempted the “restaurant use” at that time from parking requirements, in spite of the community’s recommendation that four parking spaces were required and a shared parking agreement was needed to provide those spaces. The requirement for sidewalk cafes is that the first 200 sq. ft. do not require a parking space. After the first 200 sq. ft. exemption, parking is to be provided at the rate of 1 space for each 200 sq. ft. of space.
 - 2) The corral does need to be attached to the building and closed per ABC requirements. It will be enclosed at the far end (the end away from the restaurant entrance) of each corral and attached to the building.
 - 3) The color of the Lucite panels has been changed to “ghost white.”

MOTION: To approve the proposal as presented with the white-colored corral and the attachment of the corral to the exterior wall of the building. (Wagenseller/Marengo: 7-0-0)

There was a lengthy discussion by the committee of DSD’s failure to require parking for the 1998 CDP when there was a change of use (retail to restaurant), even though the community made the requirement a condition of project approval. Suggestion that CDP review this issue.

5. **Walk-In Projects - None**

Meeting adjourned 4:30 PM.

Submitted by Sherri Lightner, 10/02/07.

Next meeting at 4:00 p.m. on October 15, 2007. Room 1 at the Rec Center.

