



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: October 27, 2004

REPORT NO. HO 04-164

ATTENTION: Hearing Officer

SUBJECT: WALL STREET PLAZA – PROJECT NO. 9211

LOCATION: 7863 Girard Avenue

APPLICANT: Olympia Partners, L.P.

SUMMARY

Requested Action - Should the Hearing Officer approve Coastal Development Permit No. 17696/Site Development Permit No.17709 amending La Jolla Planned District Permit No. 90-0670, Neighborhood Use Permit No. 17697 amending Sidewalk Café Permit No. 98-0379 to create additional food service/dining areas between existing exterior exits on all levels of the existing commercial/retail complex along with a new sidewalk café.

Staff Recommendations -

1. CERTIFY Negative Declaration No. 9211;
2. APPROVE Coastal Development No.17696; and
3. APPROVE Site Development Permit No. 17709; to
4. AMEND La Jolla Planned District Permit No. 90-0670; and
5. APPROVE Neighborhood Use Permit No.17697; to
6. AMEND Sidewalk Café Permit No. 98-0379.

Community Planning Group Recommendation – On December 9, 2003, the La Jolla Community Planning Association voted 13-0-1 to recommend approval of Project No. 9211 with conditions that a valet space be secured and there be directional signage to parking.

Environmental Review – Negative Declaration No. 9211, has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines.

BACKGROUND

The proposed development is located at the southeast corner of Girard Avenue and Wall Street, within Zone 1 of the La Jolla Planned District, Coastal Overlay (non-appealable), and Coastal Height Limitation Overlays zones of the La Jolla Community Plan. The site is currently improved with an existing 33,164 square-foot, two-story with basement commercial/retail building. The original building design remains as a plaza with open walkways and a central courtyard. The project site sits within the central core of La Jolla's commercial district. Girard Avenue and Wall Street are identified within the La Jolla – La Jolla Shores Local Coastal Program Land Use Plan as two major pedestrian accessways.

On July 25, 1990, the City of San Diego approved La Jolla Planned District Permit No. 90-0670, to remodel an existing 3,771 square-foot retail space; to reduce retail space by 32 square feet by removing a floor and to construct façade improvements to an existing 41,232 square-foot mixed use building known as Wall Street Plaza at 7877 Girard Avenue. (Attachment 9)

There are no on-site parking spaces located at the project site. Parking is provided off-site at 7850 Herschel Avenue via a "Lease of Parking Spaces required (113 spaces) by the California Coastal Commission" recorded on February 4, 1982. (Attachment 13) The parking structure located at 7850 Herschel Avenue is within 600 feet of project site as required in the Land Development Code Section 142.0545(a)(2).

DISCUSSION

The proposed project is the remodeling of an existing commercial/retail building to create food service and dining facilities on all levels along with dining decks and a new sidewalk café on Girard Avenue. The proposed work for the basement level would consist of a new covered hall, a new covered exit corridor, the conversion of an existing open court to dining, conversion of an existing retail space to food preparation and storage, and the retention of seven existing retail spaces, existing restrooms, and existing food preparation kitchen. Proposed work for the first level would consist of a new street level coffee bar, new deck with wine bar, new food service/storage area, two new dining decks, and the retention of six existing retail spaces, one existing office space, an existing loading dock, and existing restrooms.

Proposed work for the second level would consist of two new dining decks, a new covered dining area, a new kitchen preparation area, new women's restroom, and the retention of five existing offices, an existing exit patio, and an existing men's restroom. A 492 square-foot sidewalk café on Girard Avenue is proposed which will include a 3'-0" high railing enclosure. The proposed sidewalk café is in conjunction with, and adjacent to a street level eating and drinking establishment. It will be designed and operated so that unsafe conditions are not created for the physically challenged. It will maintain at all times an 8-foot clear path, free of all obstructions to the flow of pedestrian traffic within the public right-of-way.

Parking requirement for this project is 78 spaces per the current Land Development Code. However, the project is required to maintain existing 113 off-site parking spaces at 7850 Herschel Avenue in accordance with the January 19, 1982, California Coastal Commission lease of parking spaces (Attachment 13).

Community Group Input

On December 9, 2003, the La Jolla Community Planning Association voted to recommend the project be approved with the conditions that there be a valet space secured and directional signage to parking. The requested conditions have been included as permit conditions within Coastal Development Permit No. 17696 to provide a valet service; place signage in front of the project indicating available parking at 7850 Herschel Avenue; and signs placed at the entrance of the parking structure located at 7850 Herschel Avenue indicating that parking spaces are available for Wall Street Plaza.

CONCLUSION

The existing building is designed as a plaza with open walkways and a central courtyard and has a high level of pedestrian activity. The proposed sidewalk café will fit into the character of the neighborhood as there are other existing sidewalk cafes in the area along Girard Avenue.

The site is not within any identified view corridors but does front two identified major pedestrian accessways within the core of La Jolla's primary retail and visitor oriented commercial area. The proposed development will not interfere with pedestrian access to any of the public amenities located along Girard Avenue and Wall Street.

The proposed development is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted La Jolla Community Plan, La Jolla – La Jolla Shores Local Coastal Program Land Use Plan and Zone 1 of the La Jolla Planned District Ordinance, Coastal Overlay, and Coastal Height Limitation Overlay zones. Staff recommends the Hearing Officer certify Negative Declaration No.9211, approve Coastal Development Permit No. 17696 and Site Development Permit No. 17709 amending La Jolla Planned District Permit 90-0670 and approve Neighborhood Use Permit No. 17697 amending Sidewalk Café Permit No. 98-0379.

ALTERNATIVES

1. Approve Coastal Development Permit No. 17696, Neighborhood Use Permit No. 17697 and Site Development Permit No. 17709, with modifications.
2. Deny Coastal Development Permit No. 17696, Neighborhood Use Permit No. 17697 and Site Development Permit No. 17709, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Vena Lewis, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Site Plan
6. Project Plans
7. Draft Permit with Conditions
8. Draft Resolution with Findings
9. Copy of Recorded La Jolla Planned District Permit 90-0670
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12. Project Chronology
13. Lease of Parking Spaces
14. Copy of Negative Declaration No. 9211