



DATE ISSUED: May 4, 2018

ATTENTION: Pre-Design Subcommittee of the Downtown Community Planning Council – Meeting of May 7, 2018

SUBJECT: 5<sup>th</sup> & J Restaurant (437 J Street) –Design Review – Gaslamp Quarter Development Permit/Conditional Use Permit/Neighborhood Use Permit (GQDP/CUP/NUP) No. 2018-10 – Gaslamp Quarter Neighborhood of the Downtown Community Plan Area

STAFF CONTACT: James Alexander, Associate Planner


STAFF RECOMMENDATION: That the Pre-Design Subcommittee of the Downtown Community Planning Council (DCPC) receives a presentation on the design proposal and associated permits for 5<sup>th</sup> & J Restaurant (“Project”) and provides direction to staff and the Project applicant on potential design issues.


This is a Process Three application which requires a public hearing before the CivicSD Hearing Officer, whose decision is final unless appealed to the CivicSD Board of Directors, who would be the final decision-maker on any appeal.

SUMMARY: RMD Group (“Applicant”) is seeking approval of GQDP/CUP/NUP No. 2018-10 for 5<sup>th</sup> & J Restaurant, a proposed restaurant, bar, and lounge in a designated historic resource known as the Grand Pacific Hotel (Historic Resources Board No. 127) on the 5,000 square foot (SF) property at 437 J Street, San Diego, CA, 92101, in the Gaslamp Quarter neighborhood of the Downtown Community Plan Area (“Downtown”). The Project is requesting consideration of:

1. A GQDP for the construction of 2,025 SF of new gross floor area on the rooftop;
2. A CUP for indoor, amplified live entertainment;
3. A NUP for a 2,764 SF outdoor deck on the rooftop; and,
4. A NUP for a 534 SF sidewalk café for outdoor dining in the public right-of-way.

Respectfully submitted,

  
James Alexander  
Associate Planner

  
Brad Richter  
Vice President, Planning

Attachment: Basic Concept/Schematic Drawings dated March 27, 2018