

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION
2ND AND 3RD TUESDAYS; 4:00PM

This meeting will be held online. You must register in advance to attend. Instructions and links are at <https://lajollacpa.org/ljcpa-online-meeting-instructions/>

Presentation materials will be made available in advance of the meeting through links on <https://lajollacpa.org/2022-agendas/> Applicants (or opposition) please send all materials to the DPR chair (brianljcpa@gmail.com) no later than **24 hours before the meeting** . This should include the following:

- Your submitted drawings in a single PDF (required)
- Your most recent Assessment Letter and Cycle Issues combined in a single pdf (required)
- Your presentation slides (if to be presented) in a single pdf (optional)

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1. *Public comments are an opportunity to share your opinion with the committee members. Comments should not be directed at the applicant team*
 2. *Plans are available for in-depth review 24 hours before the meeting on the LJCPA website or by contacting the project manager at the city's Development Services Department before the meeting.*
 3. *Public comments will be strictly limited to **2 minutes per person**. Please review the following meeting minutes. It is not necessary to repeat previous comments.*
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COMMITTEE MEMBER ATTENDANCE:

NON-AGENDA PUBLIC COMMENT:

POSSIBLE ACTIONS ITEMS:

ITEM 1: FINAL REVIEW 12/20/2022

Project Name: Adelante Townhomes
Applicant: Ryan Wynn
Project Info: PRJ-1073585

Coastal Development Permit and Tentative Map for the demolition of an existing office building, subdivision of one lot into 13 condominium units, and construction of one new two-story multi-family residential building with a basement level, covered parking, and roof decks totaling 21,485 square feet located at 5575 La Jolla Boulevard. The 0.30-acre site is in the La Jolla Planned District-4 Zone (LJPD-4) and Coastal Overlay Zone (Non-Appealable 2) within the La Jolla Community Plan area.

12/13/22 Applicant Presentation

- Murfey is a builder and owner for the building
- Currently a corner parking lot and vacant 3000sf office building.
- Spanish Mediterranean architecture – well articulated, even on alley
- 5 townhomes face LJ Blvd – 8 flats (4+4) in the back

12/13/22 Discussion

- Leira – would like to see rendering in context, plus aerial photo, prefer curb cut on Forward not LJ Blvd and that is not consistent with PDO. PDO calls for commercial on street. Need to see mixed-use.
- Williams – beautiful project, rentals or sold? (app: for sale) Any low-income (app: yes, one) Any sustainable elements? (app: will meet all CA green requirements, PV panels, most sustainable is its residential density near walkable amenities, treating stormwater on-site)
- Kane – Commend project, beautiful, density, details, scale. Curious on context, would like to see what is on other side of alley. Fine with housing vs commercial. Share concern regarding curb cut on LJ Blvd. Has it gone to PDO Committee? (app: the driveway is existing, Raised units would not meet ADA for future commercial, Low income yields extra units and incentive to avoid retail requirement, removing current curb cut from Forward and the LJ Blvd driveway is an easement)
- Jackson – appreciate style, would like to see in-situ rendering. Recall this block has loads of curb-cuts. This helps the block.
- Shannon – Need activation, residential plus commercial, understand the returns aren't there
- Kane – Has “lake forward” been mitigated or at least you will not add to it? (app: We are capturing all run-off and treating on site.)
- Fremdling – I live on Forward street, These residences are walkable to many services, perfect place/example of walkable development. Perfect Addition. Not concerned with lack of retail.
- Rasmussen – Great project, we don't need more mixed use projects, does the easement allow this use (app: yes)

12/13/22 Action

- **Deliver for Next Time**
 - rendering in context from multiple sides and context across alley
 - aerial photo w roof plan overlaid
 - comments from PDO (applicant: the waiver of retail is by right for providing low-income housing)

ITEM 2: PRELIMINARY REVIEW 12/20/2022

Project Name: Sonoka Residence – 6432 El Camino del Teatro
Applicant: Lauren Williams
Project Info: PRJ-1067856

Process 3 Coastal Development Permit and Site Development Permit for the demolition of an existing single-family residence and the construction of a two-story, 7,982 square-foot single family residence located at 6432 El Camino Del Teatro. The 0.43-acre site is in the RS-1-5 Zone within the La Jolla Community Plan area. Council District 1. This development is within the Coastal (Non-Appealable) Overlay Zone