

DPR Minutes 20 Dec 2022

Call to order 4pm

Attending: Costello, Fremdling, Jackson, Leira, Rasmussen, Williams.

Jackson elected chair *pro tem*

5575 La Jolla Blvd “Adelante Townhomes” (1073585, Wynn/Dalton) FINAL

(Process 4) 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. This development is within the Coastal Overlay zone

- extensive continuing discussion (including disagreement) about the waiver of the PDO requirement for street-level retail; hopes that we can persuade the City to get this under control, perhaps a cap on waivers or some other agreement with DSD, or perhaps part of PDO or LJCP revisions.
- several questions about the driveway, including busyness on LJB, why no access from alley--applicant explains that alley is 5' above street level, and so driveway sloping up to alley makes underground garage ramp infeasible
- Motion that the requested permits be granted as specified in the description (Diane spelled that out), Kane/Rasmussen, 5-1-1 (Leira opposed because of retail waiver and applicant's failure to consult PDO, Jackson abstained as chair *pro tem*)

6432 El Camino del Teatro “Sonoka Residence” (1067856, Williams) PRELIMINARY

(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

- Lots of commendation for design, which greatly improves streetscape and seems highly appropriate to the hillside
- requests for next time:
 - stormwater retention plan
 - landscape plan (encourage use of hillside-appropriate plants consistent with wild vegetation)
 - more detail in cross-section and other plans on how structure, retaining, and hillside walls will work and look

- photo montage showing proposed house in context from street, aerially, and if possible from below
- grading plan (especially details of how much dirt might be added to or removed from site)
- initial thinking about construction staging and logistics, especially any likely effects on street or neighbors
- detail on steep slopes requirements and how the house, pool, and other items comply
- detail on how construction might affect neighbors, and their reaction and comfort with this
- reconsider pool--depth at least, perhaps having a pool at all given SoCal's water futures.
- williams to let will know by Thu before whether she wishes to present at 1st DPR in January,

Adjourn 4:54pm