

La Jolla Planned District Ordinance Committee

Chair: Deborah Marengo

Minutes– MONDAY, March 13, 2023
4:00 PM, La Jolla Rec Center Room 2

AGENDA

1. **Public Comment** – None
2. **Chair Report / Board Discussion**
 - a. Review and Approve Minutes
 - b. Discussion on PDO amendments
3. **Recommendations to CPA Committee**

a. Project Name: Adelante Townhomes
Address: 5575 La Jolla Boulevard, La Jolla, CA 92037
Project Number: PRJ-1073585
PDO Zone: La Jolla Planned District Zone 4
Applicant: Hannah Leigh Williams (SDA – Architect)
Agent: Ryan Wynn (Murphy Company – Developer)
City Project Manager: Benjamin Hafertepe,
Development Project Manager
Date of App Notice: December 23, 2022

REHEARING AFTER APPROVAL WAS RESINDED BY THE LJCPA

Scope of Work:

An application has been filed with the City of San Diego for a 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)

NEXT MEETING – MONDAY APRIL 10, 2023

Please check <http://www.lajollacpa.org> 72 hours prior to meeting, meeting may be cancelled if no projects are on the agenda.

**FOR ADDITIONAL INFORMATION, PLEASE CONTACT DEBORAH MARENGO , CHAIR, 858-459-3769
OR dmarengo@marengomortonarchitects.com**

If a Sign Language Interpreter, aids for the visually impaired, or Assisted Listening Devices (ALDs) are required, please contact the City's Disability Services Coordinator at 619-321-3208 at least (5) five work days prior to the meeting date to insure availability.

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2) within the La Jolla Community Plan area. This development is within the Coastal Overlay zone and the application was filed on November 23, 2022.

The applicant presented the same presentation as they did in the first presentation. There were several residents from Bird Rock which spoke in opposition to the project. The project contains several deviations and exceptions to the LJPDO. No ground floor retail, driveway access off La Jolla Blvd., density issues and more. The applicant lacked a letter from the housing authority with regards to their position on the low income unit. Applicant stated that they were not interested in changing their project to conform to the LJPDO.

Motion: The project is denied since it does not conform to the LJPDO

Makers: Terry/Podway **Vote:** 6/0/1

b. Project Name: La Jolla Coastal Historic District
Address:
Project Number:
PDO Zone: La Jolla Planned District
Applicant: The La Jolla Historical Society
Agent: Seonaid McArthur, Chair
[La Jolla Landmark Steering Committee](#)

City Project Manager:

Date of App Notice:

Scope of Work:

To create the La Jolla Park Coastal Historic District, and effectively place the coastal area that skirts the village onto the National Register of Historic Places. The State Historical Resources Commission will vote on the nomination at their April 21st meeting.

There will be a presentation and request for support from the LJPDO

The presentation on the La Jolla Park Coastal Historic District was met with unanimous support from the committee and community members present.

NEXT MEETING – MONDAY, APRIL 1-, 2023

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Motion: LJPDO supports the LJCPA sending a letter to the National Register of Historic Places to designate the La Jolla Park Coastal Historic District

Motion: Podway/Anderson Vote: 7/0/0

4. New business

Meeting adjourned:

NEXT MEETING – MONDAY, APRIL 1-, 2023

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