

San Diego Planning Commission Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR
PRJ-1066101 - 6110 Camino de la Costa

To call in and make public comment on this item:

Telephone - Dial 669-254-5252 or (Toll Free) 833-568-8864.

When prompted, input Webinar ID: **160 758 6412**

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Development Services Department

6110 Camino de la Costa PRJ-1066101

Item No. 1

Planning Commission

August 8, 2024

Project Scope

Location:	6110 Camino de la Costa
Parcel Size:	0.37-acre site
Approvals:	Certification of Environmental Impact Report (EIR) Project No. PRJ-1066101/SCH No. 2023070270 Coastal Development Permit No. PMT-3169345 Site Development Permit No. PMT-3169346 Neighborhood Development Permit No. PMT-3275100
Base Zone:	RS-1-5 (Residential Single-Unit)
Community Plan:	La Jolla

Project Description

- Demolition of an existing 5,086-square-foot two-story dwelling unit, preservation of a detached 499-square-foot garage with maid's quarters, and the front site wall (Historic Resources Board Site No. 1481).
- Removal of walls and stairs west of the existing coastal bluff edge.
- Construction of an 8,649-square-foot two-story single dwelling unit.
- Covenant of Easement for the conservation of on-site coastal bluffs.
- Recordation of Coastal View Corridors (7'-1" and 1'-3").
- On-site parking for four vehicles within the modified historic garage.

Aerial Photograph



Background

- The site is currently developed with an existing 5,086-square-foot two-story single dwelling unit, a detached 499-square-foot garage with maid's quarters, and an existing site wall along the property frontage built in 1924 (Historic Resources Board Site No. 1481).
- Structures showing signs of deterioration with evidence of cracking and movement.



Rear of existing single-dwelling unit

Current Conditions



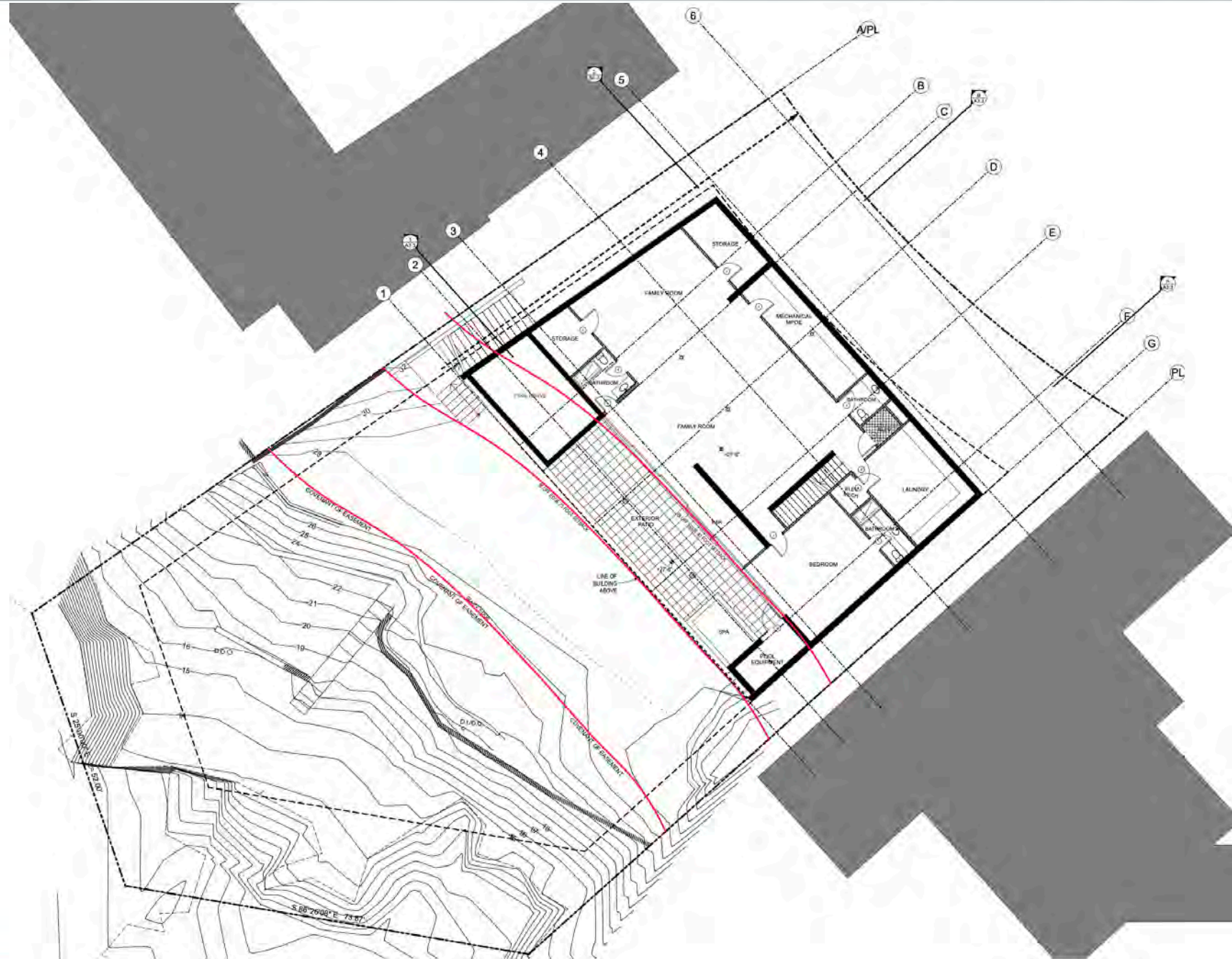
Current Conditions



Current Conditions



Basement Floor Plan



Project Landscape

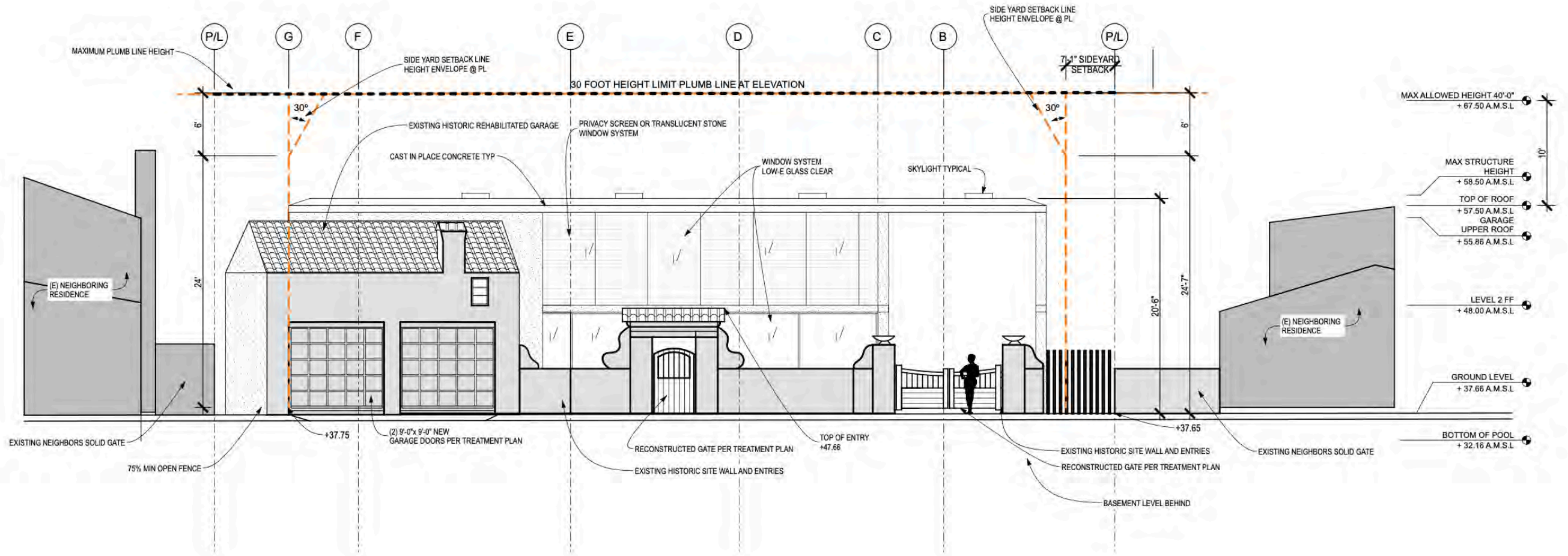


BASEMENT LEVEL LANDSCAPE
SCALE: 1/8" = 1'-0"



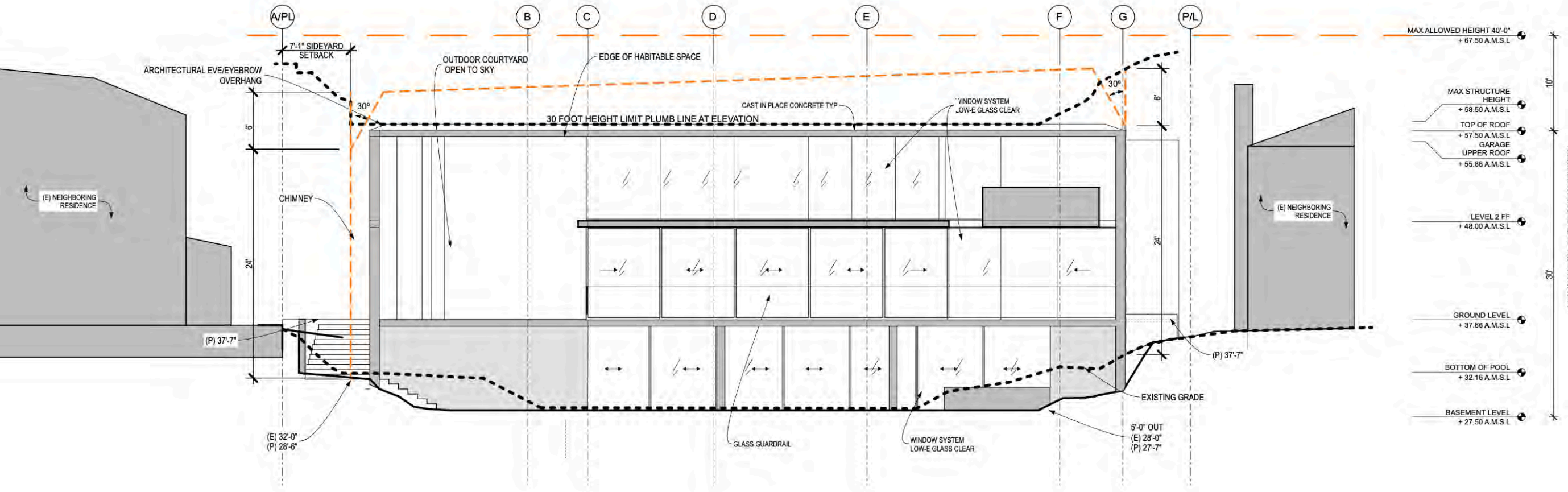
GROUND LEVEL LANDSCAPE
SCALE: 1/8" = 1'-0"

Project Elevations (East)



EAST
SCALE: 3/16" = 1'-0"

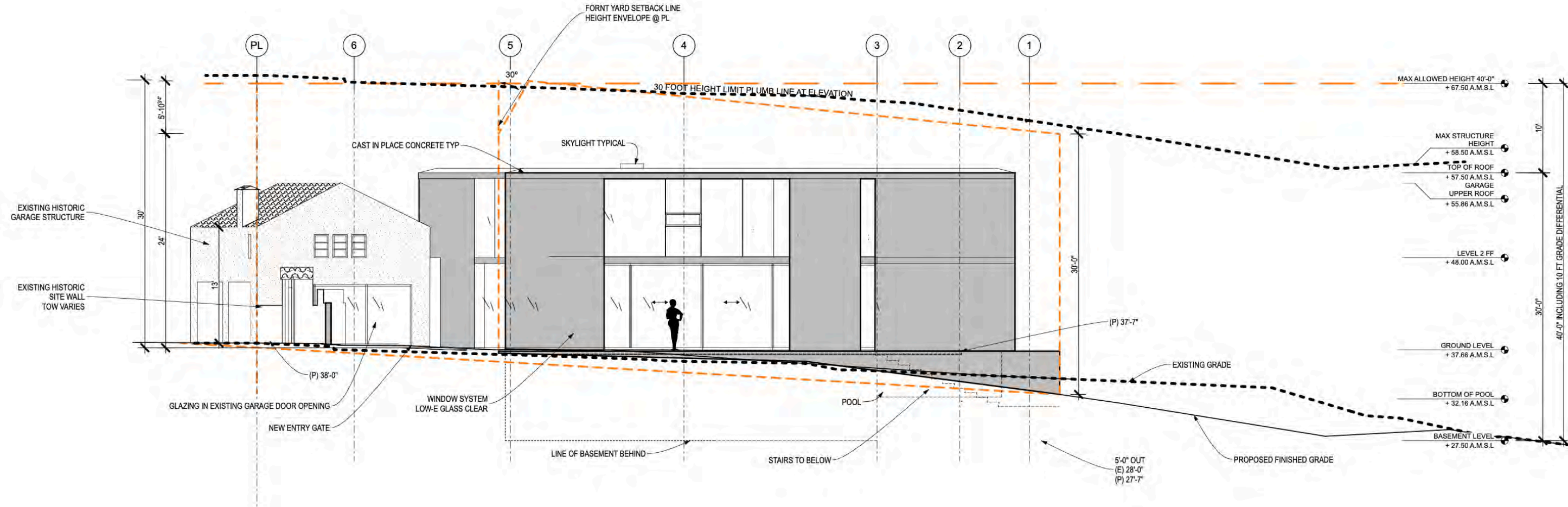
Project Elevations (West)



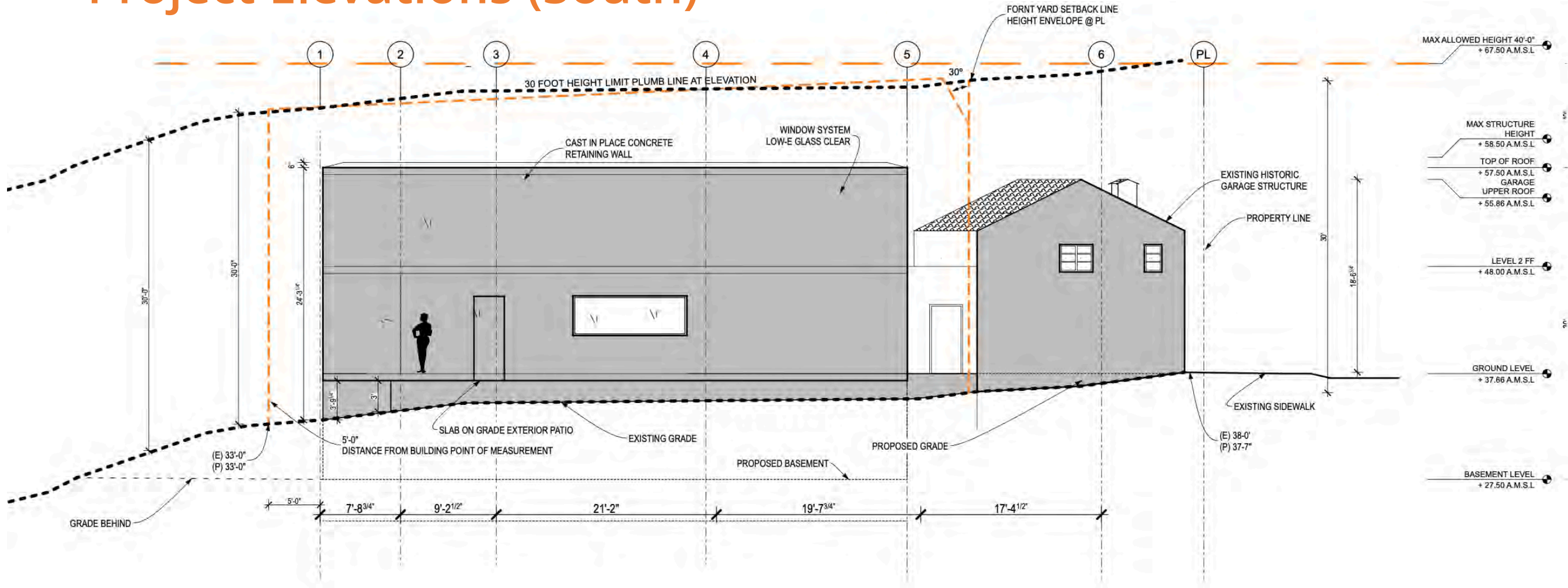
- MAX ALLOWED HEIGHT 40'-0" + 67.50 A.M.S.L.
- MAX STRUCTURE HEIGHT + 58.50 A.M.S.L.
- TOP OF ROOF + 57.50 A.M.S.L.
- GARAGE UPPER ROOF + 55.86 A.M.S.L.
- LEVEL 2 FF + 48.00 A.M.S.L.
- GROUND LEVEL + 37.66 A.M.S.L.
- BOTTOM OF POOL + 32.16 A.M.S.L.
- BASEMENT LEVEL + 27.50 A.M.S.L.

WEST
SCALE: 3/16" = 1'-0"

Project Elevations (North)



Project Elevations (South)



SOUTH
SCALE: 3/16" = 1'-0"



Project Rendering



Project-Related Issues

- The redevelopment of the project site cannot be determined consistent with the Secretary of the Interior's Standards due to the total demolition of a designated historical resource.
- The proposed development and reuse of the resource is, by definition, a substantial alteration requiring an SDP.
- SDP Supplemental Findings are required for Historical Resources Deviations for Substantial Alteration of a Designated Historical Resource requiring analysis of alternatives that could minimize the potential adverse effects on the Resource.

Community Planning Group

- On July 6, 2023, the La Jolla Community Planning Association voted 12-5-1 to recommend approval of the project without conditions.

Historical Resources Board

- On July 25, 2024, the San Diego Historical Resources Board voted to recommend approval (6 “Yes” votes, 2 “No” votes, no abstentions and 2 board members absent) of the project to the Planning Commission as presented and conditioned.



Staff Recommendation

CERTIFY

Environmental Impact Report No. PRJ-1066101/SCH No.
2023070270

ADOPT

Findings of Fact and Statement of Overriding Considerations
Mitigation, Monitoring, and Reporting Program

APPROVE

Coastal Development Permit No. PMT-3169345
Site Development Permit No. PMT-3169346
Neighborhood Development Permit No. PMT-3275100

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