



CITY OF SAN DIEGO NOTICE OF PUBLIC HEARING

DATE OF MEETING: MONDAY, JANUARY 27, 2025
TIME OF MEETING: 2:00 P.M.
PLACE OF MEETING: COUNCIL CHAMBERS, 12th FLOOR,
CITY ADMINISTRATION BUILDING,
202 "C" STREET, SAN DIEGO, CALIFORNIA, 92101

PROJECT TYPE: APPEAL OF A COASTAL DEVELOPMENT PERMIT AND
TENTATIVE MAP, CEQA EXEMPTION, PROCESS FOUR

PROJECT NO: PRJ-1073585
PROJECT NAME: ADELANTE TOWNHOMES

APPLICANT: STEPHEN DALTON ARCHITECTS

**COMMUNITY
PLAN AREA:** LA JOLLA

COUNCIL DISTRICT: 1

FOR ADDITIONAL INFORMATION, PLEASE CONTACT
Benjamin Hafertepe/ Bhafertepe@sandiego.gov / 619-446-5086

PLEASE ACCEPT THIS AS A NOTICE TO INFORM YOU, as a property owner, tenant or interested citizen, that the Council of The City of San Diego, California will conduct a public hearing, as part of a scheduled City Council meeting, on the following project:

An appeal of the Adelante Townhomes project of a Process 4 Coastal Development Permit and Tentative Map to demolish an existing office building, subdivide one lot into 13 residential condominium units and one commercial unit, and construct one new two-story mixed-use building consisting of 13 multi-dwelling units (one unit will be affordable to very low-income households with rents at 30% of 50% of Area Median Income - AMI), 1,060 square feet of commercial space, and basement level parking totaling approximately 16,366 square feet. The 0.3-acre site is located at 5575 La Jolla Boulevard in the La Jolla Planned District-4 Zone (LJPD-4) and Coastal Overlay Zone (Non-Appealable 2) within the La Jolla Community Plan area. The project was heard by the Planning Commission on September 19, 2024 and was approved unanimously with a vote of 6-0-0 without conditions. A valid appeal was received on October 2, 2024 by Julie M. Hamilton – Attorney for La Jolla Village Residents Association.

This project was determined to be categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects) on May 31, 2024, and the opportunity to appeal that determination ended on June 15, 2024. There were no appeals of the CEQA determination.

This development is within the Coastal Overlay Zone and the application was filed on November 23, 2022.

The final decision by the City of San Diego is not appealable to the California Coastal Commission. If you want to receive a Notice of Final Action, you must submit a written request to the City Project Manager listed above.

The decision of the City Council is final.

COMMUNICATIONS

Instructions for providing testimony during the January 27, 2025, Council Meeting are posted on the City Clerk's website at <https://www.sandiego.gov/city-clerk/officialdocs/participate-council-meetings>. The amount of time allotted for each speaker will be determined at the discretion of the Chair, who will generally allow between one and three minutes per speaker depending on the number of speakers in the queue for that item.

Comments may also be submitted electronically using the City Clerk webform at <https://www.sandiego.gov/form/agenda-comment-form> by indicating the agenda item number for which you wish to submit your comment. Comments submitted using this form will be distributed to the City Council and made a part of the record but will not be read into the record. Please note that electronic comments submitted using this form are limited to 500 words, but attachments are allowed. If the size limitations are met, please send materials to cityclerk@sandiego.gov.

Additionally, you may write a letter to the Mayor and City Council, Attention: City Clerk, City Administration Building, 202 "C" Street, San Diego, CA 92101-4806, Mail Station 2A; OR you can reach us by FAX: (619) 533-4045. All communications will be forwarded to the Mayor and Council.

The public may view the meetings on public television (within the City of San Diego only) on City TV Channel 24 for Cox Communications and Time Warner Cable or Channel 99 for AT&T, or view the meetings online, located at

http://sandiego.granicus.com/player/camera/5?publish_id=1648.

In accordance with the Brown Act, the agenda will be posted 72 hours in advance of the City Council meeting. Please refer to the City Clerk's website to view the agenda, and for further instruction and applicable deadlines for submitting public comment or written materials.

If you wish to challenge the Council's actions on the above proceedings in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the City Council at or prior to the public hearing.

REQUESTS FOR ACCESSIBILITY MODIFICATIONS OR ACCOMMODATIONS

As required by the Americans with Disabilities Act (ADA), requests for agenda information to be made available in alternative formats, and any requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for alternatives to observing meetings and offering public comment as noted above, may be made by contacting the City Clerk at (619) 533-4000 or via email cityclerk@sandiego.gov. The City is committed to resolving accessibility requests swiftly in order to maximize accessibility.

Notice date: 01-10-2025, 01-17-2025

**DIANA J.S. FUENTES
SAN DIEGO CITY CLERK**