

**LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE**  
**LA JOLLA COMMUNITY PLANNING ASSOCIATION**

- TUESDAY 4 PM -

La Jolla Recreation Center – 615 Prospect Street, Room 2  
La Jolla, California

**Applicants:**

- Please email your submitted plan set and Latest cycle issues and assessment letter to the DPR chair (brianljcpa@gmail.com) no later than **24 hours before the meeting** .
- Presentation materials for the meeting should also include materials board and/or color renderings, Aerial photo and neighborhood context exhibits showing the proposed renderings or site plan in context.
- Easles should be made available on-site. IT is recommended you bring some foam board to attach your drawings for presentation.

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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. *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 5/16/2023**

Project Name: 625 Wrelton Dr  
Applicant: Phil Quatrino  
Project Info: PTS- 696528

(Process 3) Coastal Development Permit to amend CDP No. 91-0400 for remodel and addition to existing two-story residence to become a three-story residence located at 625 Wrelton Drive. Work to include 186-square-foot first floor addition, 2,074-square-foot second floor addition, 115-square-foot penthouse, and decks. The 0.29-acre site is in the RS-1-7 Zone and Coastal Overlay (Appealable) Zone and Coastal Height Limit Overlay Zone within the La Jolla Community Plan area.

Presentation 5/16/23

- Complete remodel and roof top deck, no change to footprint,
- East half, extending from single story to two story

- Penthouse and roof top deck
- When was home built (early 1992)
- Neighbors: Looks big
- Shannon – Looks massive from parking lot.
- Leira – Height Concerns, FAR concerns, Most of neighborhood has pitched roofs, How does it fit?
- Neighbor – Most of neighbors are one story
- Penthouse is only about 6' above second floor roof.
- Leira – Heights and dimensions don't seem to be specific enough to be pushing the limit so close.
- Shannon – Does second floor half to step back? (Will – Setback from minimum setback or setback from what's below is not clearly defined in plan. West side is at setback and does not setback, but is existing condition)
- Leira – Wish we had a complete site section.
- Existing footprint encroaches across side setback at SW.
- Height of penthouse is close to height of existing clerestory/cupola.
- Leira – Don't have enough feel of context to see if it fits.
  - How does it look from both park and from street.
- Williams – Materials? (Stucco and fluted wood panelling, Travertine on first floor)
- Williams – Any meetings with neighbors? (not by applicant)
- Will – What was pre-existing grade on this site before terracing? Does it predate 1976?

Deliverables –

- Satellite Photo with plan layout on site (10-15 houses field of view)
  - Color code existing and proposed
- Section all the way down to parking lot and to other side of Wrelton
- Streetscape compared to existing
- Show Existing grade on site section

**ITEM 2: PRELIMINARY REVIEW 5/16/2023**

Project Name: 5646 Chelsea St  
Applicant: Sam Koob  
Project Info: PRJ-1079635

Proposed work for the demolition of an existing two-story single-family residence and the construction of a new two-story single-family residence with an attached garage, basement, and roof deck along with an attached ADU at 5646 Chelsea Avenue.

- Process 3 Coastal Development Permit [SDMC] 126.0702

Presentation 5/16/23

- Top of railing at 28' – top of opaque roof is 24.5'
- GFA 2555 on 4275 lot. Allowabl 2565. ADU adds another 780sf.

- Proper basement ... not walk out
- 2 parking spaces provided in garage/basement + 2 driveway spaces
- 1<sup>st</sup> floor ADU and main house “main spaces”
- 2<sup>nd</sup> floor has 3 bedrooms + gym
- Neighbor – Many two story homes in neighborhood
- Neighbor – Does height measure from basement (no), Height relative to existing, Where staging for construction,
- Neighbor – How much building is too much? Our house was dumping ground for projects nearby.

#### Deliverables

- Compare height to current tallest
- View corridor diagrams
- In-situ renderings
- Section through dolphin and abalone
- %Coverage/Hardscape/Landscape (permeable/impermeable)
- Plans viable

### **ITEM 3: PRELIMINARY REVIEW 5/16/2023**

Project Name: 9860 La Jolla Farms Road  
Applicant: Yuneun Sanchez  
Project Info: PRJ-1055647

Process 3 Coastal Development Permit and Site Development Permit to demolish the existing pool, construct a new guest house under the existing pool deck, and construct a new pool on the southwest side of the property located at 9860 La Jolla Farms Road. The 0.80-acre site is located in the RS-1-2 zone, Coastal Overlay (Appealable) Overlay, Steep Hillside, First Public Roadway, and Brush Management zones within the La Jolla Community Plan and Council District 1.

#### Presentation 5/16/23

- Previous approved in 1997 CDP and completed in 2002
- 34,943sf lot
- Underground guest house where current pool and then replace deck area with roof of guest house.
- Trellis over new terrace outdoor kitchen area
- INCREASING permeable area, removing some terrace from ESL easement
- No increase to low datum point calculation for Prop D height limit.
- Archeo monitoring will happen
- Potential habitat being preserved at lower site area
- All retaining walls under 6' (human scale)

MOTION – Make Final (Leira/Williams)

PASSES 4-0-0 (unanimous vote required)

MOTION – Recommend approval (Leira/Williams)  
PASSES 3-0-1 (chair abstains)