

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

- TUESDAY 4 PM -

- **Bishops School Main Dining Room 7607 La Jolla Blvd. La Jolla, CA 92037**

**Applicants:**

- Please email your submitted plan set and Latest cycle issues and assessment letter to the DPR chair (brianljcpa@gmail.com) before your projects may be placed on the Agenda.
- 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.
- A laptop with USB will be available for projector 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:**

**La Jolla CPA**

Brian Will (Chair)  
Glenn Rasmussen  
Greg Jackson  
John Fremdling  
Kevin Leon

**La Jolla Town Council**

Diane Kane  
Angeles Leira  
John Shannon  
Brian Williams  
AJ Remen

**NON-AGENDA PUBLIC COMMENT:**

**POSSIBLE ACTIONS ITEMS:**

**ITEM 1: PRELIMINARY REVIEW**

Project Name: 7824 Girard  
Applicant: Christensen Engineering  
Project Info: PRJ-1100236

LA JOLLA. (Process 3) Coastal Development Permit and Tentative Map Waiver to convert 2 existing apartment units and 1 commercial unit to 2 residential condominium and 1 commercial condominium units located at 7824 Girard Avenue. The 0.1433-acre site is in the La Jolla Plan District-1 zone, Coastal Height Limit Overlay Zone, Coastal Overlay Zone (N-APP-2), Parking Impact Overlay Zone (Coastal Impact), Transit Area Overlay Zone, Parking Standards Transit Priority Area, and Transit Priority Area overlay of the La Jolla Community Plan area within Council District 1.

- **Applicant Presentation:**
  - Mapping Waiver only ... no development, no changes to building, former Burns Drugs Location
  - Street Level Retail, 2 Second Floor Residential Units. Tenant Parking.
    - 2 commercial spaces, 2 garage/2 guest for residential
  - Applicant paying in-lieu fee instead of affordable housing.
  - Report that everything in good working order ... No work proposed.
  - Will allow owners to sell individual units (not planned now, but would like the option)
  - Paper pushing only
  - Lots have always sold together since 1800s
  - Lot consolidation not required. New construction would require lot consolidation.
  - Not preparing Condo Plan and CCRs at this time, just the right to do that in the future.
  - Still 2 legal lots if the development were removed
  - Still has 3 year time frame to execute on Condo Process
- **Comments/Discussion:**
  - None
- **Motion:** to make **FINAL** (Jackson/Fremdling)
  - **Passes:** Unanimous
- **Motion:** Findings **CAN** be made (Jackson/Shannon)
  - **Passes:** 8-1-1 (No: Leira, Abstain: Will)

## ITEM 2: PRELIMINARY REVIEW

Project Name: 7110 Caminito Pepino  
Applicant: Christensen Engineering  
Project Info: PRJ-1100153

LA JOLLA- Process 2, Coastal Development Permit (CDP) to repair failing slope located at the rear of the property at an existing single-family dwelling unit residence. The scope consists of the removal and replacement of the retaining wall, deck, and planting for screening located at 7110 Caminito Pepino, within the La Jolla Community Planning Area, in the RS-1-2 Base Zone.

- **Applicant Presentation:**
  - Work taking place in open space
  - Home is habitable, no changes proposed
  - Wood retaining walls have failed, Fill from 1970s was poor quality
  - Remove wood retaining walls and deck, then rebuild wall, no new deck
  - Lower wall 4.5' high, Upper wall 3.0' high
  - Then revegetated – vegetation to match what is coming out
  - Total Fill import 81 cubic yards
  - Map No 7268 allows all these walls
  - Approval from HOA Association – Title of land goes to HOA
  - Using existing water drainage outlets/connections
  - HOA maintains the open space, water
  - This Homeowner responsible for walls and landscape and irrigation system (not the water)
  - Homeowner will benefit with larger back yard. This is typical of this area.
  - Concrete block
- **Comments:**
  - Text
- **Motion:** Make **Final** (Kane/Jackson)

- **Passes:** Unanimously
- **Motion:** Findings **CAN** be made: (Kane/Remen)
  - **Passes** 9-0-1 (Will: Abstains)