

**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: FINAL REVIEW**

Project Name: 5730 Dolphin St  
Project Number: PRJ-1089424  
Project Address: 5730 Dolphin St, La Jolla, Ca 92037  
Applicant Name: Marengo Morton Architects, Inc. (Claude Anthony Marengo)

Project Description: Process 2 Coastal Development Permit to remodel an existing cabana into a 495-square-foot accessory dwelling unit with a 360-square-foot roofed outdoor patio above the existing first-floor garage located at 5730 Dolphin Place. The 0.2-acre site is in the RS-1-7 zone, the Coastal Overlay Zone (Appealable Area), the Coastal Height Limit Overlay Zone, and the Sensitive Coastal Overlay Zone within the La Jolla Community Plan area. This development is within the Coastal Overlay zone and the application was filed on May 31, 2023.

**Applicant Presentation: (8/20/2024)**

- Project Description is updated.
- Renderings and drawings confirm 2<sup>nd</sup> floor breezeway is open on both sides.
- Fence in sideyard is open wrought iron

**Discussion:**

- text

**Motion:**

- Motion FINDINGS CAN be made (Jackson/Remen)
- 5-0-1

**ITEM 2: FINAL REVIEW**

Project Name: 1221 Virginia Way

Project Number: PRJ-1113367

Project Address: 1221 Virginia Way, La Jolla, CA 92037

Applicant Name: Marengo Morton Architects, Inc. (Claude Anthony Marengo)

Project Description: Coastal Development Permit (Process 2) application for a proposed lot split, demolition of a one-story guest house, and construction of a new three-story 1,663 square foot single dwelling unit with an attached 797 square foot accessory dwelling unit at a site with an existing two-story single dwelling unit. The 0.13-acre site is located at 1221 Virginia Way in the Residential Single Dwelling Unit (RS-1-7) Base Zone, Coastal (Non-Appealable), and Coastal Height Limit Overlay Zones within the La Jolla Community Plan and Local Coastal Program Land Use Plan Area. This development is within the Coastal Overlay zone and the application was filed on May 20, 2024.

**Applicant Presentation: (8/20/2024)**

- Panorama of project in context
- One faces olivet, one faces Virginia Way
- Second story deck similar elevation to roof deck on adjacent home
- Only roof extension extends into angled setback

**Discussion:**

- Will: Question is there a deed restriction
- Mark: Why CDP? (app: Should just be map waiver to split lot, but including the house requires a CDP)

**Motion:**

- Findings CAN be made (Jackson/Williams)
- PASSES 5-0-1

**ITEM 3: FINAL REVIEW**

Project Name: 1665 Torrey Pines

Project Number: PRJ-0695698

Project Address: 1665 Torrey Pines La Jolla, CA. 92037

Applicant Name: C.D.G.I. (Francisco Mendiola)

Project Description: Coastal Development Permit for the proposed construction of a new 3920-square foot, three-story single dwelling unit with 4 bedrooms, 4 car garage, and 6 bathrooms and a spa at 1665 Torrey Pines Rd. The 0.20-acre site is located in the RS-1-5 zone, the Coastal (non-app) Overlay zone, and the Fire Brush Management zone within the La Jolla Community Plan and Council District 1.

**Applicant Presentation: (8/20/2024)**

- City should have sent a letter to us clarifying Emergency CDP combined with proposed work
- Engineering department has cleared most issues with driveway visibility
- Construction will not block neighbors driveway

**Discussion:**

- Public Questions:
  - Repair Hill and Construction simultaneously (app: yes, city wrote us to confirm)
  - Section through site. Will home “layer cake” (app: yes, will not block neighbors view towards ocean)
  - Construction and Traffic plan will be required during construction permit
  - Torrey Pine tree: (app: Will be maintained and preserved during construction, dirt at roots and power pole need to be repaired, drain repaired) City inspector will be there tomorrow.
  - LJ Community Plan Vision – Preservation of low scale homes
  - Hillside not trimmed at corner of Torrey Pines and Amalfi (app: owner will do trimming)
  - SDGE says once city repairs water issue they will replace dirt, that is why city is coming back
- Committee:

**Motion:**

- Motion FINDINGS CAN BE MADE (Jackson/Fremdling)
- PASSES 4-1-1