

**LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE**  
**LA JOLLA COMMUNITY PLANNING ASSOCIATION**  
**- TUESDAY 4 PM -**

**Meeting Room 2 at the La Jolla Recreation Center, 615 Prospect St., La Jolla, CA**

**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**

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.*

**COMMITTEE MEMBER ATTENDANCE:**

<u><b>La Jolla CPA</b></u>		<u><b>La Jolla Town Council</b></u>	
Brian Will (Chair)	y	Diane Kane	
Glenn Rasmussen	y	Angeles Leira	
Greg Jackson	y	John Shannon	y
John Fremdling	y	Brian Williams	y
Kevin Leon	y	AJ Remen	y

**NON-AGENDA PUBLIC COMMENT:**

**POSSIBLE ACTIONS ITEMS**

**ITEM 1: PRELIMINARY REVIEW**

Project Name: Fern ADU  
 Project Number: PRJ-1118751  
 Project Address: 324 Fern Glen, La Jolla CA 92037  
 Applicant Name: Margaret Canning

Project Description: Coastal Development Permit with a partial conversion and attached addition of a 699-square-foot accessory dwelling unit to an existing 4,030-square-foot two-story single dwelling unit, totaling in 4,435 square feet. The 0.15-acre site is located at 324 Fern Glen and is in the RS-1-7 Base Zone and the Coastal (Appealable) Overlay Zone within the La Jolla Community Plan Area. This development is within the Coastal Overlay Zone and the application was filed on June 28, 2024.

**24\_0910 Applicant Presentation:** (Sean Canning)

- Clients currently live at this address in main house, elderly couple, age in place, ADU will be residence for live in care taker
- 405sf new construction 294 sf converted to a total of 699 sf ADU.
- ADU is in North East corner, previously developed area where currently an elevated deck
- Discussed with neighbor to East (closest to construction), Mr Baldwin has written letter of support
- 4' setbacks on side and rear
- Max FAR = 0.58, pre-existing conforming FAR of .5993 per CDP in 1999
  - Expands by 495sf due to 800 sf bonus
- Existing bedroom and bathroom is area adopted by ADU. Addition will be living room and kitchen for ADU
- Addition is single story, existing home is two story
- Railings on roof are aesthetic only, no access to roof with sloping roof and no finish flooring
- No vegetation disturbance

**Discussion:**

- How access site: (app: no excavation, hand carry materials)
- Actually with 800' bonus it brings FAR into compliance 141.0302(c) 2 D
- Sewers? (app: only adding one kitchen sink, routing back to street)
- Angled building plane (app: Does not apply to ADUs)
- Motion:
  - Make this review final (Jackson/Fremdling)
  - PASSES 8-0-0
  - Findings CAN be made (Jackson/Shannon)
  - PASSES 7-0-1 (chair abstains)

**Deliverables**