

**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](mailto:brianljcpa@gmail.com)) and copy Dani Sada ([dani@willandfotsch.com](mailto:dani@willandfotsch.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. Please bring your own AV equipment if you would like to digitally present (no projector or TV will be available).

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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:**

- Kane: Letter from Mr Fetter, recommend CPA take a look. Re. opening up old Hillside (Encilia to Via Casa Alta) ... already has Knox box fire access, but no public access.

**POSSIBLE ACTIONS ITEMS**

**ITEM 1: FINAL REVIEW**

- a. Project Name: 7344 Brodiaea Way  
Project Number: PRJ-1105943  
Address: 7344 Brodiaea Way, La Jolla, CA 92037  
Applicant's Rep: Benjamin Norouzi

**Project Description:** LA JOLLA (Process 3) Coastal Development Permit & Site Development Permit to demolish an existing house and replace with 7,514 square foot three-story single-family residence at 7344 Brodiaea Way. The 0.70-acre lot is located in the RS-1-4 base zone, Coastal (non-appealable) overlay zone, Coastal Height Limit Overlay Zone (CHLOZ), Parking Impact Overlay Zone (PIOZ) and contains Sensitive Vegetation, Steep Hillside and Brush Management designations, all within the La Jolla

Community Plan Area. Council District 1

**10/8/2024 Applicant Presentation:**

- Square Footage Issue, Now did not count subterranean Ratio. FAR is approximately .40
- Showed exhibit that was confusing to committee members to address angled building setback.
  - Remen: Doesn't look like angled setback works
  - Jackson ... it's time for a motion or decide if we will vote.
- Applicant will come back next week.

**ITEM 2: PRELIMINARY REVIEW**

- b. Project Name: 6794 La Jolla Blvd  
Project Number: PRJ-1107307  
Address: 6794 La Jolla Blvd, San Diego CA 92037  
Applicant Name: Claude Anthony Marengo

Project Description: Proposing a new residential unit on (2) two of (3) three mixed use lots with a total of 6,729 SF, where there is already an existing building to remain with 1,520.5 SF of commercial use and 1,520.5 SF of residential use. We are proposing (1) one new unit of 3,847.89 SF. with 3 bedrooms on second and third floor. First floor is to remain with 9 existing parking spaces plus 2 proposed spaces, total of (11) eleven parking spaces. Requesting a Coastal Development Permit.

**10/8/2024 Applicant Presentation:**

- Parking lot is for dentist office and part of their CDP utilized that parking.
- Build two story residential unit over parking lot (on stilts)
- Dedications for alley and now 12' curb to PL on Bonair
- No change to dentist triangular building
- Discussed setbacks
- Drainage, lowering inside parking level, trench drains at garage doors
- Net increase two spaces to accommodate residential unit
- PDO allows some projections (in this case balcony rail) into angled setback
- Reviewed Bonair view corridors, comply
- Neighbor: Mark – Concerned with zero lot line,
  - Applicant: will clean and seal in his wall like any other commercial zero lot line
  - Loading/Drop-off zone satisfied near exterior stair structure.
- Requesting special use permit and NDP to allow 3<sup>rd</sup> story because of previous incumbrance of CDP requiring parking lot. Landscape, hide the cars, makes it economically feasible
- 2016sf second floor, 1709sf third floor
- Garage doors open during business hours and then closed at night.
- Miller: Asked some questions already answered, What light will see from East, Minimal lights on on part of East Elevation above Marks building
  - Applicant committed that deck sconce will not provide direct line of site visibility to light source (bulb)
- Leira: Would like to see front building redesigned (might be historic)

- **Deliverables**

- We would like to see PDO approval of 3 story
- Relationship between to front building ...
- Where are windows of neighbor apartment to West
- Overlay elevation on cover sheet photo.
- Shade sconce on North balcony (so not directly view light source)

### **ITEM 3: PRELIMINARY REVIEW**

- c. Project Name: 1720 Torrey Pines Road  
Project Number: PRJ-1111223  
Address: 1720 Torrey Pines Road, La Jolla, CA 92037  
Applicant Name: Claude Anthony Marengo

Project Description: Partially demolish and remodel a 3,574 square foot one-story single dwelling unit to a two-story 14,265 square foot single dwelling unit over basement at 1720 Torrey Pines Road. The 0.91-acre lot is in the Residential Single Dwelling Unit (RS-1-7) Base Zone, Coastal (Appealable), Coastal Height, and First Public Roadway Overlay Zones within the La Jolla Community Plan and Local Coastal Land Use Plan Area. This development is within the Coastal Overlay zone (Appealable), and the application was filed on February 16, 2024.

#### **10/8/2024 Applicant Presentation:**

- Flag lot hidden off of Torrey Pines along the bluff
- Keeping general shape and motor court ... walk-out basement
- Landscaping 61% - Japanese style walkable plantings around property
- Increased parking ... adding turntable outside in motorcourt
- 50' and more from bluff, keeping lower lawn area for landscape
- Miller: How manage dirt excavation, ramp down to lower pad, We have plenty of space on-site to park workers
- Leon: Where is bluff delineation source (applicant: previous CDP)
  - (applicant: Coastal Commission has not had comments)
- **Deliverables:**
  - Send Geo Report
  - See the Drainage Plan
- MOTION to make FINAL (Jackson/Fremdling)
  - Fails (Kane)

### **ITEM 4: PRELIMINARY REVIEW**

- d. Project Name: 1634 Crespo Dr  
Project Number: PRJ-1116786  
Address: 1634 Crespo Dr, La Jolla, CA 92037  
Applicant's Rep: Abhay Schweitzer

Project Description: Development Services Staff will make a decision to approve, conditionally

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Please contact [info@lajollacpa.org](mailto:info@lajollacpa.org) with questions/concerns.

approve, modify, or deny an application for a LA JOLLA (Process 2) Neighborhood Development Permit for existing non-permitted private improvements located within the right of way (ROW) and part of a Code Enforcement action identified as CE-0513172. The scope of work includes the removal of the non-permitted private stairs, fire-pit, and wood bench within the ROW and permitting a low retaining wall, wood fence, access gate, private stairs, and mailbox column at a site with an existing three-story single dwelling unit at 1634 Crespo Drive. The 0.14-acre site is in the RS-1-5 Base Zone, Coastal Height Limit Overlay Zone, and Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan Area, Council District 1.

**10/8/2024 Applicant Presentation:**

- NDP, remove encroachments into ROW and build new improvements in ROW
- Cleared all major issues with city staff
- Encroachments Include
  - Landscap Planters
  - Private Stairs
  - Retaining walls <3' tall
  - 6' stucco columns
  - 6' wood fencing 75% open
  - ... retaining walls and stairs drop down onto property side (on downhill side of street)
- Leira: Where do people walk? (applicant: not making any less safe) but not making it more safe. Would like to see section through street at improvements
  - Would like to see more off street public pedestrian or parking area.
- Rasmussen: Looking at google view, other homes leave space on private side of red line, this one does not. Proposed work does not propose to go any further into street.
- Marengo: Community Plan calls out no sidewalks along this street. Can't build sidewalk unless go to full city standard (liability reasons).
- Jackson: Most of what is there remains, remove firepit and benches, remove wooden trash enclosure back towards property, make fence and gates 75% open
- Miller: How water vegetation and prevent water from run-off. (applicant: It will be automated so no one can absent mindedly forget to turn=off, mature landscape will not require as much water as new landscape
- Rasmussen: How allowed to keep items in ROW (applicant: well you can get a Conditional Use Permit for some items, but some cannot)
- **Deliverables:**
  - Section through street, fence, sunken patio to house
  - Existing Photograph
  - Plan to understand what is existing vs changed
  - Existing (previous) landscape plan.