

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) and copy Dani Sada (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.

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:

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POSSIBLE ACTIONS ITEMS

ITEM 1: FINAL REVIEW

~~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~~

ITEM 2: FINAL REVIEW

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.

- Applicant Presentation (10/15/2024)
 - Request for materials:
 - LJPDO approved the special use permit for 3 story, unanimous approval (3-0-1)
 - Window alignment with neighbors, only one remotely close
 - Unsuccessful at flipping setbacks to other side, stepped back another 1.5 from Bonair.
 - Repeat request to improve architecture of existing building to remain
 - Public Comment:
 - Mark Bucon: Public/Neighbors overwhelming do not want 3 stories or modern buildings (already brought up at PDO and discussed prior to vote), Special Use Permit MUST minimize detrimental impacts to neighboring structures, FAR is 1
 - Abhay Schweitzer: Tricky site and creative solution to add housing where we need more. (applicant: This is a live/work for the business owner. This is what we should be promoting)
 - Rasmussen: What is purpose of Special Use Permit (applicant: For extenuating circumstances which exist due to prior CDP conditions)
 - Leira: Existing building needs to be integrated into the project. The property is treated as a single mixed use project, improvements to the existing should be included.
- Chair recommended 4 possible motions regarding concerns over existing building aesthetics
- MOTION:
 - Motion to approve with the suggestion that because the complete project is mixed use and includes the front building and integral to the Special Use Permit, we would like to see the front building design integrated with the new building style. (Leira/Jackson)
 - PASSES 6-0-1 chair abstaining
- Chair will update these minutes with the city issued project description. The committee

members are aware of the discrepancy at the meeting and there is no objection to the vote standing.

ITEM 3: FINAL REVIEW

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.

- Applicant Presentation (10/15/2024)
 - Soils report sent
 - No update regarding the drainage plan ... Any emergency catchment for catastrophic failure of pool? (applicant: Yes, perimeter drain to catchment basin (buried concrete vault) 75' back from bluff edge and then dissipates to canyon not coastal bluff ... exhibit is not here at meeting, applicant drew sketch of what is proposed)
- MOTION – Findings CAN be made (Jackson/Fremdling)
 - PASSES 6-0-1 chair abstaining

ITEM 4: FINAL REVIEW

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 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.

- Applicant Presentation (10/15/2024)
 - Deliverables from last week
 - Project area section with conditions prior to the unpermitted work
 - Site photos prior to unpermitted work
 - Colored exhibit what was and what will be
 - Original landscape plan from original building construction
 - Proposed plan removes wood enclosure to create 29' off street parking, except for wood enclosure this is unchanged from unpermitted work, but an improvement over the previous conditions
 - This is the only play area for the home owners children, Lot drops away on the view side of the residence
 - City reviews started with an EMRA construction permit and was signed off Pending an NDP approval, All comments are cleared.
 - Will: Summary: Applicant added off street parking and also widened usable yard space for themselves, all without a permit. Now city has identified it and only asked applicant to remove some elements (wood enclosure, fire pit, permanent seating, ...)
 - Rasmussen: Permitting of a ROW Encroachment
 - Applicant: This NDP is only required because some of these elements are taller than 3'
 - Leira: Would prefer door back or swing alternate direction so not swinging into street. This is the last rural area in La Jolla (the hillsides in general) Suggests the fence should be more rural in character. Prefer to see solid fence remain. The modern movement that this house and neighborhood fits, preserved and embraced nature.
 - MOTION Findings CAN be made for NDP (Jackson/Rasmussen)
 - PASSES 5-1-1

ITEM 5: POSSIBLE ACTION ITEM

6850 Country Club Dr.

PRJ 1063767

The applicant presented to DPR once and did not return to DPR or CPA.

Subsequently received approval from Planning Commission on 9/19.

- (Will recused, Jackson acting as chair pro tem)
- The discussion of Country Club focused on two topics:
 - access to the site, both during construction and after, and its potential impact on neighbors on Country Club and/or Romero, and
 - whether the rearrangement of the lots required a specific Plan amendment, which might entail an environmental impact report, and approval by the City Council.
- DPR members concluded that the access issues probably had been adequately addressed in the initial March 2024 review of the project, although that presentation suggested no impact on Romero whereas some current reports suggest otherwise.
- Motion (Jackson/Rasmussen): DPR recommends that LJCPA write the applicant asking him to return to DPR and complete the interrupted LJCPA community review of this project, and specifically to address the access and plan-amendment issues before proceeding with further

construction or site preparation; letter to be drafted by Leira and Jackson for LJCPA review and sent to applicant with copies to Project Officer, Planning Commission, CM LaCava, and Mayor Gloria. Motion passes 5-0-1.