

**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.
- 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.*

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:

Merten: Sent emails to committee members re. end of 7202 Romero drive and is on hearing officer tomorrow 9am, does not conform and sets a horrible precedent. Project did not come before community review.

Soriano LJTC: Thursday 2/13 town hall meeting regarding 5G tower over bike path. LJHS auditorium 5:30pm – 30’ height limit is a citizen’s initiative.

POSSIBLE ACTIONS ITEMS

ITEM 1: FINAL REVIEW

Project Name: 625 Wrelton Dr
Project Number: PRJ-1109781
Address: 625 Wrelton Dr, La Jolla CA 92037
Applicant’s Rep: Matthew Khalil

Project Description: LA JOLLA (Process 3) Coastal Development Permit to amend Coastal Development Permit No. 91-0400 for remodel and addition to existing two-story single-dwelling unit to become a three-story single-dwelling unit consisting of a 186-square-foot first floor addition, 2,074- square-foot second-floor addition, 115-square-foot penthouse, and decks located at 625 Wrelton Drive. The 0.29-acre site is in the RS-1-7 Zone and Coastal (Appealable) Overlay Zone within the La Jolla Community Plan Area. Council District 1.

Last Meeting:

- Leira: would like to see former vs proposed.
- Leon: What setback applies (4' or 8%)
- Setback Lines and Height Limit.
- Will and Committee
 - Need to see height limit compliance, setback compliance, previously conforming development applicability, Prop D height limit and Plumblines height limit.
- Remen: What is previously approved vs what this amendment is.
- Photo Montage
- Section through the site
- Send cycle issues
- Approved Exhibit A from 1991 CDP

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- **Jackson** – There are new studs framed up, there has been building already going on and how does the building still maintain 50% of walls.
- **Applicant:**
 - 4' setback West side, with existing encroachment
 - 2nd story proposed to encroach at same place
 - Did not draw setbacks on each floor plan
 - No drawings proposed that show cross section through site
 - Showed satellite image with proposed footprint superimposed
 - No photo montage
 - Slope does not begin to slope down until beyond building vicinity
- **Comments:**
 - Will: Need to see 2nd floor compliance with setbacks, cannot see slope on elevations or sections to show compliance
 - Leira: Flat lots are not always flat
 - Merten: Hearing officer (previous review) identified 2nd floor encroachment into and rejected project. It is still there.
 - Who is the architect? (Applicant: PQ designs) Buildings taller than 2 stories are required to be stamped by licensed architect. Has a licensed structural engineer stamped these plans (applicant: no) Presenting these drawings seems to me to be aiding and abetting the violation of the CA practice act.
 - Leira: Concern with lack of licensed architect, concerned applicant has not brought updated drawings. Need drawings and exhibits to understand the context of this project and the previous approval and how this design. We cannot see demonstration of compliance with scale and character of neighborhood.

- Will: Not compliance with side setback
 - (applicant) encroachment is a mechanical equipment or chimney
- Will: Want to believe you at face value that drawings comply but the drawings don't support that.
- **MOTION:** Recommend CPA no recommend approval for 6 reasons (Jackson/Leira)
 - Fails to satisfy 50% rule for encroachment for unpermitted construction
 - Plans do not demonstrate compliance with 30' height limit
 - Has not been designed or presented by licensed architect or engineer for 3 story building
 - 2nd encroaches over side setback
 - Plans seem inconsistent with one another and unreliable
 - **PASSES 8-0-1**

ITEM 2: PRELIMINARY REVIEW

Project Name: 5746 La Jolla Mesa Dr, La Jolla, CA 92037
Project Number: PRJ-1125687
Address: 5746 La Jolla Mesa Dr, La Jolla, CA 92037
Applicant's Rep: Sean Meehan

Project Description: A Process 2 Coastal Development Permit to construct a new 3,325 square foot 3-story single dwelling unit, which includes a 244 square foot accessory dwelling unit, a 524 square foot attached garage, and pool on a vacant lot located at 5746 La Jolla Mesa Drive. The 0.18-acre site is located in the RS-1-5 Base Zone, Coastal (Non-Appealable) Overlay Zone, Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone, Very High Fire Hazard Severity Zone and Geologic Hazard Category 53 within the La Jolla Community Plan Area and Council District 1. This development is within the Coastal Overlay zone and the application was filed on November 25, 2024.

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- Applicant did not appear

ITEM 3: PRELIMINARY REVIEW

Project Name: 9450 La Jolla Shores Dr
Project Number: PRJ-1121692
Address: 9450 La Jolla Shores, La Jolla, CA 92037
Applicant's Rep: Andrew Crocker

Project Description: A Coastal Development Permit (Process 2) for development of a 735 square foot two-story detached accessory dwelling unit on a site with an existing one-story single dwelling unit. The 0.33-acre site is located at 9450 La Jolla Shores Drive in the Residential Single Dwelling

Unit (RS-1-4) Base Zone, Coastal (Appealable), Coastal Height Limit, First Public Roadway, Existing Scripps Estates Historic District, Paleontological Sensitivity Area (Moderate), Parking Standards Transit Priority Area, Transit Priority Area, and Affordable Housing Parking Demand (High) Overlay Zones within the La Jolla Community Plan and Local Coastal Program Land Use Plan. This development is within the Coastal Overlay zone and the application was filed on October 25, 2024.

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- Applicant: Andy Crocker T7 Architecture
 - ADU in rear Norther corner
 - Small second floor access to roof deck
 - Don't allow deck on ADU within rear setback
 - Deck is for homeowner and likes to look at stars
 - Updated plans will have skylights instead on 2nd floor enclosed area.
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- Leira: Is this a historic district, recommend review by historic staff
- Shannon: What did Scripps Estates say? (approved)
- Will: Check your phantom floor area.
- Public:
 - Paula – Lives in a-frame: This lot has a single dwelling limit (CCRs), ADUs should provide additional living, this structure is 22' high and does not meet goals of ADU exemptions. Owner stated goal to host a piano. Recommend single story and all footprint used for residential use. Tall windows look narrow compared to other 4' wide windows.
 - Applicant: elevator is for owner, few windows facing adjacent a-frame home
- Shannon: Privacy has gone out the window with UCSD towers
- Leira: look at window openings for rhythm/scale with existing structure, look at height
- Will: What are ceiling heights? 8' downstairs, slope 6'-10' upstairs.
- Rasmussen: What are dimensions of footprint approx. (30'x17')
- **Requests:**
 - Footprint of proposed on satellite image
 - Rendering in aerial photo or satellite image.
 - look at window openings for rhythm/scale with existing structure
 - Landscape design to make fit
 - Full drawings that have been submitted

ITEM 4: PRELIMINARY REVIEW

Project Name: Kistner Residence - 403 Sea Ridge Dr
Project Number: PRJ- 1109256
Address: 403 Sea Ridge Dr, La Jolla, CA 92037
Applicant's Rep: Kevin Leon

Project Description: Coastal Development and Site Development Permit to demo and remove the existing 5,055 square foot single family dwelling unit and 622 square foot accessory dwelling unit. Construct new 4,861 square foot single family dwelling unit with roof deck and 800 square foot accessory dwelling unit at 403 Sea Ridge Ct. The 0.19 Acre site is in the RS-1-7 Base Zone, Coastal (Appealable) Overlay Zone (OZ), First Public Roadway, CHLOZ, Parking Impact OZ (Coastal and Beach), Transit Area OZ, TPA, and Sensitive Coastal OZ (Coastal Bluff) within the La Jolla Community Plan Area, Council District 1.

2/11/2025

Applicant:

- DPR approved in June of last year, CCC came back with extensive comments so redesigned
- Lots of ADU accommodations – too much work to not trigger current compliance
 - Owners chose to scrape and design from scratch to fully comply
- Geotech and CCC agreed 25' setback
- Existing house was .65 FAR, bringing down to comply with current FAR
- 2nd floor ADU
- Stairs and elevator to access roof deck
- 10' and 4' view corridors on two sides
- Bluff side deck is 2' tall
- House gets taller by 3-4'
- Removing large tree in view corridor, all else below 3'
- Remen: How important is covered roof area? It makes building look tall.
- Will: Consider roof deck roof not cross entire width of roof.
- **Requests:**
 - Use color to highlight rooftop area uses
 - Use colors to outline former vs proposed
 - Cycle Issues for this design