

**LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE**  
**LA JOLLA COMMUNITY PLANNING ASSOCIATION**

- TUESDAY 4 PM -

- Virtual Meeting via Zoom – Link [HERE](#)
- Presentation Materials via Google Drive – Link [HERE](#)

**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 presentation and/or color renderings, Aerial photo and neighborhood context exhibits showing the proposed renderings or site plan in context.

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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:**

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

\*\* attempted to join but host did not see them in the waiting room.

**NON-AGENDA PUBLIC COMMENT:**

**Kane:** SOHO looking at historic preservation reform and ADUs. City should consider adaptive re-use ordinance.

**POSSIBLE ACTIONS ITEMS**

**ITEM 1: PRELIMINARY REVIEW**

Project Name: Koshgerian Residence  
Project Number: PRJ- 1128731  
Address: 6136 La Jolla Mesa, La Jolla, CA 92037  
Applicant's Rep: Tim Martin AIA

**Project Description:** Process 2 Coastal Development Permit to demolition an existing 3,881 square-foot one-story single dwelling unit with a detached garage with existing pool and hardscape and construct a new 8,266 square-foot two-story single dwelling unit with an attached three-car garage, a new pool, spa, and landscape located at 6135 La Jolla Mesa Drive. The 0.94-acre site is in the RS-1-1 Base Zone,

Agendas and Committee Reports are available online at [www.lajollacpa.org](http://www.lajollacpa.org)  
Please contact [info@lajollacpa.org](mailto:info@lajollacpa.org) with questions/concerns.

Coastal (Non-Appealable) Overlay Zone, Coastal Height Limit Overlay Zone, and Parking Impact Overlay Zone 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 January 30, 2025.

#### **4/8/2025 PRESENTATION**

- Stand of Eucalyptus to preserve as community character
- Tradition style home, small portion is two story at center
- Triangular lot
- City Engineering request for sidewalk curb and gutter which will destroy Eucalyptus, no sidewalks in the neighborhood
  - Adding 3-4' paving and curb and gutter as alternative would still take out trees.
  - Total Width of Road currently = 60' ROW, Existing pavement 15' wide on opposite side, 11' wide on this side.
- Gravel and permeable pavers for all driveway and motor court
- Kane: Cobble is a nice feature in neighborhood, Trees should be preserved for climate action plan and community character. Can the center line be shifted?
  - Preference to keep pavement at current width
- Shannon: Many places where old Eucalyptus trees taken out. Do they cause difficulty with sewer/utilities.
  - Applicant: City has not brought them up ... engineering is solely interested in the wider street and sidewalk.
- Jackson: Prefer you come back with visualization of what your alternative option is to city sidewalk request.
- Fremdling: Would like to see something at street edge commensurate with classic elegance of the house.
- Jackson: See other homes on street
- Kane: Traffic count for street
- **Deliver for next time:**
  - visualization of what your alternative option is to city sidewalk request.
  - Photos See other homes on street

## **ITEM 2: PRELIMINARY REVIEW**

Project Name: Ehsan Residence ADU Addition  
Project Number: PRJ-1104216  
Address: 5710 La Jolla Mesa Drive, La Jolla, CA 92037  
Applicants Rep: Claude Anthony Marengo

Project Description: LA JOLLA (Process 3) Amendment to Coastal Development Permit/Site Development Permit, 262383/264417 to add an 1170 Square Foot Accessory Dwelling Unit at 5710 La Jolla Mesa Dr. The 0.85 acre lot is located in the RS-1-5 base zone, Coastal (Non-Appealable) N-APP-1 overlay zone La Jolla Community Plan Area. Council District 1. Process 3, Amendment to Coastal Development Permit and Site Development Permit PMTs 262383 and 264417, San Diego Muni Code (SDMC) Sections 126.0702, 126.0112 and 126.0502, 143.0110.

### **4/8/2025 PRESENTATION**

- Soil complication on North side of house reinforced with concrete
- Come back to put ADU on concrete pad, roof of ADU will be expanded deck for main house
- Jackson: How does plumbing work, already pumping sewage back up to the street. Drilling/cut through existing concrete.
- Kane: Clever use of space
- Williams: 1200sf is ADU max, not using ADU bonus to FAR.
- MOTION to make this presentation final (Jackson/Kane)
  - PASSES 8-0-0
- MOTION to recommend approval of necessary permits (Jackson/Kane)
  - PASSES 7-0-1

## **ITEM 3: PRELIMINARY REVIEW**

Project Name: 6050 Beaumont Ave  
Project Number: PRJ-11238677  
Address: 6050 Beaumont Ave, La Jolla CA 92109  
Applicants Rep: Roger Haerr

Project Description: Process Two Public Service Easement Vacation and Coastal Development Permit to vacate a sewer easement within an existing single-dwelling unit, located at 6050 Beaumont Avenue. The 0.21-acre site is located in the Residential Single-Unit (RS-1-7) Base Zone, Coastal (Non-Appealable-2) Overlay Zone, Coastal Height Limit Overlay Zone, and Transit Area Overlay Zone, within the La Jolla Community Plan Area and Council District 1. This development is within Coastal Overlay Zone and the application was filed on March 13, 2025.

### **4/8/2025 PRESENTATION**

- Resident and project owner, retired lawyer and native La Jollan
- Narrowed cul-de-sac, created 2 parcels, easement widened from 6' to 10'
  - City built brand new sewer and line through this easement was abandoned.
- Williams: Why coming to us? (City Requirement)
- Fremdling: What do you have to do? (Quit claim easement)
- MOTION to make this final (Jackson/Kane)

- PASSES 8-0-0
- MOTION to recommend city approval of necessary permits (Jackson/Fremdling)
  - PASSES 7-0-1