

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) 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 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.*

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:

POSSIBLE ACTIONS ITEMS

ITEM 1: FINAL REVIEW

Project Name: Copa De Oro
Project Number: PRJ-1112724
Address: 1510 Copa De Oro, La Jolla, CA 92037
Applicant's Rep: Brian Will

Project Description: a Coastal Development Permit for construction of a new 5,361 square foot single dwelling unit and associated site work at a vacant lot, located at 1510 Copa De Oro Dr. (APN: 358-232-0200). The 0.24-acre site is in the RS-1-4 Base Zone, Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan Area. Council District 1. This development is within the Coastal Overlay zone (NON-APPEALABLE) and the application was filed on March 11, 2024.

Drainage Strategy

- No additional comment

Sidewalks

- *John Shannon*: the sidewalks are extremely out of character for the neighborhood and do not provide anything except for the potential to have somewhere to step out when exiting a car door
- *Brian Williams*: the current design of the project meets the neighborhood character and the sidewalk is not required
- Consensus to recommend to the city for approval

Overall Consensus: sidewalk does not add to the character of the neighborhood and it is not required for the project, no opposition to the motion

ITEM 2: FINAL REVIEW

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

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.

5/20/2025 Presentation

- Enclosed a balcony (couldn't be in setback) as a loft bedroom
 - Skylights instead to allow stargazing
- City and HOA approved modification
- ADU allowed 4' setback but proposing 9' setback and respecting current easements
- Most city cycles cleared
- Rhythm and scale of windows – 4x4 windows in facing
- **Public:**
 - 4 neighbors opposed with concerns over 2-story and privacy,
 - SEA doesn't have any power to overrule changes required by city, this isn't exactly the process with changes were not required but a design decision to comply with city rules.
- Became 2-story due to city prohibition of balcony, not how it was originally intended
- This design was presented to SEA who approved but because ADU they cannot deny.
- **Committee:**
 - Ask applicants to seriously consider one-story instead 2.
 - Just because you can doesn't mean you should. ADU laws may allow this, but it is difficult the way it fits with neighborhood character.
- Height started due to acoustics of the room, project has grown larger than initial character.