

**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.

- 
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:**

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

**NON-AGENDA PUBLIC COMMENT:**

**Will:** Diane Kane to vacate her position on this committee.

**POSSIBLE ACTIONS ITEMS**

**ITEM 1: PRELIMINARY REVIEW**

Project Name: Orli Hotel  
Project Number: PRJ-1128559  
Address: 484 Prospect St, La Jolla, CA 92037  
Applicant's Rep: Marengo Morton Architects, Inc.

Project Description: Coastal Development Permit and Special Use Permit for the reuse of a heritage structure and conversion of an existing 16,683 square-foot single-dwelling unit to a commercial 20-room hotel with interior remodel located at 484 Prospect Street. The 0.28-acre site is in the La Jolla Planned District-5A Base Zone, Coastal (Non-Appealable and Appealable) Overlay Zone within the La Jolla Community Plan Area. Council District 1. This development is within Coastal Overlay zone (Non-Appealable and Appealable) and the application was filed on January 7, 2025.

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.

## June 10, 2025 Applicant Presentation

- Heritage Structure, not historical but worthy of being kept and not demolished, original nurses quarters
- 20 parking spaces total. spaces in adjoining building secured by deed. 7 alley spaces are deeded to Scripps Inn, 4 spaces converted to ADA spaces.
- 19 hotel rooms + 1 bed room residence, 1 below market rate room
- No exterior improvements should not require CDP. SDP only.
- Many presentations to board of 464 Prospect
- Asking for valet parking (through ACE) and curb/sidewalk bulb-out. Cuvier dead-end across street will be vacated. No guests running through adjacent building for parking
- Adding ADA ramp to front door
- Paint building white
- Amenities include media room and gym (treadmill room) for hotel guests, Wine room will remain, Roof deck for guests (small space) – no kitchen or restaurant
- Laundry off-site
- Trash off the alley
- Public:
  - Miller – Think bump out is too big, 2 valet spaces should be adequate
  - Ben ? – Next door resident, concern windows looking in, some homeowners were precluded from attending board presentation. Would like to meet.
    - Applicant: Board concerned about guests in 464 building for parking, only employees going there not causing disruption for home owners, easement walk-way only used for fire evacuation
  - Olesen – Neighbor, hopes project moves forward.
- Committee:
  - Williams – Plan to change parking across prospect to head-in, does bulb impact that plan (applicant: width will remain)
  - Jackson
    - Bump out is the right size
    - Will you have to make changes to sidewalk going down hill (applicant: go away if CDP goes away, heritage has allowance for deviations. Difficult to move sidewalk over, If the city determines CDP the bulb-out is a trade-off for other improvements. Either way sidewalk would not be required.
    - Where breakfast? (applicant: Go in town)
    - Residence for staff or rented out (applicant: rented out non-short term)
    - Trees? (applicant: Rebar gathered and emulate bouquet with proposed gas light between them)
    - Frost as many windows as possible towards 464
  - Shannon – Clarify alley parking is for Scripps Inn, Why not add deck on first floor roof in North East corner (Cuvier/Alley)
  - Remen
    - Is there still a kitchen? (No cooking on site, just a place to put coffee or snacks),
    - Independent mini-splits for rooms, condensers would go in same condenser yard next to alley parking.

- ADA unit on street level
  - Do rebar “street trees” meet visibility triangle (Applicant: unknown, but if necessary can be moved back)
- **MOTION**
  - Make this presentation FINAL (Jackson/Fremdling)
    - 1 No vote
    - Motion FAILS
- **Deliver Next Time**
  - Status of CDP determination from city