

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

**NON-AGENDA PUBLIC COMMENT:**

**POSSIBLE ACTIONS ITEMS**

**ITEM 1: PRELIMINARY REVIEW**

Project Name: 5421 Bellevue  
Project Number: PRJ-1136705  
Address: 5421 Bellevue, San Diego, CA 92037  
Applicant's Rep: Chandra Slaven

**Project Description:** Lot Line Adjustment between two adjacent parcels, each with an existing single dwelling unit, located at 5421 and 5407 Bellevue Avenue. The 0.39-acre site is in the Residential Single-Unit (RS-1-7) Base Zone, Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan Area. A Process 2 Coastal Development Permit, pursuant to San Diego Municipal Code (SDMC) Section 126.0707(f) is required for any coastal development involving a subdivision pursuant to the Subdivision Map Act and any other division of land requires a Coastal Development Permit.

## APPLICANT PRESENTATION: 8/12/2025

- Applicant: Slaven
  - Mapping project only, shifting between two parcels
  - Previously approved 5 years ago. Parcel Map never recorded.
  - Private agreement between neighbors
  - “Red barn”
  - Put back the way it was
- Leira: Why the lot line adjustment? (done 5 years ago, never executed)
  - Usually LLA triggered by someone’s desire to do something.
  - (app: **There is no proposed development**)
  - Original lot line is odd, does this limit your future projects
    - (app: All the lots along that stretch are similar)
  - City used to make all aspects of project together.
- Will: Will the new reduced lot size comply with minimum lot size? (app: yes)
  - We need to review the LLA against the land development code and it seems there is no issue.
- Shannon: What is the story?
- Jackson: Think applicant is on firm grounds.
- Williams: Where is the PL moving (app: shared plans)
  - Is it reverting back or moving because it never happened (app: never happened)
- Fremdling: An older house had a great big lot, decided to deed to neighbor with smaller lot.
- Come back next time:
  - **Tell us why this LLA is happening.**
- MOTION to make this meeting a FINAL Review (Will/Fremdling)
  - Leira opposed
  - **MOTION FAILS**

## ITEM 2: PRELIMINARY REVIEW

Project Name: 516 Forward Street

Project Number: PRJ- 1138143

Address: 516 Forward Street, La Jolla, CA 92037

Applicant’s Rep: Federico Escobedo

Project Description: A Process Two (City Staff Decision) Coastal Development Permit for the partial demolition, remodel, and addition of a second story to an existing one-story single dwelling unit located at 516 Forward Street. The 0.14-acre project site is in the RS-1-7 (Residential - Single Unit) Base Zone, Coastal (Non-Appealable) Overlay Zone, Coastal Height Limit Overlay Zone, Maintenance Assessment District for Bird Rock, Sustainable Development Area, Complete Communities Mobility Choices – Mobility Zone 2, Transit Area Overlay Zone, Transit Priority Area, Paleontological Sensitivity Area, and Geologic Hazard Category 52 within the La Jolla Community Plan Area, Council District 1. This development is within the Coastal Overlay Zone and the application was filed on June 23, 2025.

## APPLICANT PRESENTATION: 8/12/2025

- Applicant: Frederico

- Had a 50% remodel building permit
- Wall fell down and exceeded 50% demo
- Jackson: Were the plans shared? City had question on setbacks in the front
  - Carport (app: open on 2.75 sides, city agreed it's compliant)
- Within FAR allowance: 3700sf proposed, 3717 allowed, carport area, within setbacks and height, (app: We are 15' Front Setback)
- Public
  - Schneider (510 Forward)
    - House is massive for this street, Privacy concerns with windows looking directly into bedrooms, Is it compliant?,
    - Best Management Practices constantly picking up nails in driveway, water coming through fence, fence is falling over, paper flapping in the wind. Would appreciate someone coming out to look at this.
  - Newsam/Wampler (528 Forward)
    - Surprised at size and scale of new building.
    - Area is otherwise pretty consistent with smaller homes
    - Concerned over height, setbacks, and FAR
    - Concerned about drainage issues, city has asked Federico to pave alley, will that create run-off issues.
    - Will some trees be replanted
    - Will the carport be closed in? We hope the future owners will not to.
    - Thanked applicant for sharing plans and explaining project
    - In support of Federico NOT to have to pave alley.
    - Box on roof deck that sticks up above roof deck. (stair tower and compliant with 30') It's beyond stair structure in terrace area.
- Applicant: Would prefer to leave curb cut in front, but that is up to city, would prefer not to pave alley as well but up to city.
  - City is asking for a dedication
- Williams: Site plan with aerial
- Leon: Is there any drainage update? (Where is it going?)
- Next Meeting:
  - Boundary of pre-existing home overlaid on new plan
  - Aerial photo with proposed footprint compared to others
  - Street Photo with your building and neighbors
  - Drainage Plan
  - Angled building setbacks
  - Exterior Building Materials (photo of similar project)