

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: 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 8/19

Agendas and Committee Reports are available online at www.lajollacpa.org
Please contact info@lajollacpa.org with questions/concerns.

- Tim Dillon, representing one of the property owners, said the process to adjust the lot line had started and stopped several times over the past 15 years or so.
- He said the adjustment was part of a legal agreement that started in 2008 when one property owner offered to help the other pay off a loan in exchange for the lot line adjustment between the two properties.
- “We’re here to complete the process,” Dillon said.
- With that information, **the board voted unanimously to support the adjustment.**
- **MOTION** was to recommend approval, Ramussen/Fremdling, 6-0-1

ITEM 2: FINAL 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 8/19

- Neighbors questioned the height of the structure, specifically the dumbwaiter tower and whether the base point has been correctly measured (original grade may have been modified in connection with retaining wall at sidewalk). DPR member observed that the date of the retaining wall determines whether current grade is treated as original.
- Neighbor objected to the placement of a window on the west side, since it looks directly into the neighbor's master bedroom
- DPR member asked whether others used alley for vehicle access, since it appears to be in poor repair. Neighbors responded that the alley is used for vehicles.
- DPR member pointed out that since structure no longer qualifies for 50% exemption from CDP, the existing curb cut on Forward must be removed since the structure has alley access. Applicant responded that he intends to seek a waiver, and to continue using the curb cut and front driveway.
- Motion (Rasmussen/Williams?): APPROVE, provided that applicant does not seek curb-cut waiver and abides by City's current determination it is not allowed. 6-0-1