

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: 1510 Soledad Avenue

Project Number: PRJ-1137775

Address: 1510 Soledad Avenue, La Jolla, CA 92037

Applicant's Rep: Patrick Vercio

Project Description: Coastal Development Permit and Public Right-of-Way Vacation to include the vacation of excess right of way originally intended for street purposes. The project also proposes constructing a new 4,494-square-foot, two-story single dwelling unit, 1,205-square-foot basement, and an attached 780-square-foot, two-story accessory dwelling unit (ADU) on a vacant lot located east of Cowrie Avenue and Soledad Avenue, also known as Assessor's Parcel Number (350-231-1500).

Applicant Presentation:

- Shared topo map and drainage

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

- Shared extended landscape concepts for off-site (public ROW) landscaping, existing lemon scented tea tree to remain, Buffalo grass proposed, drought tolerant green carpet, agave, hawthorne, Olive Street trees
- Existing storm drain is blocked, pond forms on Soledad, drain to be rerouted around West side of lot, there was/is no easement in place to entitle the existing pipe
- Street Elevation rendered with existing adjacent buildings
- Light well in front of house has railing around it,
 - (Leira: propose thick bushes to screen it, thick bush with white flower (natal plumb))

Comments:

- Leira: Prefers sidewalk separated from street with parkway, we need to be more pedestrian friendly, please look at opportunity for improvement
- Mittermiller (Public): Live in neighborhood, sitting with adjacent neighbor to East, met with Architects, **prefer city owned property to be pocket park**, spoke with council President La Cava, issue with lot gifted to developer, narrow street,
- Carol (Public): problems with lot, drains 55 acres, floods, original developer of this area
- Fremdling: Pipe is clogged, applicant is proposing to fix it
- Duke (applicant) – applicant will fund improvements for a pocket park under EMRA so city does not have to manage it.
- Carol (Public): Would appreciate the park with bench
- Duke (applicant) – most neighbors were happy to hear applicant proposing to improve the remaining ROW space as
- Jackson: wish vacation came with compensation, appreciate offer of park
- Leira: city didn't want parks less than 5 acres
- Duke (applicant): city is actually supporting a full vacation of Cowrie, applicant is only proposing partial vacation
- Leon: Does survey show neighbors home overhangs PL? (That has been corrected.(neighbor response))

MOTION

- Recommend city approval of this project as presented: Jackson/Fremdling
 - 6-1-1 (Chair Abstain)
- Due to vacation of public ROW, this constitutes a Major Project and will be on October CPA agenda for FULL Review. (Please refer to CPA Minutes from 9/4/2025 for this update in procedures)

~~ITEM 2: PRELIMINARY REVIEW~~

~~Applicant requested to be added to the agenda on Friday 9/12 after agenda was already sent out. Committee to vote on adding project to the tonight's agenda.~~

~~Project Name: 5390 Moonlight Lane~~

~~Project Number: PRJ-1126141~~

~~Address: 5390 Moonlight Lane, La Jolla, CA 92037~~

~~Applicants Rep: Francisco Mendiola~~

~~Project Description: Construction of new 9,900 square feet one-story single dwelling unit over partial basement with garage including pool and landscaping on a vacant 27,513 square foot vacant lot. The project also will vacate a general access and utility easement for the property located at 5390 Moonlight Lane (APN's 415-110-0100, 415-110-4300, 357-672-1100, 357-672-1200, 415-110-4400, 357-702-0100). The 0.63-acre site is in the RS-1-7 Base Zone within the La Jolla Community Plan Area. Council District 1.~~

- Applicant was not in attendance
- Plans not uploaded for community review
- Project not noticed within 72 hrs required notice
- We will reach out to applicant to add them to first meeting in October