

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 (brian@willandfotsch.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:

<u>La Jolla CPA</u>		<u>La Jolla Town Council</u>	
Brian Will (Chair)	y	- vacant -	
Glenn Rasmussen	y	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:

1. Nautilus: Construction fence and pine trees, in community plan it has hatch pattern and not numbers, hatch pattern implies “intermittent vistas”, This should be researched. Sally Miller recalls all project reviews and none presented shrubs or trees that would block view.

POSSIBLE ACTIONS ITEMS

ITEM 1: PRELIMINARY REVIEW

Project Name: 258 Rosemont St.
Project Number: PRJ -1135785
Address: 258 Rosemont St, La Jolla CA 92037
Applicant’s Rep: Roberto Jinich

Project Description: Process 2 Coastal Development Permit (CDP) to demolish the existing 4,990 square foot single family dwelling unit, Accessory Dwelling Unit and Detached Garage and construct five detached 2-story 1,873 square-foot (each) single-family detached dwelling units, on five existing legal lots 44, 45, 46, 47, 48 located at 258 Rosemont Street. The 0.28-acre site is in the RM-1-1 Base Zone, Coastal Overlay Zone (Non-Appealing), Parking Impact Overlay Zone (Beach), and Transit Priority Area within the La Jolla

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

Community Plan Area and Council District 1. This Development is within the Coastal Overlay zone and the application was filed on May 22, 2025.

10/14/2025 Presentation

- Applicant
 - 25'x100' lots are underlying subdivision standard
 - Neighborhood is a mix of larger homes on multi-lots, apartments on multi-lots and row homes on standard size lots
 - Lots exist as 5 independent legal lots currently
 - Matching allowable FAR for each lot
 - No variances
 - Terraced grading will naturally slope since 5 independent foundations step approximately 1-2' per lot.
 - Intent is to build and sell, not operate as short-term rentals, designed for young families
 - Modern stucco and glass architecture, indoor/outdoor connection, metal roof, wood-like accents
 - Design greatly exceeds front yard setback requirements
 - Max out 30' height limit
 - Glass will be close to clear
 - Received good feedback from immediate neighbors
- Discussion
 - Leira – concerned with roof decks
 - Leira – how plant side yard area between buildings. Notched in permeable paving and DG, Tight spaces can be wonderful if given proper care.
 - Rasmussen – would like to see built-in shades so that there is quality and consistency
 - Shannon – Would like to make sure carports don't become garage and exceed FAR – units at East are different.
 - Miller – no curb cuts on Rosemont? Where will condensers sit?
 - Leira – shared concerns of carports
 - Fremdling – solar panels can be unsightly
 - Will you build all 5 at once (unknown at this time, but intent is to do all 5)
- Deliver Next time
 - Consider roof deck designs and preserve neighbor privacy
 - Drawing of a typical sideyard, how windows don't look into each other, fencing, make something positive of this area
 - Elevation along Rosemont with next door neighbors, two lots in each direction.
 - Show how solar panels will integrate into design
 - Front yard setback walls, are they 3' or 6', committee expects 3'
 - Consider slightly different elevations to break it up

ITEM 2: PRELIMINARY REVIEW

Project Name: Desert View Drive Right-of-Way Vacation

Project Number: PRJ-1138629

Address: 5915 and 5895 Desert View Drive, La Jolla, California 92037

Applicant's Rep: Jeannette Temple

Project Description: Proposed development/action(s): Public Right-of-Way Vacation to vacate excess right of way intended for street purposes located adjacent to 5915 Desert View Drive and 5897 Desert View Drive in the RS-1-2 Base Zone within Council District 1.

10/14/2025 Presentation

- Applicant
 - Remove bulge out in road and align straight connection of curb/gutter/sidewalk
- **Motion** to make final (Jackson/Leon)
 - Approved unanimous
- **Motion** to recommend approval (Jackson/Leon)
 - Approved 8-0-1

This project qualifies as a MAJOR project (because process 5) so it will be open for full review at CPA

ITEM 3: PRELIMINARY REVIEW

Project Name: 7404 & 7406 Monte Vista Avenue

Project Number: PRJ 1144206

Address: 7404 & 7406 Monte Vista Avenue, La Jolla, California, 92037

Applicant's Name: Michael Morton

Project Description: Demolition and removal of existing 3,290 square foot SFR and existing site walls, and the demotion of a one story SFY of 1,395 square feet. Included us the clearing of all site improvements and existing site walls. Construct two new 3,752 square foot two-story single-family residence over a basement. Construct new 800 square foot ADU unit and other basement habitable basement area. New three-car open carport area of 725 square feet. of the existing first floor with new bathroom & new façade addition of 1,208.32 square feet. The home will also have a 1,330 square-foot roof deck. Site improvement includes a new site driveway, walkways, retaining walls, new pool & spa area, new site access stairs. The proposed home will consist of 5 bedrooms and 5.5 baths, with a three-car open carport. Provide new exterior hardscape, new site landscaping, pool & spa and other site improvements and features as shown on the proposed site plans.

10/14/2025 Presentation

- Applicant
 - House blighted and neglected for 10 years
 - Four 25' wide lots to be built with 2 homes on 50' each
 - Enhancing view corridor down Marine street, building set wider than next home to West.
 - 2 levels over basement with ADU in basement served by light well under main house entry bridge.
 - Modern glass – applicant referred to similarity to Blue Heron property
 - Maxed out FAR
 - Conforms to municipal code requirements
- Discussion
 - Rasmussen – anything exceed 30' height limit (applicant roof deck extends west above plumb height limit, a roof extension is allowed to extend)
 - Jackson – is a deck and railing a “roof extension”

- Leira – Please don't stretch height limit any more, pull that back.
 - Applicant – likely pull glass on roof glass back
- Leira – it looks like an office building, scale is off, what is ceiling height
 - Applicant - 11' at two floors above grade
- Shannon – terraced planters could be skateboard opportunity, suggest deterrant surface treatment – higher density is the way of La Jolla
- Miller – What about parking? (applicant: driveways are only 12' wide and there are currently two driveways on this stretch of Monte Vista.
- Deliver Next time
 - Add color to two site sections (E/W and N/S) to better show grade and height lines
 - Design for solar panels
 - Formal landscape plan and fence designs
 - Rework roof extension that exceeds 30'
 - Show differentiation between two homes
 - Study renderings in context