

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		John Shannon	y
John Fremdling	y	Brian Williams	y
Kevin Leon	y	AJ Remen	y

NON-AGENDA PUBLIC COMMENT:

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POSSIBLE ACTIONS ITEMS

ITEM 1:

Project Name: Nautilus Views
Presenters: Jim Neri, Diane Kane
Location: Approximately 1456 Nautilus St
Description: To review the impact of required street trees on ocean views

10/21/2025 Presentation

- Miller: Why the trees?
- Neri:
 - 2 home properties, construction fence and street trees required by city of SD
 - CDP in 2004, 1 tree per linear 30' of street frontage.
 - This site was agreed to be a **Viewshed** by planner.

- Torrey Pine is designated street tree for this section of Nautilus
- 2023 SCR did not include any landscape
- City required the trees
- 8 planted so far, additional trees still required
- Understory cannot be over 3' tall.
- Merryweather:
 - Repeated what Neri said
 - How can city acknowledge the viewshed but then require trees.
- Williams:
 - Can enough trees be removed to minimum of 30' separation.
- Miller:
 - Can we fight the city on this?
 - LJCPA to send letter with photos advocating removal of all trees over 3'
- Golba:
 - Does not believe owners would object to reversal of tree requirement provided there are not excessive costs to him related to the change.

10/21/2025 Motion

- To send a letter to city staff and La Cava office alerting to mistake (Leon/Fremdling)
 - **PASSES 6-0-1**

ITEM 2: PRELIMINARY REVIEW

Project Name: 5390 Moonlight Lane

Project Number: PRJ-1126141

Address: 5390 Moonlight Lane La Jolla CA 92037

Applicant's 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.

10/21/2025 Presentation

- First floor from above, walk out basement
- Would like to see a rendering on the slope
- Satellite view with property lines and footprint of proposed house.
- Upper level pad sits approx. 4-5' below uphill neighbors pad.
- Add color to site plan to show footprint of house (each level)

10/21/2025 Deliver next time

- Would like to see a rendering on the slope
- Satellite view with property lines and footprint of proposed house.
- Add color to site plan to show footprint of house (each level)

- How does it fit into neighborhood? Photos of nearby homes.
- Could we see how it looks with other homes, rendering within a photo montage (street view)
- Site section from Moonlight to Van Nuys
- Drainage exhibit w landscape
- Are there natives to remain on-site
- Materials Board