

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	absent
Greg Jackson	y	John Shannon	y
John Fremdling	y	Brian Williams	y
Kevin Leon	y	AJ Remen	y

NON-AGENDA PUBLIC COMMENT:

- Street tree issue endorsed by CPA and letter went to city today

POSSIBLE ACTIONS ITEMS

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

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

- Applicant Presentation
 - Reduced roof area with Solar Panel Array and made solid rails to protect neighbor privacy
 - Planting proposed where windows align in side yard setback
 - 2 story with roof decks and 3 story buildings prevalent in neighborhood
 - Solar Arrays identified on roof deck
 - Reduced street walls to 3'
 - Made units dissimilar with varied color plaster and wood accents
- Public Comment
 - Miller – Will trees block view corridor? Solar glare? Lost parking in alley.
 - Do not believe trees will impede views, solar panels do not glare, they absorb light, currently no parking in alley so no parking lot, and one curb cut removed from Rosemont.
 - Sacks – Excited about project
 - Soriano – Why did current house get renovation?
 - It will be a rental for the next year or two during permitting.
- Committee Comment
 - Jackson – Like how these look, commend applicant for taking comments seriously
 - Shannon – like 3D renderings and being able to see topography
- MOTION
 - Recommend approval of project (Jackson/Shannon)
 - PASSES 7-0-1 (chair abstains)

ITEM 2: FINAL 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.

- Applicant Presentation
 - Satellite View with footprint of building
 - Footprint of two levels
 - Will only see gate and row of trees along driveway
 - Section from slope to Moonlight lane
 - Most of basement counted towards GFA/FAR
 - Color Board
 - Neighborhood Views
- Public Comment

- Cameron – represent grantor of easement, this is a non-exclusive easement for benefit of green grass as well, no fencing or landscaping allowed, communicate gate location
 - There a city easement across the property that will be vacated and sewer relocated.
 - Request to minimize large tall trees
 - The lot being built upon is not in the HOA, but the easement is.
- Miller – Views blocked, placed house in specific location to preserve most of views from 2 adjacent homes to the North.
- Kinsey – It will block some bay views.
- MOTION
 - Recommend approval (Jackson/Williams)
 - PASSES 7-0-1 (chair abstains)

ITEM 3: PRELIMINARY REVIEW

Project Name: 350 Playa Del Sur and 6738 La Jolla Boulevard

Project Number: PRJ-1139875

Address: 350 Playa Del Sur and 6738 La Jolla Boulevard La Jolla CA 92037

Applicant's Rep: Jeannette Temple

Project Description: a LA JOLLA (Process 4) Coastal Development Permit, Site Development Permit, Planned Development Permit, and Tentative Map to subdivide two (2) parcels into nine (9) lots to construct eight (8) single dwelling units with six (7) accessory dwelling units and (1) mixed use residential building with one (1) dwelling unit and 801 square feet of retail space for a total of 16 dwelling units, located at 350 Playa Del Sur and 6738 La Jolla Boulevard. The 0.5-acre site is in the La Jolla Planned District-4 and RM-3-7 Base Zone, Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan Area. Council District 1. This development is within the Coastal Overlay zone (Non-Appealable), and the application was filed on August 25, 2025.

- Applicant Presentation:
 - Between Playa del Norte and Playa del Sur
 - All detached single dwelling units except mixed use on LJ Blvd
 - Residential above commercial on this lot
 - Heavily influenced by Irving Gill
 - All have attached garages, waiver to widen curb cuts
 - Each one unique and individual
 - Currently no sidewalk or street trees on either Playa street, however they will be added and exceed minimum standards
- Committee Comments:
 - Jackson – At low end of development is there subsidized housing?
 - Let's not let opportunities for densification slip away
 - But this is consistent with the neighborhood
 - Applicant: Previous CDP had an in-lieu fee for 4 affordable units, 10% will be made affordable off-site
 - Rasmussen – Echo concern of loss of affordable/small units, Hope for a large restaurant.

- There are ADUs on 7 of 9 lots
- Williams – What is being vacated?
 - Vacations already recorded, exhibit shared
- Leon – Landscape and 10' sidewalks, will there be parkways?, we'd prefer more landscape,
 - Applicant – intend to expand planting adjacent (contiguous) to street, intend to save the palms along LJ Blvd
- Shannon – Concerned about fill soil (app: basement structure is not deep enough to reach native soil, go down further with pilings) There is water down there too.
- Remen – Appreciate variety, individual designs
- Public Comments
 - Miller
 - Curb cuts and parking (all parking is opposite side of street) no loss of parking
 - Please shield exterior lights
 - High Roofs will host solar, AC condensers on interior sideyards
 - Retail only has one parking space
 - Please stagger opposing windows (done)
 - Glass glare
 - Landscape between units
 - Soriano
 - Repeated flooding concern, Beautiful balance of density and neighborhood character, it breathes
- Deliver next time
 - Cheat Sheet of all building sizes (GFA, FAR, Height, Number of Bedrooms/Ba, 3rd floor Floor Area and Roof Deck Area
 - Updated landscape and show transition to existing sidewalk
 - Think about highest best use for space between units
 - Full set of drawings
 - See storm management plan

ITEM 4: PRELIMINARY REVIEW

Project Name: 9530 La Jolla Shores Dr.

Project Number: PRJ-1133637

Address: 9530 La Jolla Shores Dr, La Jolla, CA 92037

Applicant's Rep: Cori Sanchez

Project Description: Process 3 Coastal Development Permit for an addition and remodel of an existing 3,998 square foot three-story single dwelling unit. Includes 1,125 square foot addition to the second floor, conversion of 565 square feet existing detached guest house to an accessory dwelling unit with an addition of 375 square feet, expanding basement to 1,103 square feet, addition of a new attached 628 square foot 2-car garage, new retaining walls, new driveway, new landscaping, and new utilities, located at 9530 La Jolla Shore Drive. The 0.60-acre site is in the RS-1-4 Base Zone, Coastal (Appealable) Overlay Zone within the La Jolla Community Plan Area.

- Applicant Presentation:
 - Walter and Judith Munk Residence
 - Existing house has walk-out basement with 2 stories above (*Correction per Lone Stiegler – “All existing historic exterior elements remain, interior work is focused on expansion off to the side and underneath, restoring Walter’s study’s original footprint.”)
 - SEA HOA approved plans, presented to neighbors to North and South
 - Gone through preliminary review with Historic and proposal approved, remaining comments have to do with landscape
 - All existing historic elements remain in interior, work is focused on expansion off to the side and underneath, restoring Walter’s study
 - No view shed, or corridor
 - Melaluca trees are significant to historic resource
 - Maintaining community open space easement
 - *Clarification per Lone Stiegler – “Additions are on the main house at the south end of the first floor and the south side of the second story. There is also a small second story centered over the main house. Furthermore, the existing guest house has an addition added at the south end.”
- Public Comment:
 - Miller: Building a new kitchen, converting current kitchen to living space
- Committee Members:
 - Rasmussen: How can interior kitchen be removed (Historic only applies to exterior)
 - Will: Praised complete presentation
 - Williams: Echoed complete presentation
- MOTION
 - To Make Final (Jackson/Rasmussen)
 - PASSES Unanimous
 - Recommend approval (Jackson/Williams)
 - PASSES 6-0-1 (chair abstains)
 - To Make MAJOR for purposes of Historic Significance (Rasmussen/Jackson)
 - PASSES 4-2-1 (chair abstains)