

**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.

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)	n	-Vacant -	
Glenn Rasmussen	y	Angeles Leira	y
Greg Jackson	y	John Shannon	y
John Fremdling	n	Brian Williams	y
Kevin Leon	n	AJ Remen	n

NON-AGENDA PUBLIC COMMENT:

POSSIBLE ACTIONS ITEMS

ITEM 1: PRELIMINARY REVIEW

Project Name: 6111 La Jolla Blvd
 Project Number: PRJ-1141296
 Address: 6111 La Jolla Blvd, La Jolla CA 92037
 Applicant’s Rep: Mariola Stojic

Project Description:

Coastal Development Permit; Lot Line Adjustment and consolidation of two adjacent parcels with an existing single dwelling unit. The proposed project is located at 6111 La Jolla Boulevard within the La Jolla Community Plan (Council District 1).

Applicant Presentation:

- Mariola and her husband are on 3 lots with 3 separate APN’s
- 2 lots are part of trust, other lot is only in her name

- Preparing to leave the property to their children and need to get this sorted out

Committee Comments:

- Angeles: Asked for clarification on location of lot
 - Location successfully clarified to all committee members

Vote:

- Rasmussen and Williams made motion to make final
- Rasmussen moves to approve
- **MOTION: 4-0-1**
- Greg Jackson recusing because he is chair
- Project will be added to the consent agenda on February 5th

ITEM 2: PRELIMINARY REVIEW

Project Name: Whale View Point Stairs

Project Number: PRJ-1146375

Address: 417 Coast Boulevard South, La Jolla CA 92037

Applicant's Rep: Bob Evans

Project Description:

Proposed development/action(s): Site Development Permit to repair and restore the Whale View Point staircase. The project includes maintenance and repair work on the existing City Beach Park stairway, featuring capping of historic treads and risers with precast concrete pavers, capping of cobblestone side walls with precast concrete pavers, and painting of the existing handrail and wooden posts. The 0.0034 acre project site is located on the coastal bluff West of 417 Coast Boulevard in the La Jolla Community Planning Area, Coastal Overlay Zone (Appealable), LJPD-5 Base Zone, and Council District 1.

Applicant Presentation:

- Capital improvement project
- City owned stairs- steps are used by visitors and residents
- Issue: Stairs are crumbling and hard to walk on
- Scope: Repair and clean up the site and make like new again
 - Air blast, remove loose sand, mop wash with fresh water, contractor apply bond coat to smooth, install precut concrete pavers.
 - Cobble wall – Add cap replace
 - In process of obtaining biology report
 - Goal is to get started on project in Q1 of 2026

Public comments:

- Carol Toye, Speaking on behalf of Sierra Club Seal Society
 - Stressing the protection of marine life, specifically seals and sea lions during construction
 - Low impact environmental
 - Manual installation - It is not a noisy process because the contractor will be cutting the pieces off site

Committee Comments:

- In support of rehabbing stairs
- Q: Curious about precast and bonding materials
- Jim Neri: Landscape architect is in attendance
 - Precast material was chosen carefully, historical division was on site. Material is aiming to blend with current pavers
 - Step stone – 5000 PSI precast materials – very dense, pressed material so it has a lot of strength even with a thin cross section. Cast offsite, cut offsite, and will be installed using a high bond mortar – used for a salt water application, does a very good job of bonding even in high salt concentrated areas
- Rasmussen – Expressed concern that the risers will not bond
 - Neri – individually cut pieces, flat base, closure around pieces
- Rasmussen – Will anything be added to the sides?
 - Neri: No
- Shannon – Likes the design. Can you assure there is no rebar in construction?
 - Neri: There will not be rebar
- Leira – Questioned the procedure, has the historical commission reviewed the design for consistency?
 - Neri: Yes, Segur with the Historical committee has reviewed and signed off

Vote:

- Williams made motion to make this final, Leira seconds
- Williams makes a motion to approve, Shannon motions
- **MOTION: 4-0-1**
- Greg Jackson recusing because he is chair
- Project will be added to the consent agenda on February 5th

ITEM 3: PRELIMINARY REVIEW

Project Name: 1067 Muirlands Vista Way

Project Number: PRJ-1141132

Address: 1067 Muirlands Vista Way, La Jolla CA 92037

Applicant's Rep: Joshua Renner

Project Description:

Proposed development/action(s): Coastal Development Permit to demolish an existing one-story single dwelling unit and construct a new two-story, 4,009-square-foot single dwelling unit. In the RS-1-5 Base Zone, Coastal Height Limit Overlay Zone (CHLOZ), Coastal Overlay Zone: Non-Appealable Zone 1 (N-APP1), Environmental Sensitive Lands (ESL): Potential Steep Hillside, Paleontological Sensitivity Area: High; within the La Jolla Community Plan Area. Council District 1.

Applicant presentation

- Home built in the late 1950's home
 - Last house in neighborhood remaining of its kind
- Owners are getting older and do not want to continue to pull garbage bins up steep driveway
- Natural landscaping and turf
- Scope:
 - Demo and bring to street level – basement garage

- Hug driveway along property line
- Exterior Aesthetic - Cape Cod Coastal
- Materials:
 - James Hardy
 - Horizontal siding on lower portion
 - Shingle siding near gambles
 - High-definition Elk Pristiq composition shingle
- Proposing to add Pergola, Jacuzzi, and small firepit
- Proposing Herringbone paver pattern on driveway
- Elevations:
 - Garage: 15'4"
 - Main level: 10'
 - Upper level: Vault is 9'5"
 - Highpoint: 28'9'
 - 10 ft differential – sloping lot

Public comments:

- Phil Merten: Requested side yard setback
 - Renner: 5 ft on east side; 5 ft on west side
- Neighborhood character on Muirlands Vista Way – strict enforcement of CC&R's - calls for 10 ft setbacks
- Stairway and pergola are within the 10ft side setback
- Important factor in the preservation for our community character
- Phil Merten to send Josh Renner CC&R's

Committee Comments:

- Rasmussen: Lots of portions of CC&R's have become unenforceable
 - Merten: CC&R's prohibit 2nd floors unless architectural jury approves if they're not imposing views. The Architectural committee and C&R's are active and in effect
 - There is no issue in this case because neighbors have 2nd floor
- Leira: When was existing house was built?
 - Renner: 1958 and have been cleared for historical
 - Renner: Will do. Neighbor's house is very similar
- Leira: Would client be interested in an open roof with trellis for the Pergola?
 - Renner: No, client wants 100% shade
- Would the client consider larger side setbacks?
- Williams: Storm water?
- Renner: Currently a storm drain at top that runs down west side of property that pumps into storm drain. There is no retention basin because they are not close to 10,000 sqft. However, we are proposing to make the driveway court permeable and fully landscaped. There is not a lot of runoff. Collection basin at hilltop. There is a swale. Property line comes up to top of hilltop
- Next meeting deliverables:
 - Leira: Requesting community character montage and deck illustrating how proposed structure looks (street and side yard)