

**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](mailto:brian@willandfotsch.com)) and copy Dani Sada ([dani@willandfotsch.com](mailto: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.

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**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	
Kevin Leon		AJ Remen	y

**NON-AGENDA PUBLIC COMMENT:**

- none

**POSSIBLE ACTIONS ITEMS:**

**ITEM 1: FINAL REVIEW**

Project Name: 7404 & 7406 Monte Vista Avenue  
Project Number: PRJ-1144206  
Address: 7404 & 7406 Monte Vista Avenue, La Jolla, Ca 92037  
Applicant's Rep: 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.

- Applicant Presentation:
  - Shared email from city that carport is exempt.
  - Patricia Batista added committee should make general conformity not detail code check.
  - 100% of North wall is open, 100% of the potential exterior wall of the South side is open.
- Discussion:
  - Does open side near entry count as 100% open to North and 40% open on South
  - Leira like project otherwise but carport does not seem to follow intent/spirit of carport.
  - No issue if garage door removed but then we'd see all the "stuff" in the garage.
  - The design is good, pleasant, positive addition to neighborhood, we've exhausted the discussion and let it go to CPA
- Motion:
  - MOTION to recommend approval (Fremdling/Leira)
    - Rasmussen - y
    - Fremdling - y
    - Leira - n
    - Shannon - y
    - Remen - n
    - Chair - abstains
  - PASSES 3-2-1

## ITEM 2: FINAL REVIEW

Project Name: 636 Nautilus St  
Project Number: PRJ-1138370  
Project Address: 636 Nautilus St, La Jolla CA 92037  
Applicant: Marengo Morton Architects, Inc

### City Project Description:

LA JOLLA (Process 3) Coastal Development Permit and Map Waiver to subdivide a lot into two lots and convert two existing single dwelling units into two condominium units, located at 636 and 638 Nautilus Street. The 0.23-acre site is in the RM-1-1 Base Zone, Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan Area. Council District 1.

### Applicant Project Description:

Project located in the La Jolla Community Plan, we are requesting a Discretionary review for a Map Waiver Process 3. We are proposing a map waiver to separate the (2) existing residential units to (2) condominium units and add an additional condo unit for a total of (3) condominiums, this would be achieved by the existing unit in the front and the conversion of the unit in the back. Submittal to address Code Enforcement case

number CE-0531965. The project is located in a 10,191.66 sq ft lot (0.23 acre) and is located in the RM-1-1 Zone in the Coastal Overlay Zone N-APP-2, within the La Jolla Community Plan.

- Applicant Presentation:
  - Provided Landscape Plan
  - Provided view with rendering of 2-story addition in middle of lot.
- Discussion:
  - How get curb cuts? (app: Keeping existing, since they still serve legal and necessary parking)
- MOTION to recommend approval (Rasmussen/Remen)
  - PASSES 5-0-1 (chair abstains)