

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)	y	AJ Remen	y
Glenn Rasmussen	y	Angeles Leira	y
Greg Jackson	y	Claude Anthony Marengo	y
John Fremdling	y	John Shannon	y
Kevin Leon	n	- Vacant -	

NON-AGENDA PUBLIC COMMENT:

- none

POSSIBLE ACTIONS ITEMS:

ITEM 1

La Jolla Coastal Conservancy
Presented by: Brenda Fake

Presentation:

- Friends of Coast Walk, Raised over \$1M
- Increased access, increase safety
- Need:
 - Aging infrastructure needs investment
 - Fixing broken assets

Connect:

- lajollacoastalconservancy.org/
- hello@lajollacoastalconservancy.org

ITEM 2: PRELIMINARY REVIEW

Project Name: 5386 Calumet Ave
Project Number: PRJ-1151746
Address: 5386 Calumet Avenue, La Jolla, Ca 92037
Applicant's Rep: Carlos Wellman

Project Description: for a Coastal Development Permit and Site Development Permit to demolish an existing one-story, 1,957-square-foot single dwelling unit in order to construct a new two-story, 4,388-square-foot single dwelling unit with an attached garage and associated site improvements located at 5386 Calumet Avenue. The 0.15-acre site is in the RS-1-7 Base Zone, Coastal (Appealable) Overlay Zone within the La Jolla Community Plan Area. Council District 1. This development is within Coastal Overlay zone (Appealable) and the application was filed on March 10, 2026.

Presentation:

- Previous project built bluff stabilization, now complete, this is now a new home
- Remodel: 50% of existing exterior walls will remain, not a full demo, to preserve previously conforming rights
- .57 FAR proposed where .58 allowed
- Maintaining setbacks and North sewer easement,
- Currently a fence/gate blocks view corridor.
- Renderings of new fence look reasonably open to view
- Bluff Setback 13'

Discussion:

- Suggest 3' gates or clear glass gates
- Check gross floor area to include garage, should be under FAR
- Suggest consideration that much of street facing glass may end up with curtains and less attractive.
- Usually once gunnited bluff, you have to go to full bluff setback for all new structure

Deliver Next Time:

- Street Elevation with two neighboring homes
- Bluff Setbacks on site plan
- FAR clarifications/compliance
- 2 height limit lines and angled building setbacks in sections and elevations
- 70% hardscape and drainage plan diverting back to street

ITEM 3: PRELIMINARY REVIEW

Project Name: 7460 Olivetas Ave
Project Number: PRJ-1141236
Address: 7460 Olivetas Ave, La Jolla CA 92037
Applicant's Rep: Jonathan Ma, Marco Lopez

Project Description:

A Process 3 Coastal Development Permit and Site Development Permit to convert the existing grade level storage area of a 5-story multifamily building into a residential unit with a new elevator and access from the basement, located at 7460 Olivetas Avenue, also known as Assessor's Parcel number 350-570-1800. The 1.55-acre site is in the La Jolla Planned District (LJPD-5) Zone, Coastal Height Limit Overlay Zone, Coastal (Appealable) Overlay Zone, Coastal Overlay Zone First Public Roadway, Transit Priority Area, a High Paleontological Sensitivity area, within the La Jolla Community Plan Area. Council District 1. This development is within the Coastal Overlay zone (Appealable), and the application was filed on February 19, 2026.

Presentation:

- Existing Senior Living Facility (White Sands)
- Modifying interior space only on the independent living portion of the property, basement level.
- No square footage being added
- Minimal exterior façade changes with new doors/windows
- Remodelling an existing unit that was previously abandoned
- No foundation upgrades expected
- Exterior improvements to site ramps

Discussion:

- Confirm if egress window required in bedroom.

Motion:

- To make FINAL (Jackson/Marengo)
 - PASSES Unanimous
- Recommend city approve this project (Jackson/Marengo)
 - PASSES (7-0-1)