

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)	(n)	Claude Anthony Marengo	(y)
Glenn Rasmussen	(n)	Angeles Leira	(n)
Greg Jackson	(y)	John Shannon	(y)
John Fremdling	(y)	Brian Williams	(n)
Kevin Leon	(y)	AJ Remen	(y)

John Fremdling motioned Greg Jackson designated as acting chair.

NON-AGENDA PUBLIC COMMENT:

POSSIBLE ACTIONS ITEMS:

ITEM 1: FINAL 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.

Applicant presentation

- Applicant provided front elevation with houses on both sides
 - South – 2 story home
 - North – 2 story home
- .57 FAR
- Opened carport – not included in FAR. Carport is exposed on 2 of 4 sides and doesn't count toward FAR (although technically that will only be the case once the Coastal Commission approves the City-approved code change in living-space-over-carport rules, and applicant won't finalize permits until that happens).
- Height limits and angled setbacks
 - Setback from reinforced bluff follows old rules per that project's permit. No issues with height or slanted setbacks.
 - Height limit 30 ft – drawings are at 24 ft
 - Below angled setbacks
- Gate on sides are open 5 ft (w), maintaining view corridor on both sides
 - 3ft wide clear glass gates on both sides
- Hardscape, added 6 ft storm drainage – existing condition
 - Drains to street

Committee Comments

- CA Marengo
 - Is bluff approx. or accurate? Corners get tight, so need to ensure house is within
 - Applicant: Yes, Geologist calls out top of bluff with site survey
 - Carport
 - Carport regulation in the past. Since came back and now the code saying relaxed code it marks 4 ft overhang. Coastal commission has not passed this code.
 - Cannot pull permit before code gets adopted.
 - Kevin
 - Scaling bluff set back, double check footprint of second floor.
 - AJ
 - 35 ft radius from any point on the bluff, need to be careful with the jogs, because the bluff is jagged. Pool can be moved back if need be to ensure it's not in radius.
- VOTE
 - Recommend city approve this project (John Shannon/CA Marengo)
 - PASSES: 5-0-1 with acting chair abstaining
 - Project will be added to the consent agenda