

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:

La Jolla CPA

Brian Will (Chair)
Glenn Rasmussen
Greg Jackson
John Fremdling
Kevin Leon

La Jolla Town Council

Claude Anthony Marengo
Angeles Leira
John Shannon
Claude-Anthony Marengo
AJ Remen

NON-AGENDA PUBLIC COMMENT:

POSSIBLE ACTIONS ITEMS:

ITEM 1: PRELIMINARY REVIEW

Project Name: 6947 Country Club Drive

Project Number: PRJ-1133374

Address: 6947 Country Club Drive, La Jolla, Ca 92037

Applicant's Rep: Chandra Slaven AICP, Coastal Vérité

Project Description: An application for an LA JOLLA (Process 2) Coastal Development Permit to construct a new 4,975-square-foot, one-story single dwelling unit over a 5,407-square-foot basement with a 900-square-foot garage at a vacant lot, located at 6947 Country Club Drive (APN 352-28-0500). The 0.72-acre site is located in the RS-1-4 zone, Coastal (Non-Appealable) Overlay Zone, Sustainable Development Area, Complete Communities Mobility Zone 4, Coastal Height Limit Overlay Zone, Affordable Housing Parking Demand, Paleontological Sensitivity Area, Very High Fire Hazard Severity Zone, Geologic Hazard Category-22, within the La Jolla Community Plan and Council District 1. This development is within the Coastal

Overlay Zone (Non-Appealable-1), and the application was filed on April 11, 2025.

- **7/14/2026 Presentation:**

- 4' dedication to country club
- 7,528 sf GFA (includes 2553sf of basement)
- FAR .27 proposed (.45 allowed)
- Approx 12' below height limit due to private view easement
- All comments expect to close this week (only some drainage issues remain)
- Home is similar and consistent with new development that has been happening along Country Club

- **Public Comment:**

- Kohani: Neighbor concerned about access on private drive which is narrow.

- **Discussion:**

- Shannon: Would like to see low reflective glass. As a realtor, glass railing implementation often creates issues, watch for sharp edges
- Leon: Check FAR where exempt line occurs, but home is still well under FAR even if all basement was counted
- Leira: Upper Hills in La Jolla were rural back then. Need larger facilities, widen roads. City needs to widen roads. Would like to see a landscape plan that shows native plants that will remain. Want to see streets designed with width and turnarounds for fire trucks. Would like to see sun study and reflection studies.
- Rasmussen: How wide is driveway? (app: 20' wide)
- Jackson: Our job is to determine if a project is consistent with the plan and consistent with the character.
- Marengo: Single house replacing a single house ... offering dedication of street widening ... we shouldn't ask for things that aren't part of city requirements.

- **Deliver next time:**

- Landscape plan that shows native plants that will remain. (app: not much landscape there to salvage)
- Want to see streets designed with width and turnarounds for fire trucks.
- Would like to see sun study and reflection studies.

~~ITEM 2: PRELIMINARY REVIEW~~

~~Project Name: 2535 Ellentown Rd~~

~~Project Number: PRJ-1134600~~

~~Address: 2535 Ellentown Rd, La Jolla, Ca 92037~~

~~Applicant's Rep: Ning Li~~

~~Project Description: A Coastal Development Permit for a front facade addition of a sunroom on the first floor and a sunroom on the second floor, totaling 556 square foot, with a 50 square foot elevator to an existing two-story 3,144 square foot single dwelling unit, located at 2535 Ellentown Road. The 0.21-acre site is in the RS-1-4 Base Zone, Coastal (Appealable) Overlay Zone within the La Jolla Community Plan Area.~~

- Applicant did not present

ITEM 3: PRELIMINARY REVIEW

Project Name: 447 Nautilus St

Project Number: PRJ-1125215

Address: 447 Nautilus St, La Jolla, Ca 92037

Applicant's Rep: Jess Gonzales

Project Description: La Jolla—the project proposes a coastal development permit (cdp) to demolish (2) detached two-story single dwelling units and to construct (2) detached two-story single dwelling units (lot a 3,001 square feet & lot b 3,024 square feet), each with 2-car garages and a detached accessory dwelling unit located on top of each garage (each 401 square feet). The 0.15-acre site is located at 447 and 449 Nautilus Street (apn: 351-350-1100) in a transit priority area, transit area overlay zone, parking impact overlay zone (beach), coastal overlay zone (non-appealable), mobility zone 2, and rm-1-1 base zone within the La Jolla community plan area. Council district 1.

- Applicant did not present