

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

- TUESDAY 4 PM -
- Virtual Meeting via Zoom – Link [HERE](#)
- Meeting Passcode: 1234
- 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)		Claude Anthony Marengo	y
Glenn Rasmussen	y	Angeles Leira	y
Greg Jackson	y	John Shannon	y
John Fremdling	n	Hafsa Ammermann (meeting 2 of 3 before voting)	
Kevin Leon	n	AJ Remen	n

NON-AGENDA PUBLIC COMMENT:

- Introduce new member Hafsa Hammermann
-

POSSIBLE ACTIONS ITEMS:

ITEM 1: FINAL 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.

- 7/21/2026 Presentation
 - Addressing Landscape:
 - Maintaining 2 Torrey Pine Trees on North PL
 - Adding 2 coast live oaks as well as additional pallet of native and fire resistive trees
 - FAR.
 - .45 FAR allowed .27 FAR proposed
 - Solar/Reflection Study:
 - Most glass is about 8%, Low E is about 11-14%
 - Showed solar study
 - Also home is surrounded by trees to further reduce reflection
- Comments
 - (Shannon) Torrey Pines can grow too tall if watered too much ... be careful
- MOTION to recommend approval (Jackson/Shannon)
 - Comment on the motion: (Leira) great landscape, great architecture, home feels too big
 - Motion PASSES 4-1-1
 - **This is a MAJOR project and will be added to 8/6 CPA agenda**

ITEM 2: PRELIMINARY REVIEW

Project Name: 1595 Coast Walk

Project Number: PRJ-1154891

Address: 1595 Coast Walk, La Jolla, Ca 92037

Applicant's Rep: Windy Halak/CA Marengo

Project Description: LA JOLLA (Process 4) Neighborhood Development Permit and Site Development Permit for proposed improvements within the public right-of-way (ROW), including deviations to allow a new driveway and two existing guest parking spaces to remain at an existing single-dwelling unit. The project includes widening portions of Coast Walk ROW to a minimum width of 20 feet at 1595 Coast Walk. The 0.17-acre site is in the RS-1-7 (Residential-Single Unit) zone, the Coastal (Appealable) Overlay Zone, the Coastal Overlay Zone First Public Roadway, the Parking Impact Overlay Zone (Beach Impact), the Transit Area Overlay Zone, the Parking Standards Transit Priority Area, the Sensitive Coastal Overlay Zone (Coastal Bluff), and the La Jolla Shores Archaeological Study Area within the La Jolla Community Plan Area. Council District 1.

CA Marengo recuses from this item.

- 7/21/2026 Presentation
 - This presentation is not for the house, already rehabbed
 - SDP for ROW unique situation along landscaped portion off property in coast walk ROW
 - Applicant will open up street for limited portion expanded to 20' wide
 - Need NDP to allow existing parking to remain, guest spaces are in setback
 - EMRA for low wall remaining in ROW

- Comments:
 - Leira: Wants applicant to go to Parks and Beaches Committee, does not want to see widening without comprehensive plan for whole street.
 - Rasmussen: Where is widening, can it be widened in the future? Appreciate applicant willingness to give up as much as he can.
 - Rasmussen: About NDP cycle (app: demonstrated to city view corridor maintained even with parking)
 - Leira: We NEED to see a masterplan before we piecemeal widening, expensive improvements are less likely to be redesigned.
- MOTION to make this FINAL (Jackson/Will)
 - Motion FAILED (Leira, Rasmussen)
- What to do for next meeting
 - Meet with Parks and Beaches – what is long term goal for this road?
 - Applicant cannot wait for lawsuit to be resolved
 - Street widening urbanizes areas that should not be urbanized
- MOTION to make this FINAL (Jackson/Will)
 - Motion PASSES
- MOTION to recommend approval of parking/NDP and allow landscaping in ROW, without street widening or improvements. (Will/Jackson)
 - Motion PASSES 3-1-1
 - **This is a MAJOR project and will be added to 8/6 CPA agenda**