

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
Brian Williams
AJ Remen

NON-AGENDA PUBLIC COMMENT:

POSSIBLE ACTIONS ITEMS:

ITEM 1: PRELIMINARY REVIEW

Project Name: 5875 Box Canyon Rd.
Project Number: PRJ - 1134643
Address:, La Jolla, Ca 92037
Applicant's Rep: Sam Koob

Project Description: Demolishing an existing two-story single dwelling unit and construction of a two-story, 4,853 square-foot single dwelling unit with attached 1,328 square-foot garage and detached one-story, 1,185 square-foot accessory dwelling unit at 5875 Box Canyon Road. The 0.59-acre site is in the RS-1-4 Base Zone, Coastal Overlay Zone (Non-Appealable), Coastal Height Limit Overlay Zone-CHLOZ30', Moderate Paleontological Sensitivity Area and Very High Fire Hazard Severity Zone within the La Jolla Community Plan Area.

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.

ITEM 3: PRELIMINARY REVIEW

Project Name: 941-945 Pearl Street
Project Number: PRJ-1134165
Address: 941-945 Pearl Street, La Jolla, CA 92037
Applicant's Rep: Alfonso Barragan

Project Description: Development Services Staff will make a decision to approve, conditionally approve, modify, or deny an application for a Coastal Development Permit to demolish a single-story, 2,980-square-foot, commercial building and construct a three-story, 17,172-square-foot, mixed-use structure consisting of six (6) residential dwelling units (including one deed-restricted affordable dwelling unit), ground-level retail and residential lobby space, a basement with 10-vehicle residential parking, ground-level retail space and residential lobby, landscape and associated site improvements at 941 and 945 Pearl Street. The project was previously noticed as a two-story, 20,925-square-foot, mixed-use building with a two-level basement, commercial space and 5 residential units. The revised notice addresses the proposed scope changes and a new applicant of record. The 0.16-acre project site is in the LJPd-1 (La Jolla Plan District) zone, the Coastal (Non-Appealable) Overlay Zone, the Coastal Height Limit Overlay Zone, the La Jolla Business Improvement District, the Sustainable Development Area, the Complete Communities Housing Solutions, the Complete Community Housing Solutions (Mobility Zone 2), and the Transit Priority Area within the La Jolla Community Plan. This development is within the Coastal Overlay zone, and the application was filed on April 30, 2025.