

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 previous meeting's minutes. It is not necessary to repeat previous comments.

COMMITTEE MEMBER ATTENDANCE:

La Jolla CPA

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

La Jolla Town Council

Claude Anthony Marengo y
Angeles Leira y
John Shannon y
Hafsa
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.

- **Applicant Presentation**

Agendas and Committee Reports are available online at www.lajollacpa.org
Please contact info@lajollacpa.org with questions/concerns.

- Reviewed with neighbors (within CCR subdivision), ARC committee, story-poles up for 8 months.
- Pushing away from street to back of lot
- 7' below height limit to protect neighbor views
- No new retaining walls over 5', existing large walls to North to remain
- **Discussion**
 - Leira – would like to see landscape plan – can landscape soften the block? Would prefer pervious paving (app: yes, plan to)
 - Shannon – please no pickle ball court
 - Leon – What will pool enclosure look like (app: glass)
 - Miller – Concerned with glare from glass (app: least reflective glass that meets T24)
 - Where is pool and AC equip, (app: on E and W side sunken down below neighbors)
- **Deliver next time**
 - Landscape plan, materials for walkways

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 Presentation:**
 - Adding two sunrooms with glass ceiling and elevator to access second floor
 - 2% sloped roof
 - Sunroom will not be conditioned space, operable windows
 - Project exceeds 10% in appealable/first roadway zone
- **Discussion**
 - Shannon – addition of elevator may suggest mobility concerns now or in future. Noting concern that it could get hot.
- **MOTION to make FINAL (Marengo/Shannon)**
 - PASSES 7-0-0
- **MOTION to recommend approval (Marengo/Shannon)**
 - PASSES 6-0-1

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.

Marengo **RECUSES**

Applicant Presentation:

- Prominent Corner, dry cleaner, currently pedestrian unfriendly with 2 curb cuts and parking
- Lifts serve underground parking to 10 spaces
- Three 2-bedroom units (1300-1600sf each) on both upper levels (6 total)
- Retail space (hopefully restaurant) will open to corner patio
- Waivers and Deviations
 - Cantilevered balconies encroach into corner setback but do not block view through corner
 - Residential intensification
 - Plumbline (maintaining coastal height limit but not the slope as Girard slopes)
 - Street façade envelope on top floor, maintains viability of 3 units on both levels
 - FAR from 1.7 up to 2.4 – Consistent with land use goals and balanced communities
- PDO asked to show rendering how height looks with adjacent structure. These were presented.
- Guardrails on balconies are glass
- Visibility triangle is maintained at corner
- 8' clear sidewalk maintained everywhere
- 2 separate car lifts provide back-up redundancy.
- Current traffic with current AT&T store customers is greater than proposed building.

Discussion:

- Miller: thinks this project is too big, would prefer backing off sidewalk. Prefer stepped back designs. Be careful of Drury lane visibility. Is there an elevator? Don't like mess from Jacaranda trees.
- Shannon: Current building does not activate the corner as well as proposed will. Articulation and bulk and scale is appropriate. Happy to see applicant keep a commercial space on the corner. A REAL WINNER
- Leira: Appreciate Miller's comments, Drury Ln is an issue, Issue with sidewalk, create more feeling of space at that corner. Pearl street elevation is bland. Would prefer to see 2' more sidewalk (reducing the

sidewalk adjacent patio). Add more sidewalk instead of landscape.

- Rasmussen: Don't like sunken spaces on sidewalk, support waiver, prefer to see more articulation along Pearl Street. What are ceiling heights (10' FLOOR to FLOOR, 11' on the ground floor) Love the corner.
- Will: Minor revision of eave/visor could have dramatic impact on perceived articulation
- Leon: Any city pushback on corner encroachment? (app: none) Will all equipment be below height limit (app: yes, there are low ceilings planned over closets, hallway, bathrooms)
- Will: Like the project,

Next Time

- Review traffic count from Drury Ln and turn from Drury to Pearl St. turning West.
- Study idea of breaking horizontality of building.
- **Colored and Dimensioned** exhibit to show balconies/outdoor space on each level