

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) y
Glenn Rasmussen y
Greg Jackson y
John Fremdling y
Kevin Leon y

La Jolla Town Council

Claude Anthony Marengo y
Angeles Leira y
John Shannon y
Hafsa Ammermann
AJ Remen y

NON-AGENDA PUBLIC COMMENT:

- none

POSSIBLE ACTIONS ITEMS:

ITEM 1: FINAL 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.

Requests from previous meeting.

- Landscape plan, materials for walkways

Applicant Presentation:

- Landscape diagram, pervious paving for footpaths and areas around home, DG driveway

Discussion:

- Shannon: Will DG be compacted/stabilized? (App: There is a resin binder)
- Leira: DG is a bad idea.

Motion:

- **MOTION to recommend city approval (Jackson/Leon)**
 - **Motion PASSES 7-0-1**

ITEM 2: FINAL 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

Requests from previous meeting.

- 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

Applicant Presentation:

- Shared balcony sizes on each floor
- Updated design to setback roof lines and reduced horizontal lines
- Discussed traffic at corner of Drury Ln. There is a lot of traffic at ATT and this will be drastically reduced. Residential traffic from proposed will be significantly less. It's a bit of a free-for-all right now. Applicant would support if city wanted to make a right turn only sign at end of Drury Ln
- Reviewed Incentive/Waivers

- Incentive to reduce street corner setback. Only cantilevered terraces still maintains openness and site lines.
- Waivers in support of increased density bonus in urban transit areas
 - the plumbline 30' limit (but maintaining coastal 30' height limit).
 - additional FAR (1.7 to 2.4)
 - waive the angled 3rd floor setback.

Discussion

- Leira: Problem with less corner space, would prefer more sidewalk. 3rd floor setback helps to foreshorten taller buildings but you handled it well with articulation and commend applicant. (app: There is already a lot of sidewalk (16') anymore would really feel like a concrete jungle. Applicant would be willing to reduce public greenway to widen sidewalk if city is amenable) (Leira) would encourage that. Would encourage 1-way on Drury Ln.
- Jackson: Spoke with Debra Marengo regarding PDO meeting. PDO is willing to go along with our recommendation because most issues discussed there are not PDO related. Agree with 1-way alley Southbound away from Pearl. Really like this project.
- Shannon: applaud articulation changes since last week. Would prefer to see existing electrical boxes and other city "clutter" in the renderings to give more accurate rendition of corner congestion. Hate the idea of reducing street trees. (Applicant not proposing fewer trees only narrowing the planter in response to Leira's comment. Also sidewalk "clutter" is being moved onto Girard to open up corner.) Consider auto exhaust as it relates to café customers. Concerned with construction plan and any potential closure of Drury Ln. Please think about that.
- Rasmussen: Love to see the additional articulation. I prefer the idea of a sidewalk café that is open to the sidewalk without the wall/hedge. Drury Ln has no outlet to another street so likely cannot be 1-way. Nice Job.

Motion:

- **MOTION that we recommend city approval (Jackson/Shannon)**
 - **Motion PASSES 7-1-1**
 - **This is a MAJOR project so will go to September CPA on full review**