

**LA JOLLA SHORES PERMIT REVIEW COMMITTEE MINUTES LA
JOLLA COMMUNITY PLANNING ASSOCIATION**

Thursday, March 20th, 2025 @ 4:00 p.m.

La Jolla Recreation Center, 615 Prospect St., La Jolla, CA

- 1. Call to Order: Acting Chair Janie Emerson, Andy Fotsch, Chair (andy@willandfotsch.com). a. Introduction of committee members
b. Committee Attending: Janie Emerson, John Shannon, John Pierce, Larry Davidson, Angie Preisendorfer, Dan Courtney**
 - 2. Motion made to Adopt the Agenda by John Pierce, 2nd John Shannon VOTE 5-0-0**
 - 3. *Motion made Approve February Meeting Minutes*, by John Pierce, 2nd Larry Davidson VOTE 5-0-0**
 - 4. Non-Agenda Public Comment: None**
 - 5. Non-Agenda Committee Member Comments: None**
 - 6. Chair Comments – Andy Fotsch None**
 - 7. Project Review**
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a. Project Name: 2385 Calle Del Oro

Project Number: PRJ-1112969

Type of Structure: Single Family Residence

Address: 2385 Calle Del Oro, La Jolla CA 92037

Applicant's Rep: MDEP

Project Description: Coastal Development Permit and Site Development Permit for demolition of the single dwelling unit and construction of 11,930 square feet two-story single dwelling unit located at 2385 Calle Del Oro. The 0.53-acre site is in the LJSPD-SF, Coastal (Non-appealable) Overlay Zone within the La Jolla Community Plan Area.

Representative not in attendance

b. Project Name: 8204 La Jolla Shores Drive

Project Number: PPRJ-1126220

Type of Structure: Single Family Residence

Address: 8204 La Jolla Shores Drive, La Jolla, CA 92037 Applicants

Rep: Stuart Stielau

Project Description: Demolition of existing 2,714 SF single family residence & garage, and construction of a new 3,524 SF (GFA), two-story single-family residence with garage, pool, and related site improvements. The 0.14-acre site is located at 8204 La Jolla Shores Drive in the LJSPD-SF, Coastal (Non- Appealable) and Coastal Height Limitation Overlay Zones within the La Jolla Community Plan Area. Council District 1. This development is within the Coastal Overlay zone and the application was filed on December 13, 2024.

Applicant Rep presented project, corner lot removing existing house and garage. repositioning the garage to La Jolla Shores Drive. A two story new build with roof deck.

FAR .58

Height at parapet 28'6"

Height at chimney 30'

North Set back 4'

South Set back 20' (?)

East Set back 20'. There is a 40' parkway in front

West Set back 4'

Use existing curb cut on LJ shores Dr, remove curb cut Vallecitos.

Finishes are light stucco, wood accents for some walls, and garage door, bronze metal at windows.

Public Comment:

Neighbor directly north Bernie Sprig, 8212 LJ Shores Dr. Architect has been very responsive. Worried about his solar panels being shadowed. First large contemporary on the block of smaller single story homes. Also concerned about the large roof deck, no view to ocean. Project already has a large deck on the second floor.

Committee Comments:

John Shannon concerns regarding the shadowing of the neighbors. Project is pushing the envelope regarding max size, Boxy, wind flow.

Larry Davidson asked about height, Concerned about chimney height and fumes distribution on neighbors. North set back so close to neighbor.

John Pierce also concerned with shadowing of neighbors solar and the large roof deck.

Janie Emerson Stated that she was concerned about the height of the surrounding wall over 6'. Code is 3' solid, open above. Since this a new build it has to comply with current code.

Rep stated that the wall can be 6' on busy streets and corner.

Also problematic is the large roof deck. LJ Shores design manual states that homes need easy transition, or soft transitions between neighboring homes. Can not support the project.

No vote, Representative requested to return.
