

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

**JUNE 19, 2025 4:00pm**

**- Virtual Meeting via Zoom – Link**

**1. Call to Order: Andy Fotsch, Chair (andy@willandfotsch.com).**

- Committee members in attendance: Larry Davidson, Janie Emerson, Andy Fotsch, John Pierce, Angie Preisendorfer.....New member Ryan Amos**
- Committee not in attendance: Dan Courtney, John Shannon**

**2. Motion made to Adopt the Agenda by Janie Emerson, 2nd Larry Davidson**

**VOTE 6-0-0**

**3. Motion made to Approve April *Meeting* Minutes by Andy Fotsch, 2nd Larry Davidson.**

**VOTE 5-0-1 Ryan Amos**

**new member**

**4. Non-Agenda Public Comment: NONE**

**5. Non-Agenda Committee Member Comments: Intro to new member Ryan Amos. Janie Emerson stated appointed committee members need to each take the CAWL needs to be**

**completed on line.**

- 6. Chair Comments – Andy Fotsch Andy stated July is elections for the committee positions he is happy to stay on as Chair.**

## **7. Project Review**

---

**a. 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.

Representatives answered comments that were brought up at the last LJSPRC meeting. Meeting with neighbor to the north regarding shadowing of the 2nd story. Shared solar studies and modified the 2nd floor by lowering the stairway, now 25' height, pushed back by 3', and lowered 1'6". 24' height. Front setback is 25'6" from the front (east) 2nd story is 50% less. Roof deck is 30% less. Lowered the gas only chimney 6". Regarding the solid fencing surrounding the property complies with city codes general plan on busy streets. La Jolla Shores Dr and Vallicitos. The south fence on Vallicitos has a planter 1'2" to 3'8". Community has several 2nd stories in the area.

Public Comment; Neighbor directly north thanked Island Architects for the modifications, breaking up of the staircase to the roof deck. Asked about mechanical placement. Rep stated it was setback on west property line.

Committee Comments: Ryan Amos had questions about the fence on LJ Shores Dr and Vallicitos.

John Pierce was concerned with the fence also.

Larry Davidson asked about chimney height, rep stated 29'6" gas only. Also asked about driveway length. Rep stated drive way 20' and that an existing curb cut on Vallicitos would be removed and new curb replaced.

Janie Emerson stated the fence on Vallicitos should not be 6' but 4' as listed in the PDO. The statement regarding 2nd stories on the block is not true, this would be the first 2nd story on this west side of the block. It's a complete change in the surrounding area. Out of character with the existing homes.

Ryan Amos asked about irrigation for the landscaping on the city property adjacent to LJ Shores Dr. Rep stated it was required.

Andy Forsch stated that 2nd story homes are in the area and the FAR .58 was max.

Angie Preisendorfer made a motion, Ryan Amos 2nd that findings could be made for Project Number:PPRJ-1126220

Type of Structure: Single Family Residence Address: 8204 La Jolla Shores Drive, La Jolla, CA 92037

### **VOTE 3-2-1**

For John Pierce, Ryan Amos, Angie Preisendorfer Against Larry Davidson and Janie Emerson, Chair abstained

---

**b.** Project Name: 8383 La Jolla Scenic Drive North, La Jolla CA 92037

Project Number: PTS-1117322

Type of Structure: Single Family Residence

Address: 8383 La Jolla Scenic Drive North, La Jolla CA 92037

Applicants Rep: Colin Hernstad

Project Description: Site Development Permit to demolish an existing 3,300 square-foot one-story single-dwelling unit with a 300-square-foot detached garage, and to construct a new 6,251 square-foot single-dwelling unit with a 505 square-foot attached two-car garage and 843 square-foot detached accessory dwelling unit located at 8383 La Jolla Scenic drive north. The 0.59-acre lot is in the La Jolla Shores Planned District – Single Family (LJSPD-SF) Zone, Airland Land Use Compatibility Overlay Zone(MCAS Miramar), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone(Campus-Impact), Transit Priority Area, Airport Influence Area(MCAS Miramar - Review Area 2), and Very High Fire Hazard Severity Zone within the La Jolla Community Plan Area

Representative supplied a set of plans to be viewed at Andy Forsch' office. The plans were still difficult to read. Regarding comments from the last meeting, neighbors were contacted 300' radius with limited response. Neighbor directly south approved the plans. Setbacks North side 8' South side 5'8". No modifications to grade. Height 18'. FAR .31. Drainage channels added under wood deck. Per city 5 off street parking spaces on property.

City to widen sidewalk in the future by 4'. Working with the city regarding brush management zone, stone and Stucco and fire treated wood.

Public comment; None

Larry Davidson asked about the ADU and JR ADU. Asked about neighbors to the north, Property is a rental and they were notified. What materials on the surrounding fencing? Solid Stucco, fireplace will dictate

. Are the decks permeable ? Yes. Pool to be rebuilt. Not changing driveway.

Janie Emerson asked about 3rd garage door? It is a storage room and kitchen. What is the sq footage Jr Adu and will it have a kitchen? 227sq ft and Yes a Kitchenette. Concerned about the fire plan.

.

Angie Preisendorfer asked about ADU parking, city does not require parking. What are the materials for the play court? Rep stated A sports court cushioning.

Ryan Amos was disappointed in the pixelization of plans reviewed in person. A high component of items still left to be updated.

Jane made a motion that finding could be made as modified today,

Project Number: PTS-1117322

Type of Structure: Single Family Residence

Address: 8383 La Jolla Scenic Drive North, La Jolla CA 92037

**VOTE 3-2-1** for Janie Emerson, John Pierce, Angie Preisendorfer.  
Against Ryan Amos, Larry Davidson chair abstained

Meeting adjourned 5:25

Next meeting VIA ZOOM July 17, 2025