

**LA JOLLA SHORES PERMIT REVIEW COMMITTEE
MINUTES**

LA JOLLA COMMUNITY PLANNING ASSOCIATION

THURSDAY AUGUST 21, 4:02PM

- Virtual Meeting via Zoom – Link

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

- Committee members in attendance :Ryan Amos, Larry Davidson, Janie Emerson, Dan Courtney, Andy Fotsch, John Pierce, Angie Preisendorfer**

2. Motion made to Adopt the Agenda: Janie Emerson, 2nd Angie Preisendorfer. VOTE 6-0-0

3. *Motion made to Approve June Meeting Minutes:* Janie Emerson , 2nd Ryan. VOTE 6-0-0

4. Non-Agenda Public Comment: None

5. Non-Agenda Committee Member Comments: Janie Emerson invited members and public, to her book event at Warwicks Book Store, September 7, 1-3 PM

6. Chair Comments – Andy Fotsch: NONE

7. Project Review

a. Project Name: Montoro Estates

Project Number: PRJ - 1135846

Type of Structure: Single Family Residence Address: 0 Ruelle Nice, La Jolla, CA 92037

Applicants Rep: Spencer Miller

Project Description: Coastal Development Permit and Site Development Permit to construct a 2story 8,025 square foot single dwelling unit with a basement, 3 car garage (basement level), and 2 car garage (main level), at a vacant lot located on Ruelle Nice (APN 346-832-1200). The 0.38-acre site is in the LJDPD-SF Base Zone, Coastal (Appealable) Overlay Zone within the La Jolla Community Plan Area. Council District 1. This development is within Coastal Overlay zone (APPEALABLE) and the application was filed on May 30, 2025.

Applicant's Rep Spencer Miller stated the plans have written approval from the Montoro HOA, and neighbors above, and across the street. View studies have been done, private view access easement has been noted and approved.

Property has 2 existing driveways that will be made smaller and remain.

Height 28'6"

FAR .48

Setbacks: Front North 6', side East 4', West 4', Rear South 4'

Building 37% lot coverage, Landscape 45%, Hardscape 18%

Building materials stucco, Metal door and windows, porcelain tiles on outdoor patios

Public Comment:

Sally Miller asked about no glare glass on west facing? Rep stated not decided. Asked about mechanical and pool equipment location. Rep stated all was at the back of the property towards the open space.

Committee comments:

Ryan Amos asked about sea level measurements. Rep stated 232 above sea level. Nice presentation.

Larry Davidson asked about the approved letters from the neighbors also asked for clarification of the view corridor. Rep stated the previous owners had a deed restriction. Larry also asked about fire protection, adequate brush zone and hose pull. Rep stated the hose pull was within the 150' required. Storm water collection. Biological review, Rep stated no concerns from the city.

Janie Emerson asked about west setbacks, slope lot requirements and total height. Rep stated the west setback was 59' on the west slope. Emerson stated it was a nice presentation.

Angie Preisendorfer asked about the 6' front setback. Rep stated it was conforming for the development.

Dan Courtney was muted.

John Pierce made a motion, 2nd Angie Preisendorfer, Finding could be made for Project Number: PRJ - 1135846 Coastal Development Permit and Site Development Permit to construct a 2story 8,025 square foot single dwelling unit with a basement, 3 car garage (basement level), and 2 car garage (main level), at a vacant lot located on Ruelle Nice (APN 346-832-1200). The 0.38-acre site is in the LJDPD-SF Base Zone, Coastal (Appealable) Overlay Zone within the La Jolla Community Plan Area. Council District 1. This development is within Coastal Overlay zone (APPEALABLE) and the application was filed on May 30, 2025.

VOTE 5-0-2 Abstaining was Chair Andy Fotsch and Dan Courtney

