

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

February 19, 2026 4:00pm

- Virtual Meeting via Zoom

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

- Committee members in attendance via Zoom; Ryan Amos, Dan Courtney, Janie Emerson, Andy Fotsch, John Pierce , Angie Preisendorfer, John Shannon**

Not in Attendance Larry Davidson

Motion made to Adopt the Agenda, Janie Emerson, 2nd John Shannon

VOTE 5-0-0

Motion made to Approve January Meeting Minutes , Janie Emerson

VOTE 5-0-0

Non-Agenda Public Comment: NONE

Non-Agenda Committee Member Comments: NONE

Chair Comments – Andy Fotsch stated ground rules for a full agenda with 4 projects. Public comments 2 minutes, George Keane allowed 10 minutes requested on the agenda

Project Review

a. Project Name: 8303 Prestwick Drive

Project Number: PRJ-1109965

Type of Structure: Single Family Residence **Address:** 8303 Prestwick Drive, La Jolla, Ca 92037 **Applicants Rep:** Spencer Miller

Project Description: Site Development Permit for two-story addition of 3,644 square feet to an existing one-story single dwelling unit consisting of 2,578 square feet of a new second floor, 765 square feet of new third floor, 45 square feet addition on first floor, 382 square feet to extend the two-car garage and 2,232 square feet remodel of the existing single dwelling unit located at 8303 Prestwick

Drive. The 1.04-acre site is in the LJSPD-SF Base Zone, Coastal (Non-appealable) Overlay Zone within the La Jolla Community Plan Area. Council District 1.

*Opposition Presentation by George Keane, Owner of 8317 Prestwick Drive.

Presentation for 8303 Prestwick Drive. Roger Summon presented the project details, highlighting design changes made in response to neighbor feedback, including removing columns on the deck and adjusting the roof line. The presentation included information on the project's compliance with neighborhood standards, setbacks, and drainage concerns.

George Keane's direct neighbor to the north, discussed the challenges faced by the neighbors regarding this project regarding the construction, highlighting concerns about the design's mass, scale, and setbacks that don't align with the existing neighborhood. He emphasized the need for a collaborative dialogue with the property owners and architects, which was not achieved during a recent meeting.

1. Very large design bulk and scale
2. Adding 3' of soil to the existing lot, Design to match the lot
3. The 20' front, west setback is too close
4. Second story setbacks would affect his home privacy

Pat Miller neighbor a few house down from the project, a 50 year resident, concerned about the bulk and scale, changing of the grade by 3', change of landscape and the impact on the neighborhoods character.

Burt Bondy, neighbor Co-Chair of the CCr's committee was in support of the project.

Vinnie (?last name) expressed gratitude to the committee and neighbors and hoped for a positive outcome.

Kandee Bondy neighbor 8424 stated not having any change of neighborhood after 20 plus years is not realistic

Dr Fan, neighbor was in support of the project.

Committee comments:

Chair Andy borsch stated that the story poles erected by the neighbor were not certified and inaccurate, and our committee does not require them.

John Shannon stated the views were not effected noting the different considerations for downslope properties.

Janie Emerson said the current design foot print is different from the first design

Dan Courtney commented about the FAR crawl maximizing on each new project.

Angie Preisendorfer concerned about bulk and scale

Ryan Amos had concerns about the addition of 3' on grade. Rep stated it was just the rear yard not the footprint of the house.

Motion made that findings can be made for Project Number: PRJ-1109965 8303 Prestwick Dr

VOTE 4-2-1 Janie Emerson and Dan Courtney No, Chair Andy Forsch abstaining

b. Project Name: 7872 Esterel Dr

Project Number: PRJ-1139063

Type of Structure: Single Family Residence **Address:** 7872 Esterel Dr, La Jolla, Ca 92037 **Applicants Rep:** Sara Carpenter

Project Description: Site Development Permit to remodel a one-story 3,524 square-foot single-dwelling unit, an addition of 35 square feet to the ground level, an addition of

1,636 square feet to the existing basement and a new lower-level basement of 1,391 square feet. The 0.47-acre site is in the La Jolla Shores Planned District-Single Family Zone within the La Jolla Community Plan area.

Sara Carpenter presented plans for a two-story addition over a basement. The project, originally designed by Russell Forrester, is potentially historic and required historical review before proceeding. 20,333 sq ft lot, adding 3,525 sq ft for a total 6,582 sq ft. Adding a 2' bump out on the south wall and 2' bump out on the east wall. Returning an enclosed carport to the original carport. Neighborhood has a strong architectural group, had story poles erected worked with the neighbors on the south to maintain their view.

FAR .21%

No public comment.

Committee comments:

Ryan Amos thought it was a great presentation and working with neighbors so views not blocked.

Dan Courtney asked about the topography of the hillside lot and how much of the addition is underground and not in the FAR sq footage?

Rep stated the basement 299 sq ft would change the FAR to .32% if included but not required.

Dan Courtney also asked about clarification of historical additions. Rep stated the 1 by 4 original siding would change slightly on the addition to 1 by 8 with the same color.

Janie Emerson was thrilled that the owners were keeping with the Robert Forester feel of the project.

Angie Preisendorfer made a motion, 2nd Janie Emerson that findings could be made for Project Number: PRJ-1139063 7872 Estelle Dr.

VOTE 6-0-1 Chair abstaining

c. Project Name: 2486 Vallecitos Ct

Project Number: PRJ-1140750

Type of Structure: Single Family Residence **Address:** 2486 Vallecitos Ct, La Jolla, Ca 92037 **Applicants Rep:** Claude-Anthony Marengo

Project Description: a Coastal Development Permit and Site Development Permit for a 9,245-square-foot addition and remodel to an existing 2-story, 4,905-square-foot single

dwelling unit, a new detached 2-story, 1,096-square-foot accessory dwelling unit, a new detached 2-story, 701 -square-foot gym, and associated site improvements located at 2486 Vallecitos Court. The 0.51-acre site is in the La Jolla Shores Planned District Single-Family (LJSPD-SF) Base Zone, Coastal [Non-Appealable-2] Overlay Zone, Coastal Height Limit Overlay Zone, Very High Fire Hazard Severity Zone, and Parking Standards Transit Priority Area within the La Jolla Community Plan Area. This development is within Coastal Overlay Zone and the application was filed on August 25, 2025.

Claude presented a detailed design for a residential project involving the addition of a second story to an existing house, expansion of the garage, and the construction of an accessory dwelling unit (ADU) and an outdoor gym. The design includes various structural and aesthetic modifications, such as enclosing 7 parked cars in a glass structure, adding decks, and adjusting the roofline to accommodate the sloped terrain. Claude emphasized compliance with setback requirements, height limits, and landscape coverage regulations, noting that the project provides 33% more landscape than required and meets all relevant criteria for ADU construction. Residential project that includes a glass-enclosed garage for 7 cars, an ADU, and a shipping container converted into a workout space. Claude presented renderings and details of the construction, which will use cream stucco, limestone, and brake metal materials.

FAR .45%.

Lot size 22,341 sq ft

9,245 sq ft, addition, 1096 sq ft ADU, 701 sq ft gym

Public Comment: NONE

Committee Comments:

Dan Courtney asked about the basement and ADU sq footage Rep stated ADU 778 sq ft and 2,195sq ft for the basement. Gym design? Rep stated gym will be made from shipping containers.

Janie Emerson stated she like the original but this nice.

Ryan Amos asked about a drainage plan and exhaust for the garage. Rep stated a new store drain system is in the plan and the there is an existing community swale at the rear of the property. Regarding the exhaust system for the 7 car garage, there will be open slats in the design.

Angie Preisendorfer asked about the basketball court on the north side of the house. Rep stated it was not regulation size just a hoop and small pad.

Dan Courtney made a motion, 2nd by John Shannon that findings could be made for Project Number: PRJ-1140750 2486 Vallecitos Court.

VOTE 6-0-1 Chair abstaining

d. Project Name: 1855 Spindrift Dr

Project Number: PRJ-1141390

Type of Structure: Single Family Residence **Address:** 1855 Spindrift Drive, La Jolla, Ca 92037 **Applicants Rep:** Chandra Slaven

Project Description: (Process 3) Coastal Development Permit and Site Development Permit for the demolition of an existing three-story, 3,221-square-foot, single dwelling unit, and construction of a three-story, 2,759-square-foot single dwelling unit with a basement and attached subterranean garage; and a detached, two-story, 778-square-foot accessory dwelling; a swimming pool and associated site improvements

including approximately 150 linear feet of retaining walls, located at 1855 Spindrift Drive. The 0.10-acre site is in the LJSPD-SF Zone, Coastal Height Limit Overlay Zone, Coastal (Non-appealable and Appealable) Overlay Zone, Parking Impact Overlay Zone (Beach Impact), Transit Area Overlay Zone, La Jolla Shores Archeological Study Area, and High Paleontological Sensitivity Area, Sustainable Development Area and Complete Communities Mobility Choices (Mobility Zone 2) within the La Jolla Community Planning area.

Min presented a design proposal for a residential project on 1855 Spindrift Drive in San Francisco, focusing on a narrow footprint to provide visual relief and integrate with the natural landscape. The design features earth-toned materials, strategic use of planting, and a stepped approach to reduce the perceived bulk of the building. Min emphasized adherence to local zoning requirements and coordination with the city to ensure compliance with height and FAR calculations. The presentation included site plans, elevations, and sections to illustrate the design concept and its integration with the surrounding neighborhood.

Public Comment:

The meeting focused on a proposed residential development project, where neighbors expressed concerns about the building's height, massing, and lack of prior consultation. The committee received testimony from several residents, including Erin McConkey and Suzanne Weissman, who raised issues about the project's impact on their properties and requested more detailed information about retaining walls and lot lines. Trevor and Emily Mortimer neighbor to the north, project looks to be moving forward 7' closer to the street? Need more info and follow up.

Committee Comments:

Janie Emerson concern neighbors not consulted seems like the project did not come through LJSPRC before going to city

planning. The garage is visible from the street and it seems like there is a 4th story at the rear of the property.

After extensive discussion, the committee passed a motion to deny the project due to concerns about bulk and scale, particularly regarding the appearance of a fourth story from the street, and because the developers had not adequately engaged with the neighborhood before presenting the proposal.

Janie Emerson made a motion 2nd Dan Courtney, findings can not be made due to bulk and scale, precedent setting 4th story, and not notifying or working with neighbors, as traditionally requested.

VOTE 5-1-1 John Pierce No, Chair abstaining

Meeting adjourned 6:34 pm

Next meeting March 19 2026 4:00pm via ZOOM