

**LA JOLLA SHORES PERMIT REVIEW COMMITTEE
MINUTES**

LA JOLLA COMMUNITY PLANNING ASSOCIATION

Thursday March 19th, 2026 4:00

Via ZOOM

1. Call to Order: Janie Emerson acting Chair

- **Committee members in Attendance: Dan Courtney, Larry Davidson, Janie Emerson, John Pierce, Angie Preisendorfer, John Shannon, Ryan**
Not in attendance: Andy Fotsch

2. Motion made by John Pierce, 2nd John Shannon to Adopt the Agenda with change to reevaluate agenda, needing a 5:10 hard stop.
Vote 5-0-0

3. *Motion made to Approve February Meeting Minutes* John Pierce, 2nd Angie Preisendorfer

4. Non-Agenda Public Comment:NONE

5. Non-Agenda Committee Member Comments: NONE

6. Chair Comments – Janie Emerson stated 6 criteria for the committee:

1. GFA more than 6000 sq ft
2. Number of units increase more than 4
3. Number of units falls short what zoning would allow by more than 4

4. Variance or waiver for major Code or Planned District requirements.
5. Requires process 4 or 5 approvals
6. Committee vote project has major impact on La Jolla and therefore considered a Major process even if not meet criteria set out above.

7. 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: "New construction of a new 6,126 sf (gfa) single family residence on vacant lot consisting of:

1. Previously partial demoed existing residence.
 2. Demo of existing remaining residence and pool under separate permit.
 3. Buried garage and subterranean basement level.
 4. Two level with rooftop access area.
 5. Raised backyard with fill over 5'-0" up within manufactured slope extent per soils report.
 6. Redesigned building and landscaping from initial site development submittal.
 7. Coastal development permit and site development permit.
2. Rep stated this is the 3rd presentation. Change floor plan since last meeting moving living area to the upper floor. Removed 68 sq ft. Changed the north wall with more articulation and privacy.

Public Comments: NONE

Committee comments:

Angie Preisendorfer like the new design and the owners worked with the neighbors.

Larry Davidson regarding recent letter received by the committee about the view from the YMCA. Asked about the south side gate height on elevation drawing. Rep stated it was a standard height.

John Shannon concerned about the view from YMCA across the canyon west. Southern neighbor has a large retaining wall. Rep stated project will have a 12' high retaining wall as a fire barrier.

Dan Courtney has observed large retaining walls with loss of hills and nature views.

Janie Emerson thanked the owners and architects for working with the neighbors.

Dan Courtney made a motion that findings could not be made. Failed to get a 2nd

John Pierce made a motion, John Shannon 2nd. Findings could be made for Project Number: PRJ-1109965 8303 Prestwick Drive.

VOTE 4-1-1

b. Project Name: 2534 Ruelle Nice

Project Number: PRJ 1126264

Type of Structure: Single Family Residence Address: 2534 Ruelle Nice, La Jolla, CA 92037

Applicants Rep: Spencer Miller

Project Description: The Development Services Department (DSD) has completed the second review of the project, which involves the construction of a two-story, 5,817- square-foot single dwelling unit over

the basement level and site retaining walls. The 0.51-acre vacant site is located at 2534 Ruelle Nice in the La Jolla Shores Planned District (LJSPD-SF) Base Zone, Coastal (Non-Appealable), Coastal Height Limit, Complete Communities Mobility Choices (Zone 4), Parking (Coastal and Campus) Impact, Affordable Housing Parking Demand (High), Earthquake Fault Buffers (Category 12), Geologic Hazard Categories (21 & 53), Slopes 25 Percent or Greater, Paleontological Sensitivity Area (High), Brush Management (Native/Naturalized Vegetation), and Very High Fire Hazard Severity Overlay Zones within the La Jolla Community Plan and Local Coastal Land Use Plan Area.

Applicant Rep stated this project on a 22,516 sq ft. vacant lot in the Montoro development

4,868 sq ft house, .21 FAR, with subterranean basement. Setbacks South Front 14'9"-19'4" , West/East setbacks 10'8"-97'5" , North rear setback 35'9"-91'2"

Drainage to tied into the existing storm drain system

Exempt from biological study, lot is made up of fill dirt.

HOA approved as well as 5 direct neighbors. No views blocked.

Public Comment: NONE

Committee Comments:

John Shannon right bulk and scale

John Pierce ok with the project

Larry Davidson had questions about the fill dirt any percentage removed or placed? Rep stated the lot was fill dating back to the early 1970's

Angie Preisendorfer was ok with the project

Dan Courtney asked about lot size,(22,516 sq ft.) and FAR, (.21), Grade 190' at low point, 203' at pad)

Janie Emerson asked about height of the north, highest pt. (28'4 1/4") also about brush management new code rules 5'-10' no planting. Drainage question adding a basin? On sight drainage into existing storm drain system.

Angie Preisendorfer, John Shannon 2nd. Findings could be made for Project Number: PRJ 1126264, 2534 Ruelle Nice

VOTE 6-0-1

4:50pm, As per agenda change to evaluate if there is enough time to have the Bordeaux Ave presentation.

Acting Chair Janie Emerson stated there was not enough time for a full platform so everyone to has a chance to be heard.

Larry Davidson stated that the notice of application was not correct, not noticed properly and the agenda needs to be corrected.

Applicant Rep was disappointed .

Request more time as there is a lot of back and forthwith the public at previous presentation. Project should get full amount of time to present. Project to first on April meeting agenda

Meeting adjourned 4:55pm

Next meeting April 16, 2026 via ZOOM