

LA JOLLA SHORES PERMIT REVIEW COMMITTEE MINUTES
LA JOLLA COMMUNITY PLANNING ASSOCIATION
Thursday, July 16th, 2026 4:03pm
VIA ZOOM

Call to Order 4:03pm, Establishment Quorum:

Dan Courtney, Larry Davidson, Janie Emerson, Andy Fotsch, John Peirce, Angie Preisendorfer, Ryan Amos

Not attending John Shannon

Motion: Approve the Agenda by Janie Emerson, 2nd Larry Davidson
with change of consolidating Public Comment item to 4d Action Item: Coastal Commission Application
VOTE 6-0-0

Motion: Adopt May Minutes by Janie Emerson, 2nd by Ryan Amos
VOTE 5-0-1

Non Agenda Public Comment: **NONE**

NonAgenda Committee Comment:

Sally Miller stated that the closure of public restrooms was a real problem

Elections:

Motion: Janie Emerson nominated Andy Fotsch to Chair, 2nd Ryan Amos
VOTE 6-0-0

Motion: Andy Fotsch nominated Angie Preisendorfer Secretary, 2nd Janie Emerson
VOTE 5-0-0

Motion: Andy Fotsch nominated Janie Emerson to Vice Chair, 2nd Larry Davidson
VOTE 5-0-0

Project Review

7a.Project Name: 8381 El Paseo Grande

Project Number: PRJ-1136597

Type of Structure: Single Family Residence

Address: 8381 El Paseo Grande, La Jolla, Ca 92037

Applicants Rep: Andy Fotsch, Queenie Cocjin

Project Description: Proposed development/action(s): Coastal Development Permit and Site Development Permit to demolish an existing 1,915 square foot 2-story single dwelling unit, and to construct a new 2,784 square foot 2-story single dwelling unit over basement with an attached 784 square foot accessory dwelling unit. The 0.12-acre site is in the

LJSPD-SF Base Zone and Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan Area and Council District 1.

Chair Andy Fotsch recuses self from project.

Vice Chair Janie Emerson conducts the discussion

Applicants Rep stated longtime owners looking to upgrade home. Maintaining existing sub terrain garage. And adding to basement sq footage with tandem style parking for 4 cars.

Set backs Front 15, Rear 11'2", Side set backs 4'

South side entrance for ADU. No roof deck.

New 2,784 sq feet dwelling, with 784 sq feet attached ADU

Height 26'

FAR .59

Removing 1 palm tree for driveway.

Public Comment:

Sally Miller asked about the exterior air conditioning unit? Rep stated it was planned to be in front of the house near the front door and street.

Committee Comments:

Dan Courtney asked about the ADU for rent, low income or vacation rental? Rep state it was unknown.

Larry Davidson asked if shoring the foundation would be needed during construction? Rep stated shoring would be required.

Asked if the neighbors had any comments? Rep stated the house to the north was a vacation rental and the neighbor to the south saw the plans and gave no opinion either way.

Motion: by Ryan Amos, 2nd Dan Courtney

Findings can be made for Project Number: PRJ-1136597 Proposed development/action(s):

Coastal Development Permit and Site Development Permit to demolish an existing 1,915 square foot 2-story single dwelling unit, and to construct a new 2,784 square foot 2-story single dwelling unit over basement with an attached 784 square foot accessory dwelling unit. The 0.12-acre site is in the LJSPD-SF Base Zone and Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan Area and Council District 1.

VOTE 5-0-0

7b:Project Name: 1835 Spindrift Dr

Project Number: PRJ-1098839

Type of Structure: Single Family Residence

Address: 1835 Spindrift Dr, La Jolla, Ca 92037

Applicants Rep: Alfonso Barragan

Project Description: Demolish an existing 3,214-square-foot three-story single-dwelling unit and to construct a new two-story, 6,085-square-foot, single-dwelling unit with a 4,254-square-foot basement, six-car garage, a 340-square-foot accessory dwelling unit, a 456-

square-foot roof deck, pool, and associated site improvements. The 0.16-acre site is in the La Jolla Shores Plan District Single Family (LJSPD-SF) Zone, La Jolla Shores Archaeological Study Area (LJSASA), Coastal Overlay Zone (Appealable and NonAppealable area 2), Coastal Height Limitation Overlay, Parking Impact Overlay (Beach impact), Transit Area Overlay, and Parking Standards Transit Priority Area within the La Jolla Community Plan Area.

Owner Moradi wanted to state that he was working with a new architectural firm and had consulted with neighbors and made changes since the first presentation.

LJSPDAB recommended denial of the project

Rep described project

FAR .77 is above current FAR .57

Landscape .33

Basement slope 5% grade

Front retaining wall moved

View of the rear has moved and articulated.

Moved the front entry to the Alley on the Northside

ADU access by stairway on the Alley

Soften the entire project with landscaping

Public Comment:

Julie Hamilton asking about the time of notification regarding time to present, 72 hours? Could not find any information regarding notification of time.

Chair stated that information comes from the City of San Diego

Hamilton stated the Bulk and Scale of the project is too large for the neighborhood.

The 5' retaining wall in front is too close to the street

FAR .77 is not constant with the neighborhood average of .39-.43

Set backs not conforming

The project is not constant with the LJSPDO

Out of scale with the neighborhood

Sally Miller, asked about turning radius at the driveway in Alley. Rep stated it was standard.

Asked where the air conditioning equipment was going to be. Rep stated unknown most likely in alley

Asked about glare from the glazing on the front. Rep stated using non reflective/ patterned glazing.

Asked if the 5' wall was adequate for pool surround. Rep stated it was ok.

Susan Bondurant 1842 Spindrift. Stated neighbors meet with the owners and Architects it was a respectful meeting but it didn't mean they were in agreement with the project.

Issues with the elevator shaft on the Alley

Rendering of the east elevation does not show fully and they have requested several times

Placement of the mechanical equipment

Emily Mortimer 1851 Spindrift concerned with the alley access to the garage places the head lights of 6 cars into her Alley side bedroom.

Erin (?) 1856 Spindrift stated she appreciated the the project improvement, but it is a massive project on the Alley and effects the ocean view from the Alley

The elevator on the Alley is a concern for everyone

Trevor Mortimer 1851 Spindrift asked about the distance of the garage in the Alley to the street. Rep stated 40'-52'

Committee Comments;

Larry Davidson asked about the FAR .77? Is it allowed?

Street Scape view and east side views to compare with neighbors

Ryan Amos asked about the garage entrance distance from the street,

Rep stated 40'-52' with a 20' length driveway before the garage door

Asked about an analysis of the headlights into neighborhood homes on the Alley.

Asked about moving the elevator shaft relocation/ height adjustment ?

Dan Courtney asked about the flat roof design, roof deck possible? Rep stated no roof deck

Asked about ADU size and usage, low income or vacation rental? Rep state no, 340 sq feet

ADU for family members.

Angie Preisendorfer worried about the bulk and scale of the project, aware that private views are not protected. Working with the neighbors some concessions made.

Janie Emerson concerned that the project was not ready yet. She could not vote for the project.

LJSPDO requires stepped back 2nd stories

Lack of articulation

Bulk and Scale exceeds the allowable FAR

5' solid retaining wall on the front.

Asks the owner if he wants to come back with substantial revisions or Vote?

Owner requested Vote

Motion: Janie Emerson made a motion, 2nd Dan Courtney,

Finding can not be made for **Project Number: PRJ-1098839 1835 Spindrift Dr**

due to bilk and scale, exceeding the FAR limit, lack of articulation on the 2nd story, 5' wall in front in violation of PDO, and no streetscape nor agreement with neighbors' concerns.

VOTE 5-0-1 Chair abstains - Designated as a Major Project for LJCPA

7c: Project Name: 8332 Calle Del Cielo

Project Number: PRJ-1154920

Type of Structure: Single Family Residence

Address: 8332 Calle Del Cielo La Jolla, Ca 92037

Applicants Rep: Tim Martin and Chandra Slaven, AICP, Coastal Vérité

Project Description: An application has been filed with the City of San Diego for a Coastal Development Permit and Site Development Permit to demolish an existing onestory, 3,427-square-foot single dwelling unit to construct a new two-story, 3,945-squarefoot single dwelling unit with an attached two-story, 3,391-square-foot guest house, including associated site improvements, located at 8332 Calle Del Cielo. The 0.47-acre site is in the LJSPD-SF Base Zone, Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan Area in Council District 1.

Project Rep discussed project as a adjacent property to the owner at 8350 Calle Del Cielo. 20,000 sq ft lot, with slope of 20'

Demolish an existing 3727 sq ft building to construct a new two story 3,945 sq ft single dwelling unit with an attached two story 3,391 sq ft guest house.

Guest house will have no kitchen

There is an existing private height restricted provision of 15'

Some cut and fill grading will stay on property to raise rear (west)

A 3' retaining wall will replace a 5' retaining wall

All Air conditioning unit will be on the roof not visible from the street

Light color stucco and wood siding

Grey roof

FAR .31

Landscaping 49%

Conflict resolution with the City regarding east sidewalk and curbing

Required to to storm water to street with containment with gravity flow

Public Comment:

Sally Miller asked about multiple curb cuts? Rep stated no only one 12'

Sports court lighting? Rep said none

Sports court noise? Tall existing landscaping

Committee Comments:

Dan Courtney asked about the sidewalk conflict? Rep stated there is a non continuous sidewalk

Landscape plan trees? Rep stated the only tree allowed in the area was a "Hong Kong Orchid" working with the city for a different species. Clarify FAR, .31 Landscape coverage 49%

Larry Davidson asked about the attached single family home with a ADU? Rep stated it was a guest house no kitchen. More of a compound with 8350 with open fencing between.

Angie Preisendorfer said it was a unique plan, compound idea.

Asked about height. Rep stated 26'6" to 17'3" with a 10' slope towards the west.

Janie Emerson concert about the noise from the sports court into neighboring bedrooms.

Motion: Angie Preisendorfer made a motion, 2nd Dan Courtney

Findings can be made for Project Number: PRJ-1154920, located at 8332 Calle Del Cielo. The 0.47-acre site is in the LJSPD-SF Base Zone, Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan Area in Council District 1.

VOTE 3-2-1 Janie Emerson and Larry Davidson voting no, Chair abstaining
Designated as a Major Project fro LJCPA

7d: Coastal Commission Application: Bill Kellogg LJ Beach and Tennis Club

Reaching out to LJSPRC and other La Jolla Shores committees about LJB&TC defining public beach access with appropriate signage requested by California Coastal Commission (CCC). CCC requested removal of signage a 6 years ago. LJB&TC removed the signage in good faith now there is confusion with lack of signage.

So, they are taking a proactive approach applying for Coastal Development Permit for approval from the CCC for approval new public access signage.

Asking LJSPRC for support for the CDP to move this forward.

They have received approval from Sierra Club, Surfrider, Wild Coast, La Jolla Shores Association, and other groups

Motion: Janie Emerson made a motion, 2nd Angie Preisendorfer to
Approve the CDP requesting appropriate signage for the public access to be approved by the CCC.

Committee Discussion:

Dan Courtney Asked what is the signage? Bill Kellogg stated that the signage was up to the CCC to decide.

Ryan Amos asked what else we could do to help?

VOTE 6-0-0