

LA JOLLA SHORES PERMIT REVIEW COMMITTEE AGENDA
LA JOLLA COMMUNITY PLANNING ASSOCIATION
Thursday, August 20th, 2026 @ 4:00 p.m.

Virtual Meeting via Zoom

Welcome and Call to Order: Janie Emerson Acting Chair

Committee members in Attendance: Ryan Amos, Dan Courtney, Larry Davidson, Janie Emerson, John Pierce, Angie Preisendorfer, John Shannon,

Not in Attendance: Andy Fotsch

Motion made to Adopt the Agenda by John Pierce, 2nd Dan Courtney

VOTE 6-0-1 Chair Abstains

Motion made to Approve July Meeting Minutes by John Pierce, 2nd Ryan Amos

VOTE 6-0-1 Chair abstains

Non-Agenda Public Comment:

Emma Farley commented on the ADU project on Bordeaux Ave. There is much concern that approval of this project will set a precedent on building in steep canyons. There are also major concerns about fire. This project has been rejected unanimously by this committee, LJSPDAB and LJCPA. 19 letters of concern have been submitted for this project. Despite all this concern the City's Planning Department is recommending the project.

A hearing is scheduled for September 9, 2026 at 9am. Please attend and/or submit written comment to the City Planning Department

Non-Agenda Committee Member Comments: NONE

Chair Comments – Janie Emerson, Acting Chair NONE

Project Review

Project Name: 8425 Paseo Del Ocaso

Project Number: PRJ - 1156771

Type of Structure: Single Family Residence

Address: 8425 Paseo Del Ocaso, La Jolla, 92037

Applicants Rep: Leticia Bonnet with Design Lead Architects Project Description:

Please be advised that an application has been filed with the City of San Diego for a Coastal Development Permit and Site Development Permit to demolish an existing one-story, single dwelling unit and construct a new two-story, 3,240-squarefoot single dwelling unit with attached 466-square-foot carport and associated site improvements at 8425 Paseo Del Ocaso. The 0.12-acre site is in the LJSPD-SF Zone (La Jolla Shores Single Planned District -Single Family) and the Coastal Overlay Zone (NonAppealable Area) within the La Jolla Community Plan Area. This development is within the Coastal Overlay Zone, and the application was filed on May 28, 2026.

Applicant's Rep Leticia Bonnet gave a presentation demolishing a 1100 sq ft existing house, a 369sq ft detached garage and a 385 sq ft ADU to build a new 2 story 3,240 sq ft single dwelling with a 466sq ft carport.

Front setback 16', Rear setback 11'

South setback 10'11", North setback 4'

FAR .59

43.25% Lot coverage

Lot size 5,493 sq ft

Car port is at the rear of the property, with the driveway moved to the south side

30% Landscaping

1st Floor 1,910 sq ft

2nd Floor 1,330 sq ft

Light Stucco and limestone finishes

Larry Davidson - Wanted to see a street scene to compare to the neighboring houses & asked about grading at driveway.

Rep stated 12% with a 12' new curb cut.

Height 29'3"

Asked about carport sq ft? 400 sq ft not included in the FAR

Also were the neighbors contacted? Are there any windows looking into the neighbors?

Rep stated that unsuccessful attempts with direct neighbors.

John Pierce - NO comments

Angie Preisendorfer - Commented that the design is nice but concerned about the neighbors being consulted

Ryan Amos - Liked the architecture and neutral tones, but concerned about contacting the neighbors.

John Shannon - Like the design does not appear imposing from the street. Is this a owner occupied?

Rep stated it will be owner occupied.

Dan Courtney - Asked about the FAR? Any underground space ie basement?

Rep stated .59 is the max for the property, No basement.

Janie Emerson - Asked about the previous historical designation? Has it been removed? Offered to help with contact of neighbors

Committee asked that the applicant return with a street scene, Neighbor input and information on the historic designation.

No Motion Made

Meeting adjourned 4:40pm

Next LJSPRC Meeting September 17, 2026 4:00