LA JOLLA SHORES PERMIT REVIEW COMMITTEE MINUTES

Thursday, October 15th, 2026 VIA ZOOM

LA JOLLA COMMUNITY PLANNING ASSOCIATION

1. **4:01pm Welcome and Call to Order: Andy Fotsch, Chair (andy@willandfotsch.com).**

2. **Committee Quorum: D. Courtney, L. Davidson, J. Emerson, A. Fotsch, A. Preisendorfer, J. Shannon**

Committee Members Not in Attendance: J. Pierce, R. Amos

Motion made to Adopt the Agenda by J. Emerson, 2nd A Preisendorfer with note of project #3 description by correct

VOTE 5-0-0 (D. Courtney not yet on Zoom)

Motion made Approve August Meeting Minutes by J. Emerson, 2nd J. Shannon, note no September meeting

VOTE 5-0-0

3. **Non-Agenda Public Comment: NONE**

4. **Non-Agenda Committee Member Comments: J. Shannon discussed Climate Change, and future projects, extra attention should be given to soils and storm water. Adding basements and retaining walls does change the nature of their own property, and those of the neighboring properties. Circumvent**

problems and should be brought to CPA and. CD1,

5. **Chair Comments – Andy Fotsch NONE**

6. **Project Review**

a. Project Name: 8425 Paseo Del Ocaso

Project Number: PRJ - 1156771
Type of Structure: Single Family Residence
Address: 8425 Paseo Del Ocaso, La Jolla, 92037 Applicant: Leticia Bonnet with Design Lead Architects

Project Description: Coastal Development Permit and Site Development Permit to demolish an existing one-story, single dwelling unit and construct a new two-story, 3,240-square-foot 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 (Non-Appealable 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.

2nd review-Representative, demolishing the existing 1,100 sq ft home, garage, and 385 sq ft ADU to build a 2 story 3,249 sq ft home with car port.

Lot size 5,493 sq ft, FAR .59, Lot coverage 43.25%, 30% Landscaping

Set Backs 16’ front(West), 11’ rear (East), 10’ South, 4’ North

Carport at the rear of the property open on 3 sides

Contemporary design, Bronze trim windows.

Since last meeting met with neighbors & erected story poles. Addressed concerns about a shared retaining wall that will be replaced, and concerns of the placement of AC unit. Provided a street scene as requested. Received a letter from the City stating there was no Historical issues.

Public Comment:

Meg Davis Neighbor to the east asked, will this be owner occupied? Rep's answer Yes, How was the height measured? Rep's answered, height measurement from the lowest based on the grading of the lot. Planner has approved follows municipal code. Carport measurement not included? Rep stated, Carports are not part of the FAR

Committee Comments:

J Shannon asked about Carport stays open? Rep stated it was open on 3 sides per municipal code. Asked about notifications to neighbors? City sends letters to residences 300'. Signage was posted on the front as required.

L Davidson asked about driveway on south side of the property, new curb cut? Wondered about headlights disturbing the neighbors while parking in an open carport at the rear of the property. Wall, fence, trees?

J.Emerson asked about AC units placement. Suggested that the gate at the driveway be set back into the property so a car or service vehicles could park on the driveway without blocking the public sidewalk. Rep stated she will look into that.

Asked about adding a stipulation as a deed restriction for the carport to remain and not be able to be enclosed in the future. It is a "Code Enforcement" issue.

A.Preisendorfer, nice design with the articulation of the 2nd story, thank you for reaching out to the neighbors.

D.Courtney asked how the calculations for the FAR were achieved? Rep stated using computer software.

J.Shannon made a motion, 2nd D.Courtney that finding could be made for Project Number: PRJ - 1156771.

Discussion about requesting adding a stipulation for a deed restriction on the Property Deed

MOTION AMENDED by J. Emerson and accepted by the maker and the 2nd - Amendment to add Deed Restriction that carport be required and not allowed to be enclosed

VOTE 5-0-1 Should be changed to a Major for full presentation at CPA, regarding the stipulation.

b. Project Name: 2443 Calle Del Oro

Project Number: PRJ -1164279
Type of Structure: Single Family Residence Address: 2443 Calle Del Oro, La Jolla, CA 92037 Applicant: Aaron Borja, ArchitectsLOCAL

Project Description: Coastal Development Permit and Site Development Permit to demolish an existing one story, 3,717-square-foot single dwelling unit and construct a new two-story, 9,068-squarefoot single dwelling unit over a basement, with associated site improvements, located at 2443 Calle Del Oro. The 0.46-acre site is in the LJSPD-SF Base Zone, Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan Area.

Rep stated this property will be a 9,085 sq ft 2 story with a 3,775 sq ft habitual basement and 3,475 sq ft -8 car underground garage. The existing 3,717 sq ft home will not be completely demolished. The project will drop down into the property not seen entirely from the street.

Setbacks 15’ front(east), South 12’6”, North 12’6” rear West 47’

There will be planting between the first floor and second floor to soften the building from the street. The second level will between 9’-10’ above what is existing. No solar panels needed as this a remodel

Neighbors were sent certified letter and presentation. Landscape plan for a high fire zone, green roof. Slope with geo-tech analysis for archeological findings.

Public Comment:

Sally Miller, more than doubling the existing home. Questions engineering? Under review. Grading? How much? Massive amounts to build the garage and basement. Under review

Curb cut change? Relocated . Reflective glass to reduce glare on the west most visible side? Yes. Elevator? Yes. AC units and pool equipment? Tucked away per code.

Kevin Ruddell south neighbor just received the certified letter the day before, haven’t had a chance to review before this meeting today.

Worried about how massive this project is. Soils stability for adjacent properties. Out of scale with the neighborhood. Public views blocked. Privacy issues. AC units and pool equipment noise.

Cynthia Knoll South neighbor also needs time to review the certified letter that was just received. Had ? About pool cover? Story poles?

Committee Comments:

D.Courtney requested to allow more time for the neighbors to review. This is a large project with big impacts to the neighborhood.

Rep stated this project complies with the municipal codes, FAR, City code, Coastal codes.

Pool issue, stable soils ? Rep stated that goes to engineering, no casons required. Asked about lot coverage? Rep stated 34%, landscaping 55%

A.Preisendorfer concerned about how massive- Bulk and Scale.

The west view is 3 stories will have the biggest impact on the public.

J. Emerson concern about the neighbors having no time to review. Request that you come back in a month. The west view is 3 stories will have the biggest impact on the public.

L.Davidson concerned there has been no discussion with the neighbors. City project issues, project located in a Biological sensitive area, high threat to water quality, storm water? Rep stated the City of San Diego civil engineer, catch and treat storm water quality report.

J.Shannon This project is touching on so many issues, Mass FAR issues, reflective glass, ground water, storm water, soil removal. Last minute effort to inform the neighbors.

Motion made by D.Courtney that findings can not be made, due to bulk and scale, soils. NO 2nd.

Presenter agrees to return after meetings with the neighbors and addressing Committee concerns.

c. Project Name: 8718 Dunaway Dr

Project Number: PRJ-1137688
Type of Structure: Single Family Residence Address: 8718 Dunaway Dr, La Jolla CA 92037 Applicant: Nasim Pour

Project Description: Coastal Development Permit and Site Development Permit to demolish an existing one-story single dwelling unit with detached garage and the construction of a two-story, 3,942-square-foot single dwelling unit and attached 528- square-foot, two-car garage located at 8718 Dunaway Drive. The 0.18-acre site is in the La Jolla Shores Planned District-Single Family (SF) Zone, the Coastal Height

Limitation Overlay Zone, and the Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan area. This development is within Coastal Overlay zone and the application was filed on September 30, 2025.

Rep stated project has been redesigned to a one story home with meetings with the neighbors. 3,436 sq ft, 3 car garage and a 315 sq ft California room. (Covered patio)

Public comment:

Emma Farly, representative of the neighborhood architectural committee stated the revised plans have not yet had a review by the committee.

Sally Miller asked to see a floor plan, street scene, new driveway curb cut? Rep sated yes. Asked about grading of the site? None rep said.

Jane Potter north side neighbor, hasn't seen the new plan.

Committee Comments:

D.Courtney said need to meet with the neighbors regarding new plan. Come back.

A.Preisendorfer stated she firmly owed the home directly to the west. There are some privacy issues. The property is elevated about 5' and looks directly into the bedrooms.

J.Emerson said congratulations for working with the active neighbors and architectural committee. Please come back after they review the new one story plans.

Presenter agreed to return to PRC after consulting with neighbors.

Meeting adjourned