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ALAN W. FRENCH
(Deceased)

ADMITTED IN:
California and Washington, D.C.

April 15, 2025

EMAIL TO:

La Jolla Shores Planned District Advisory Board
Attention: Chair and Board
C/O: MAGarcia@sandiego.gov

Re: Cielo Mar, Lot 3, Site Development
Our File No.: 5000-020

Dear Chair and Board Members:

This firm represents Cameron and John Volker, who live at 2466 Vallecitos Court (the "Volker Property") and we are writing you regarding PRJ-1085883-Cielo Mar – 8303 La Jolla Shores Drive ("Cielo Mar Development Project"). This letter is to respectfully request that the Board not recommend approval the Cielo Mar Site Development Permit or the Coastal Development Permit.

While the plan limits the density to six homes, our client believes steps are needed to mitigate the inconsistency of the project (six 2-3 story mansions with flat roofs pushing height limits to or over the maximum allowed) with the surrounding neighborhood (moderate sized, single-story homes), particularly the home planned for Lot 3 which will be next to the Volker home. Efforts by the proponents of the project have made minor but relatively insignificant changes requested by neighboring owners like the Volkens. We request the Board seriously consider the following:

1. The setback along the Volker Property line is planned at the minimum of 10 feet, while interior setbacks are far greater as are the setbacks generally in the surrounding neighborhood. This is despite a prescriptive or implied easement the Volkens have had the use and enjoyment of for over fifty years that is approximately 5 feet wide along the property line between the Volker Property and the project. 10-foot setbacks for a structure as immense and at a height as propose by Lot 3 and the other lots is totally out of character for the neighborhood, particularly the neighborhood to the south of the project and if built as planned might very well impair the value of impacted neighboring properties and alter the current distinctive residential character the La Jolla Shores area. While expanding setbacks and lowering heights might require reducing the FAR some, the Lot 3 home and other homes would still be immense and several times larger than any others in the neighborhood.

2. Applicant should commit to including restrictions against short-term rentals in recorded CC&Rs benefiting neighboring properties or in permit restrictions that encumber all Lots to prevent the project from turning into a vacation resort instead of owner-occupied homes.

Mr. and Mrs. Volker request that the Board withhold any recommendation of approval the Cielo Mar Site Development Permit or the Coastal Development Permit, until appropriate mitigating measures are incorporated into the planned project and ultimately be memorialized in a written document, parcel map or separate written agreement, to be recorded for the benefit of neighboring parties. The Board's mission is to ensure that property in La Jolla Shores shall be protected from impairment in value and that the distinctive residential character and the open seascape orientation of the La Jolla Shores area shall be retained and enhanced. The Volkens have tried to work with the applicant to address these issues, but have not received satisfactory answers and applicant has not expressed a willingness to put commitments in writing. Thank you for your efforts in addressing the concerns of our client and mitigating the impacts this project will have on the neighborhood and our client's enjoyment of their property

Sincerely,



Robert W. Blanchard, Esq.
for Blanchard, Krasner & French

cc: Mr. Andy Fotsch
Mr. Phil Merten
Mr. Bernie Segal
Hon. Lynn Schenk
Robin Madaffer, Esq.
Mr. John Volker
Mrs. Cameron Volker
Brian Elliott, Councilmember Joe La Cava
Seth Litchney, Planning and Development Services
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Travis Cleveland, Planning and Development Services