

**From:** [mir457@aol.com](mailto:mir457@aol.com)  
**To:** [Garcia, Melissa](#); [Nasrallah, Matthew](#)  
**Subject:** [EXTERNAL] LJSPDAB Meeting 10/15/25 – Agenda Item 10. PRJ-1134889 – 2955 Woodford Drive (ACTION ITEM)  
**Date:** Tuesday, October 14, 2025 10:17:55 AM

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Dear Ms. Garcia and Mr. Nasrallah ,

I'm writing to submit the attached letter regarding Agenda Item 10. PRJ-1134889 - 2955 Woodford Drive (ACTION ITEM) for distribution to the members of the La Jolla Shores Planned District Advisory Board in advance of the meeting scheduled for **Wednesday, October 15.**

Unfortunately, we are unable to attend tomorrow's meeting, but we believe the concerns outlined in the letter merit the board's full consideration.

I would appreciate it if you could confirm receipt of this message and kindly ensure that the letter is shared with all board members before tomorrow's meeting.

Thank you for your time and assistance.

Sincerely,  
Miriam Weyer

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October 14, 2025

**To:** La Jolla Shores Planned District Advisory Board (LJSPDAB)

**Subject: Opposition to Site Development Permit Request for PRJ-1134889-Woodford Residence** Construction of an ~7,500 sq ft home (2-story primary residence with a 2-story ADU) on Parcel 346-741-31-00 (proposed address 2955 Woodford Drive)

Dear Members of the Advisory Board,

We are writing to express our concern regarding the site development permit application for the construction of an approximately 7,500 sq. ft. home (2-story primary residence with a 2-story ADU) on a property adjacent to ours. We urge the Board to consider the long-term implications of approving a project of this scale and nature within our established and historically consistent neighborhood.

We would like to note for the record that we have not been contacted about the proposed project by the property owner or their representatives.

### **Impact to Privacy, Visual Character and Neighborhood Incompatibility**

The proposed residence is surrounded by lots with 1-story homes. Two of these adjacent properties (including ours) are on lots that are substantially lower than the lot

for the proposed project (by approximately 1 story). As such, a 2-story structure of this bulk and scale would loom over all the adjacent properties, including the single story home on the original double-lot property (2975 Woodford Drive) that just sold. We fear that this would have an irreversible impact on privacy, view corridors, and the overall sense of space. We are concerned that approval of the proposed project would fundamentally alter the character of our residential enclave, which is historically defined by modest, predominantly single-story building profiles and harmonious spacing. Furthermore, we fear that with the by far largest gross square-footage and floor-area-ratio (FAR) in the neighborhood, approval of the project would be precedent-setting and pave the way for even larger developments in the future.

We would like to especially emphasize our concerns about the height and positioning of the proposed Accessory Dwelling Unit (ADU), which would be closest to our property. While there are a few other two-story homes in our neighborhood, none are as imposing relative to adjacent, single-story homes situated on significantly lower lots. This raises serious concerns about privacy, sunlight obstruction, and visual intrusion. While there are a limited number of two-story homes in the neighborhood, none seem to be as over-scaled or positioned in a way that tower over or overwhelm adjacent properties.

### **Loss of Traditional Oversight**

Historically, our neighborhood (La Jolla Heights Estates) had CC&Rs and an architectural committee that reviewed and approved all construction plans to maintain the integrity of the community. Although this is no longer in place, we believe the standards it upheld for decades reflected a shared commitment to responsible, compatible development. We cannot imagine that the current proposal would ever have passed under their guidance, and we believe those long-standing community values should still carry weight in this process. When we purchased our home in 2012, we made modest updates, and even for those changes, we brought our plans to the architectural committee for review, a step we took out of respect for the traditions and character of the La Jolla Heights Estates community. At the time, Sara Moser, the prior owner of the proposed building lot, was herself a long-standing member of the architectural committee as well as the La Jolla Shores Planned District Advisory Board. We believe this underscores the historical expectation that any changes in the neighborhood should conform with community standards.

### **Request for Topographic and Visual Impact Analysis**

Given the substantial difference in elevation between the proposed project site and adjacent properties (including ours on 7867 La Jolla Vista Drive) we consider it critical that the applicant provide a detailed analysis of the proposed home's vertical impact and view corridors to the Committee and to adjoining property owners as well as other directly impacted homeowners, preferably with use of story poles. Without such information, it does not seem possible to fully evaluate how the proposed second story will affect privacy, view corridors, natural light, and neighborhood compatibility.

We understand and respect the rights of property owners to improve their land. However, development should be conducted in a transparent manner that respects the rights of existing residents and preserves the unique character of our coastal neighborhood. A project of this scale, height, and proximity to neighboring homes is out of proportion and precedent, and we respectfully ask that the Commission not approve the proposal in its current form and until a detailed vertical impact

analysis/report is provided.

Thank you for your time and consideration of our concerns.

Sincerely,  
Miriam and Christian Weyer  
7867 La Jolla Vista Drive