

November 19, 2025

Christopher Ackerman-Avila Via: Email CAckermanAvi@sandiego.gov

Subject: Response to Letter from the La Jolla Shores Planned District Advisory Board

Dear Mr. Ackerman-Avila,

The La Jolla Shores Planned District Advisory Board appreciates your response (see Reference 2 below) to our August letter (see Reference 1 below) that documents the concerns of the La Jolla Shores Planned District Advisory Board (Board) with the City's failure to enforce the La Jolla Shores Planned District Ordinance (LJSPDO). However, we have further questions about the following statements in your response:

- "That is true [a Coastal Development Permit (CDP) was needed], and the project obtained the CDP."
We agree with the first statement--a CDP was needed, but the project does not appear to have one. The project appears to have been exempted from a CDP, even though it does not meet the San Diego Municipal Code (SDMC) parameters for an exemption. Additionally, the project is in the La Jolla Shores Planned District, so the criteria in Information Bulletin 621 require review by our Board. Not only were we unaware of this project, but also the neighbors and the general public did not have the opportunity to provide input because the City did not seek the SDMC-required recommendation from our Board.
- "State Law supersedes [the LJSPDO and hence the Local Coastal Program]."
Please provide the citation for the applicable State Law. Does the City of San Diego use State Law directly? If not, how have the provisions of State Law been incorporated in the SDMC?
- "You can reassure them that Coastal Commission reviewed and approved."
Specifically, what did the Coastal Commission review and approve?

It should be noted that **this project was not just an ADU**. It was to add a **second story** ADU with a roof deck on top of the ADU to an existing single-story home and also some remodeling, including an addition to the first floor. The project description from ACCELA is:

DSD Defined Scope:

LA JOLLA; Combination building permit for remodeling work, a first floor addition, and a (N [new]) 2nd-story ADU atop an (E [existing]) garage to an (E) single-story SDU [single dwelling unit]. Work to include a roof deck atop the proposed ADU. [PRJ-1112468/PMT-3298091 – 7741/7743 Lookout Drive]"

This project should have had a CDP and should have been reviewed by our Board.

We would appreciate your help with this matter. Because we are a Mayoral-appointed Board, we believe the communication between the Mayor's office and our Board is important. We also would appreciate it if you could have DSD staff explain the basis of their decision to not refer this project to us. We believe that these types of projects should always be directed to our Board for the SDMC required recommendation.

Sincerely,

Jane Potter

Chair, La Jolla Shores Planned District Advisory Board

References:

1. Letter from La Jolla Shores Planned District Advisory Board to Mayor dated August 30, 2025. (Attached)
2. Email Response from Chida Warren dated September 16, 2025. (Attached)

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