October 14, 2026
Response to Proposed Home at 2443 Calle Del Oro, City of San Diego Project No. PRJ-1164279

I am one of the property owners of 2457 Calle del Oro, La Jolla, CA 92037, the house immediately south of 2443 Calle del Oro. Our house was built by our parents, and ownership of the property is shared by myself, my 3 siblings (Linda Kroll, Heather Kroll and Ira Joseph Kroll) and our spouses. Our families, including our adult children and grandchildren, use the property as a second home, visiting frequently throughout the year. We have not rented out the property.

Today I received a notice describing the planned home to be built at 2443 Calle del Oro. I appreciate receiving this information, but I wish it had been provided in a more timely way. The meeting presenting the project to the La Jolla Shores Permit Review Committee occurs tomorrow, and I will not be available to attend that meeting. Indeed, the meeting is apparently virtual and there is no information either on the form or on the La Jolla Community Planning Association web site that would allow me or one of my siblings to attend. Also, with such short notice, I do not expect to be able to attend the La Jolla Shores local advisory board meeting on October 21.

You have requested a response to the plan from neighbors. I have two major concerns that lead to my **opposing the plan** based on the descriptions you have sent. Note that opposing the plan is not one of the choices provided on your response form. Some of the other owners of our property may write separately to add additional concerns.

1) Based on page A303 of the plan, it appears that the proposed project will fully block the views from the north side of our house, which includes the master suite and also the second largest bedroom (currently the nicest of the other bedrooms). This will substantially change the living quality of these rooms, by removing valuable views and reducing privacy.
2) Looking at the site plan as well as page A303, it appears that there are serious potential problems that could affect the site stability of our property. The soil compaction has been somewhat unstable within this development, and we are concerned that digging into the property just north and downhill of ours, to add a basement, as well as the weight of water in the pool planned for the south end of the house (just below, north of ours) could further destabilize the soil on our own site.

I hope this project will NOT be approved while these issues remain unresolved. I urge the La Jolla Shores Planned District Advisory Board NOT to recommend approval of a Site Development Permit and a Coastal Development Permit.

This note confirms only that I received the information sent by the representative of Michael Hall, but so late that I was not able to plan to be present at any of the meetings where the project is being reviewed. I cannot fully comment beyond what I have written above, as reading a tiny reduced plan does not give full information on either the view impact or the site and slope stability. In the future, please send information regarding plans for properties neighboring 2457 Calle del Oro directly to me in a timely way.

Sincerely,

Cynthia Kroll, Trustee for the Kroll Hall Family Trust
2457 Calle del Oro (mailing address: 30 Greenbank Avenue, Piedmont, CA 94611-4334)
cynthia.a.kroll@gmail.com

Gmail Cynthia Kroll <cynthia.a.kroll@gmail.com>

Follow up to previous correspondence and 10/15/26 meeting, project # PRJ-1164279

3 messages

Cynthia Kroll <cynthia.a.kroll@gmail.com> Sun, Oct 18, 2026 at 1:24 PM
To: "aaronb@architectslocal.com" <aaronb@architectslocal.com>, "michaelhall@erayuma.com" <michaelhall@erayuma.com>
Cc: JBasinger@sandiego.gov, "Garcia, Melissa" <MAGarcia@sandiego.gov>, Kevin Ruddell <ktruddell@msn.com>, Linda Kroll <lindakroll49@gmail.com>, Heather Kroll <heather_kroll@hotmail.com>, Joseph Kroll <i.joseph.kroll@gmail.com>, Condy Creek <condykcreek@gmail.com>, Arden Hall <arden.r.hall@gmail.com>, Monica Kroll <krollmonica@gmail.com>, Dennis Creek <denniscreek@sbcglobal.net>, shatinen@sandiego.gov, Jpotter46@san.rr.com

Dear Mr. Borja,

Thank you for replying to our emailed letter and also for your detailed presentation at the project review committee meeting of Project # PRJ-1164279, 2443 Calle del Oro, La Jolla. We are now reaching out to you to obtain more information about the project, so we can determine whether our concerns are being addressed.

There are a couple of items that would help in our understanding of how the project may affect our property:

In terms of vistas, we would like to see story poles showing the location of each level of the property and the height of each level. We understand this is not a city requirement, but nevertheless, we believe these are needed for us to understand how the views on the north side of the house and from the street would be affected, and could help resolve the issue.

We would also appreciate seeing printed or electronic materials relevant to the project, including:

- A copy of the presentation material from the 10/15/26 Permit Review Committee meeting
- Any engineering and grading studies of 2443 Calle del Oro, soils and geology reports, and plans for dealing with any underlying issues.

Since you followed the advice of the La Jolla Shores Permit Review Committee on Oct 15 to come back in a month after working with us to address our concerns, we are asking you to request that the La Jolla Shores Planned District Advisory Board move their consideration of this project from October 21 until later this year. We will be making a similar request. This postponement will provide an opportunity for you to address our concerns prior to the meetings where the LJSPRC and the LJSPDAB consider your proposal.

We would like to find a mutually agreed upon time and date to meet with you and Mr. Hall in person within the next few weeks to go over the project. Let us know if there are dates and time windows that work best for you.

Please address any communications regarding this matter to both myself and my sister Heather Kroll's husband, Kevin Ruddell:

- Cynthia Kroll, 30 Greenbank Avenue, Piedmont, CA 94611; cynthia.a.kroll@gmail.com
- Kevin Ruddell, 5743 61st Ave NE, Seattle, WA 98105; ktruddell@msn.com

Also, with electronic communications, could you copy and paste these addresses into the cc line: lindakroll49@gmail.com, heather_kroll@hotmail.com, i.joseph.kroll@gmail.com, condykcreek@gmail.com

We look forward to further discussions with you.

Sincerely,
Cynthia Kroll cynthia.a.kroll@gmail.com, Trustee for the Kroll Hall Family Trust
Co-Owner: 2457 Calle del Oro, La Jolla, CA 92037
Mailing Address: 30 Greenbank Avenue, Piedmont, CA 94611

October 19, 2026
To the La Jolla Shores Planned District Board
Via email to: Jane Potter, jpotter46@san.rr.com, Melissa Garcia, MAGarcia@sandiego.gov

I am writing regarding the permit applications for Project No. PRJ1164279, a single family home project at 2443 Calle del Oro. A review of the permit applications is Item 10 on the agenda for the LJSPDB meeting this Wednesday, October 21, 2026. I am asking that action on this item be postponed.

My family owns the adjacent property at 2457 Calle del Oro, a home that was built by our parents and which we now use frequently as a second home.

We were informed of the application through a mailing dated September 15, 2026, but only learned of the extent and form of the project on October 14, 2026, a day before the project was to be considered at the La Jolla Shores Permit Review Committee October meeting, when we received a FedEx package with a note from the owner and some information on the plan. We are concerned with the size of the project, its possible impact on the views from the north side of our house, potential effects on the soil stability of the fill on which our house is built, and how changes in privacy and noise may affect the use of our home in the future. We have not had adequate time to review this proposal and are asking that your board postpone any decision on whether to recommend approval or denial of the application until we have the opportunity to meet with the owner and architect to address our concerns.

The list below briefly summarizes our concerns:

1) Scale of the project: This proposal more than doubles the size of the square footage (not including the basement and garage) and the FAR. While there are certainly homes this large in some properties below and above this portion of Calle del Oro, it is far out of scale compared to the majority of homes on the west side of Calle del Oro.
2) Vistas and "seaside character of the community:" The height of the project will certainly block views from the north side of our home, and also may affect vistas from the street and higher up on Calle del Oro.
3) Privacy: The north facing bedrooms on our house currently have total privacy. The new design would have a floor looking right into those bedrooms.
4) Soil stability: The proposed project digs deeply and widely into the lot, including a large basement and garage, as well as a large swimming pool directly below our lot. Soil compaction has been somewhat unstable over time with this development, and we are concerned that this disturbance of the soil fill just below our lot could further destabilize our own lot.
5) Noise: Before any permits are granted, we would like to have a better understanding of the noise related to project construction as well as the use of the home, and how the owners will mitigate these effects.

We hope the board will take these concerns into account, as well as the lack of adequate notice we received on this proposal, and will postpone any action until later this year, after we have had the opportunity for further discussions with the owner and architect of 2443 Calle del Oro.

Thank you for your consideration.

Cynthia Kroll, Trustee for the Kroll Hall Family Trust
cynthia.a.kroll@gmail.com 30 Greenbank Avenue, Piedmont, CA 94611