

**From:** SDGov Webmaster <SDGovWeb@sandiego.gov>  
**Sent:** Tuesday, March 16, 2021 11:12 AM  
**To:** Pangilinan, Marlon <MPangilinan@sandiego.gov>  
**Subject:** Form submission from: Meeting Agenda Public Comment

Submitted on Tuesday, March 16, 2021 - 11:12  
Submitted by anonymous user: 66.27.60.50  
Submitted values are:

Name: Bruce and Sherri Lightner  
Email: sherri@lightner.net  
Address: 8553 La Jolla Shores Drive  
City: LA JOLLA  
State: California  
Zip Code: 92037-3044  
Phone Number: 8586522475  
Board or Commission: La Jolla Shores Planned District Advisory Board  
Meeting Date: Wed, 03/17/2021  
Comment Type: Agenda Comment / Closed Session Comment  
Agenda Item Number: 672,419  
Comments:

We are in favor of the project and have spent time to make sure it fits in with the neighborhood character and does not affect our neighbors' ocean views. Attachment 1 documents outreach to the neighbors, Attachment 2 shows the proposed ADU site and Attachment 3 shows views from 8553 to neighboring properties.

We moved to La Jolla Shores in 1992 and lived at 8551 La Jolla Shores Drive until moving to 8553 La Jolla Shores Drive in June 2019. Both properties are owned by us and retain their original exteriors – 8551 since 1956 and 8553 since the 1920's. We will not be changing the exteriors nor selling either property, as we are forming a family compound. Our son and his wife live at 8551. Our daughter, her husband and infant son will live in the ADU.

The ADU will be placed at the rear of the property and barely visible from the street. By zig-zagging the ADU's footprint close to the rear property line, placing it on the side property line with 8551 and limiting its height, we were able to provide accessible parking, rear facade articulation and minimized impacts to ocean views. There is no roof deck.

Attachments:

[https://www.sandiego.gov/system/files/webform/obc-public-comments/ljspdo\\_march\\_17\\_2021\\_item\\_a\\_attachment\\_1.pdf?sandread=1d5ca9f6715b1f2d](https://www.sandiego.gov/system/files/webform/obc-public-comments/ljspdo_march_17_2021_item_a_attachment_1.pdf?sandread=1d5ca9f6715b1f2d)

[https://www.sandiego.gov/system/files/webform/obc-public-comments/ljspdo\\_march\\_17\\_2021\\_item\\_a\\_attachment\\_2.pdf?sandread=1d5ca4f6715b16ae](https://www.sandiego.gov/system/files/webform/obc-public-comments/ljspdo_march_17_2021_item_a_attachment_2.pdf?sandread=1d5ca4f6715b16ae)

[https://www.sandiego.gov/system/files/webform/obc-public-comments/ljspdo\\_march\\_17\\_2021\\_item\\_a\\_attachment\\_3.pdf?sandread=1d5c9ef6715b0c7c](https://www.sandiego.gov/system/files/webform/obc-public-comments/ljspdo_march_17_2021_item_a_attachment_3.pdf?sandread=1d5c9ef6715b0c7c)

The results of this submission may be viewed at:

<https://www.sandiego.gov/node/1030632/submission/481884>

## COMMUNICATION WITH ADJACENT NEIGHBORS

- Attachment 1 – Text and email correspondence with 8560 Avenida de las Ondas
  - Text sent on March 3, 2021
  - Email sent on March 3, 2021 with attachments showing topographic map, exterior elevations and rendering up the driveway to the front of the ADU
  - Email sent on March 5, 2021 with attachments showing site plan and rendering of the ADU looking south.

No objection or support has been received from this neighbor.

- Attachment 2 – Text and email correspondence with 8550 Avenida de las Ondas
  - Email sent on March 3, 2021 with attachments showing topographic map, exterior elevations and rendering up the driveway to the front of the ADU
  - Text sent March 5, 2021
  - Email sent March 5, 2021 with attachments showing site plan and rendering of the ADU looking south.
  - Text received March 5, 2021
  - Email received March 8, 2021
  - Email sent March 8, 2021 – offered to talk about the concerns.

No response received from the neighbor about offer to talk. Neighbor sent comment to DSD contact Denise Vo.

- Attachment 3 – Letter of support from neighbor at 8575 La Jolla Shores Drive. This letter is included in the original submission.
  - Email sent on March 3, 2021 with attachments showing topographic map, exterior elevations and rendering up the driveway to the front of the ADU
  - Phone communication to arrange an onsite meeting March 4.
  - Meeting onsite with additional drawings showing site plan and rendering of the ADU looking south on March 5, 2021.

This neighbor has submitted a Letter of support dated March 5, 2021.

◦ ATTACHMENT 1

Wednesday, Mar 3 • 3:33 PM

Conversation with John

John, Bruce and I would like to send you some information on the ADU we will be building on the SE corner of our property. We can email it to you, if you give us your email address. Thanks, Sherri Lightner

Wednesday, Mar 3 • 4:47 PM



Thanks Email is.  
[REDACTED]@hotmail.com

Thanks. You should get it soon.



Is it where your old house is

Mar 3, 5:31 PM

No. You should have the email. It is on our South property line.



Text message



**Subject:** ADU at 8553 La Jolla Shores Drive  
**From:** Sherri Lightner <sherri@lightner.net>  
**Date:** 3/3/2021, 5:29 PM  
**To:** ~~XXXXXXXXXX~~@hotmail.com  
**CC:** "Bruce D. Lightner" <lightner@lightner.net>

Hi John,

You may have read in the La Jolla Light that we are finally going through the approval process for the ADU (Accessory Dwelling Unit) on our property. It is 1200 sq. ft. with a garage. For the most part it will be two stories tall with a maximum height of 24 ft 7 inches above grade. That point is 55 feet above sea level. So the highest point on the pitched roof will be about 79 feet 7 inches to 80 feet above sea level. Per the attached topographical map the edge of your bank is around 80 to 83 ft. above sea level.

Given the location on the site, we don't believe that this will impact your view at all.

The ADU will be placed in the south eastern corner of the property on the side property line with 8551 La Jolla Shores Drive and with a zigzag footprint towards our rear property line. There will be a window from the staircase, a high window in the master bathroom and a kitchen window facing east.

Attached are the elevations and a rendering of the ADU viewed from the driveway.

The ADU will be used by our daughter, her husband and infant son.

If you would like to see the plans or elevations, please let us know.

We would appreciate your support or non-objection to this project in an email reply.

Thanks,

Sherri and Bruce Lightner

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—LIGHTNER 6 30 2020\_Rendering up driveway.jpg

**Subject:** ADU at 8553 La Jolla Shores Drive  
**From:** Sherri Lightner <sherri@lightner.net>  
**Date:** 3/5/2021, 2:03 PM  
**To:** ~~John, [REDACTED]~~@hotmail.com  
**CC:** "Bruce D. Lightner" <lightner@lightner.net>

Hi John,

After talking with Joyce Hendler about our project, it was clear that we had not given her the right information to understand the proposed ADU.

The attached files may be more helpful to understand how this would affect you. The files include the site plan for the ADU and the rendering of the north elevation. The only window at the second story level is in the master bathroom. This should not affect your view.

If you have any questions, please let us know.

We would appreciate your support or non-objection to this project in an email reply.

This is going to a hearing at the City soon and we would like to know your comments by Monday March 8, if possible.

Thanks,

Sherri and Bruce Lightner

—LIGHTNER Rendering\_Front looking S Rev.jpg

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## ATTACHMENT 2

ADU at 8553 La Jolla Shores Drive

imap://imap.gmail.com:993/fetch>UID>/[Gmail]/All Mail>603327...

**Subject:** ADU at 8553 La Jolla Shores Drive  
**From:** Sherri Lightner <sherri@lightner.net>  
**Date:** 3/3/2021, 3:14 PM  
**To:** Dianne Wells <dwells3@san.rr.com>, Nate <nfisher@san.rr.com>  
**CC:** "Bruce D. Lightner" <lightner@lightner.net>

Hi Nate and Dianne,

You may have read in the La Jolla Light that we are finally going through the approval process for the ADU (Accessory Dwelling Unit) on our property. It is 1200 sq. ft. with a garage. For the most part it will be two stories tall with a maximum height of 24 ft 7 inches above grade. That point is 55 feet above sea level. So the highest point on the pitched roof will be about 79 feet 7 inches to 80 feet above sea level. Per the attached topographical map the edge of your bank is around 80 to 83 ft. above sea level.

The ADU will be placed in the south eastern corner of the property on the side property line with 8551 La Jolla Shores Drive and with a zigzag footprint towards our rear property line. There will be a window from the staircase, a high window in the master bathroom and a kitchen window facing east.

Attached are the elevations and a rendering of the ADU viewed from the driveway.

The ADU will be used by our daughter, her husband and infant son.

If you would like to see the plans or elevations, please let us know.

We would appreciate your support or non-objection to this project.

Thanks,

Sherri and Bruce Lightner

— LIGHTNER 6 30 2020\_Rendering up driveway.jpg —

I just tried to call you. Please  
give me a call back when you  
get a chance. 858-2[REDACTED]  
--Bruce Lightner

Mar 5, 9:49 AM



We're leaving to visit our son  
over the weekend , so we will  
review materials early next  
week

Mar 5, 5:18 PM

Thank you. We need to  
submit YOUR input to the  
City by COB Tuesday for  
inclusion in the March 17th  
10AM LJPDO advisory board  
meeting.

Mar 5, 5:24 PM



Type a message



ADU at 8553 La Jolla Shores Drive

**Subject:** ADU at 8553 La Jolla Shores Drive  
**From:** Sherri Lightner <sherri@lightner.net>  
**Date:** 3/5/2021, 2:15 PM  
**To:** dianne Wells <dwells3@san.rr.com>, Nate <nfisher@san.rr.com>  
**CC:** "Bruce D. Lightner" <lightner@lightner.net>

Hi Dianne and Nate,

After talking with Joyce Hendler about our project, it was clear that we had not given her the right information to understand the proposed ADU.

The attached files may be more helpful to understand how this would affect you. The files include the site plan for the ADU, the floor plan and the rendering from the north. The only windows at the second story level are in the master bathroom and kitchen, as shown in the floor plan file. The ADU should not affect your view.

If you have any questions, please let us know.

We would appreciate your support or non-objection to this project in an email reply.

This is going to a hearing at the City soon and we would like to know your comments by Monday March 8, if possible.

Thanks,

Sherri and Bruce Lightner

—LIGHTNER Rendering\_Front looking S Rev.jpg

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**Subject:** Re: ADU at 8553 La Jolla Shores Drive

**From:** Dianne Wells <dwells3@san.rr.com>

**Date:** 3/8/2021, 1:34 PM

**To:** Sherri Lightner <sherri@lightner.net>

**CC:** nate fisher <nfisher@san.rr.com>, "Bruce D. Lightner" <lightner@lightner.net>

Hello, Sherri and Bruce:

After review of the materials you have sent, Nate and I have the following concerns:

- The proposed building is jammed right up along the property boundary, only 8" from the lot line. It would create a tall stucco wall effectively at our property boundary. It seems counterintuitive to us, that the City limits a solid, backyard fence to 6 feet in height, but would allow a two-story stucco wall at that same property boundary line.
- A two-story building's back wall effectively on our property line would greatly interfere with the enjoyment of our property.
- The position of the proposed building creates an unreasonable intrusion into our privacy.

Those are our main concerns at this juncture.

Dianne & Nate

On Mar 5, 2021, at 2:15 PM, Sherri Lightner <sherri@lightner.net> wrote:

Hi Dianne and Nate,

After talking with Joyce Hendler about our project, it was clear that we had not given her the right information to understand the proposed ADU.

The attached files may be more helpful to understand how this would affect you. The files include the site plan for the ADU, the floor plan and the rendering from the north. The only windows at the second story level are in the master bathroom and kitchen, as shown in the floor plan file. The ADU should not affect your view.

If you have any questions, please let us know.

We would appreciate your support or non-objection to this project in an email reply.

This is going to a hearing at the City soon and we would like to know your comments by Monday March 8, if possible.

Thanks,

Sherri and Bruce Lightner

<Lightner (CDP) Site Plan-1.pdf><LIGHTNER Rendering\_Front looking S Rev.jpg><Lightner (CDP) Floor Plans.pdf>

**Subject:** Re: ADU at 8553 La Jolla Shores Drive

**From:** Sherri Lightner <sherri@lightner.net>

**Date:** 3/8/2021, 2:58 PM

**To:** Dianne Wells <dwells3@san.rr.com>

**CC:** nate fisher <nfisher@san.rr.com>, "Bruce D. Lightner" <lightner@lightner.net>

Hi Dianne and Nate,

Thank for your comments.

The average east property line setback is 4 to 5 feet. If you prefer, after construction, we can replant the bamboo between the ADU and the property line.

The elevations show that the ADU is articulated in both horizontal and vertical directions to minimize the perceived bulk and scale. The living spaces are oriented towards the houses at 8551 and 8553 La Jolla Shores Drive.

The ADU was placed close to the rear property line and the side property to minimize any impact on your ocean views. Also, we asked Marrokai to minimize the two-story height for the same reasons.

There will be no changes to either of the existing houses at 8551 or 8553 La Jolla Shores Drive.

Would you be available to talk about this?

Bruce and Sherri

On 3/8/2021 1:34 PM, Dianne Wells wrote:

Hello, Sherri and Bruce:

After review of the materials you have sent, Nate and I have the following concerns:

- The proposed building is jammed right up along the property boundary, only 8" from the lot line. It would create a tall stucco wall effectively at our property boundary. It seems counterintuitive to us, that the City limits a solid, backyard fence to 6 feet in height, but would allow a two-story stucco wall at that same property boundary line.
- A two-story building's back wall effectively on our property line would greatly interfere with the enjoyment of our property.
- The position of the proposed building creates an unreasonable intrusion into our privacy.

Those are our main concerns at this juncture.

Dianne & Nate

On Mar 5, 2021, at 2:15 PM, Sherri Lightner <sherri@lightner.net> wrote:

Hi Dianne and Nate,

After talking with Joyce Hendler about our project, it was clear that we had not given her the right information to understand the proposed ADU.

The attached files may be more helpful to understand how this would affect you. The files include the site plan for the ADU, the floor plan and the rendering from the north. The only windows at the second story level are in the master bathroom and kitchen, as shown in the floor plan file. The ADU should not affect your view.

If you have any questions, please let us know.

## ATTACHMENT 3

ADU at 8553 La Jolla Shores Drive

**Subject:** ADU at 8553 La Jolla Shores Drive  
**From:** Sherri Lightner <sherri@lightner.net>  
**Date:** 3/4/2021, 8:09 AM  
**To:** JoyceHendler@gmail.com  
**CC:** "Bruce D. Lightner" <lightner@lightner.net>

Hi Joyce,

It was great talking with you on Sunday. Given our conversation, we thought you might want to see information about the ADU.

It will be 1200 sq. ft. with a 2 car garage. For the most part it will be two stories tall with a maximum height of 24 ft 7 inches above grade. That point is 55 feet above sea level. So the highest point on the pitched roof will be about 79 feet 7 inches to 80 feet above sea level.

The ADU will be placed in the south eastern corner of the property on the side property line with 8551 La Jolla Shores Drive and with a zigzag footprint towards our rear property line.

Given the location on the site, we don't believe that this will impact your view at all.

Attached are the elevations and a rendering of the ADU viewed from the driveway. The only window towards the north is in the master bathroom.

The ADU will be used by our daughter, her husband and infant son.

If you would like to see the plans or have questions, please let us know.

We would appreciate your support or non-objection to this project in an email reply.

Thanks,

Sherri and Bruce Lightner

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— LIGHTNER 6 30 2020\_Rendering up driveway.jpg —



JOYCE MARILYN HENDLER PH.D

March 5, 2021

RE: Proposed ADU at 8553 La Jolla Shores Drive

Ladies and Gentleman:

With this letter I support in the strongest possible terms the Lightner family request to build a companion structure on the southeast corner of their property.

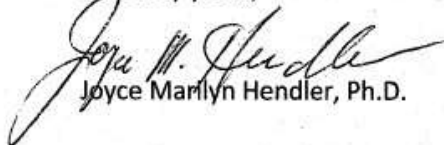
Of all La Jollans, I would be the most impacted by this new construction. I have resided next door, at 8575 La Jolla Shores Drive, for forty years, and I have great interest in maintaining a permanent friendly neighborhood.

I am delighted with the Lightner's proposal.

It is a family friendly solution to housing in this area. Also, the proposed structure is tucked in the back of their property and the surrounding houses will not lose any of their view.

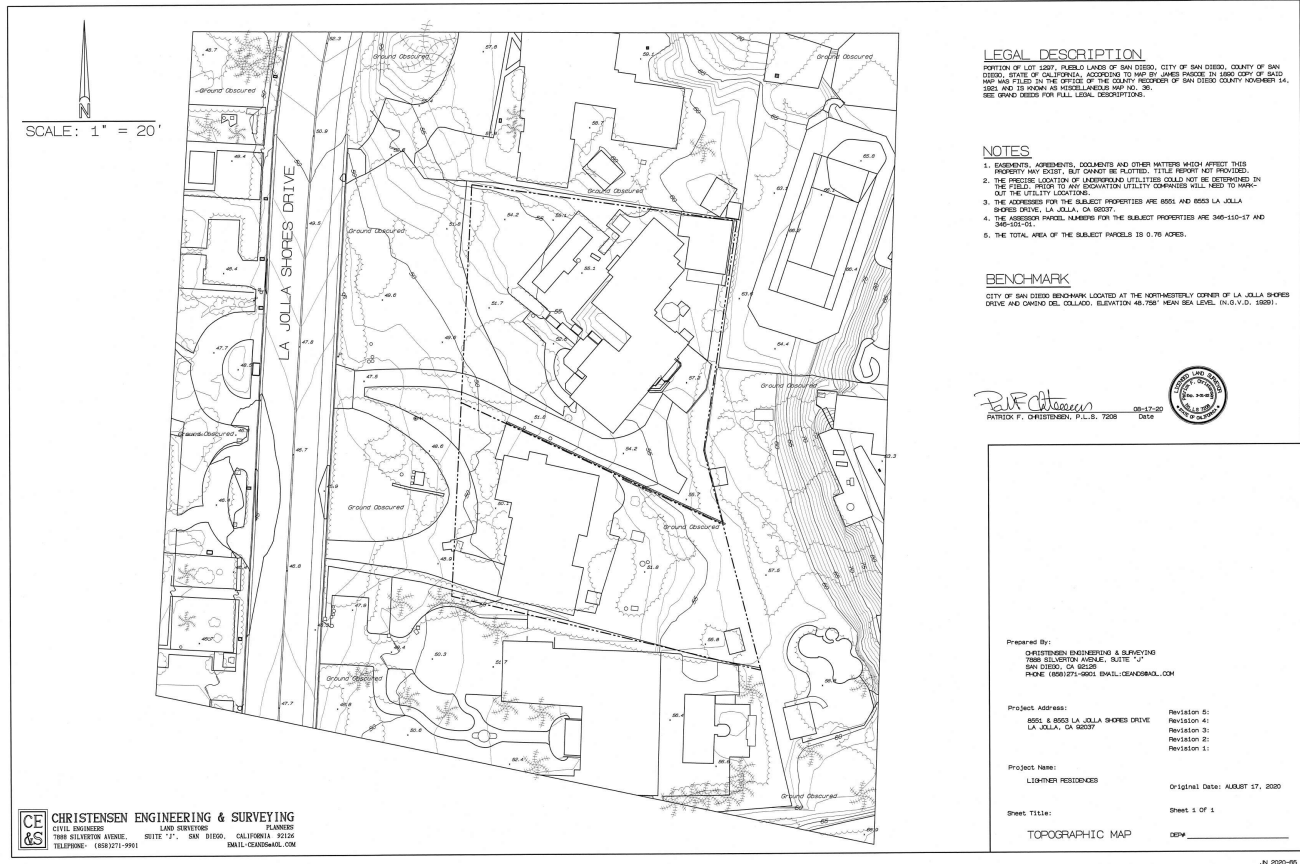
I hope their proposal will advance in a speedy way, as I look forward to this lovely family being suitably housed on this property.

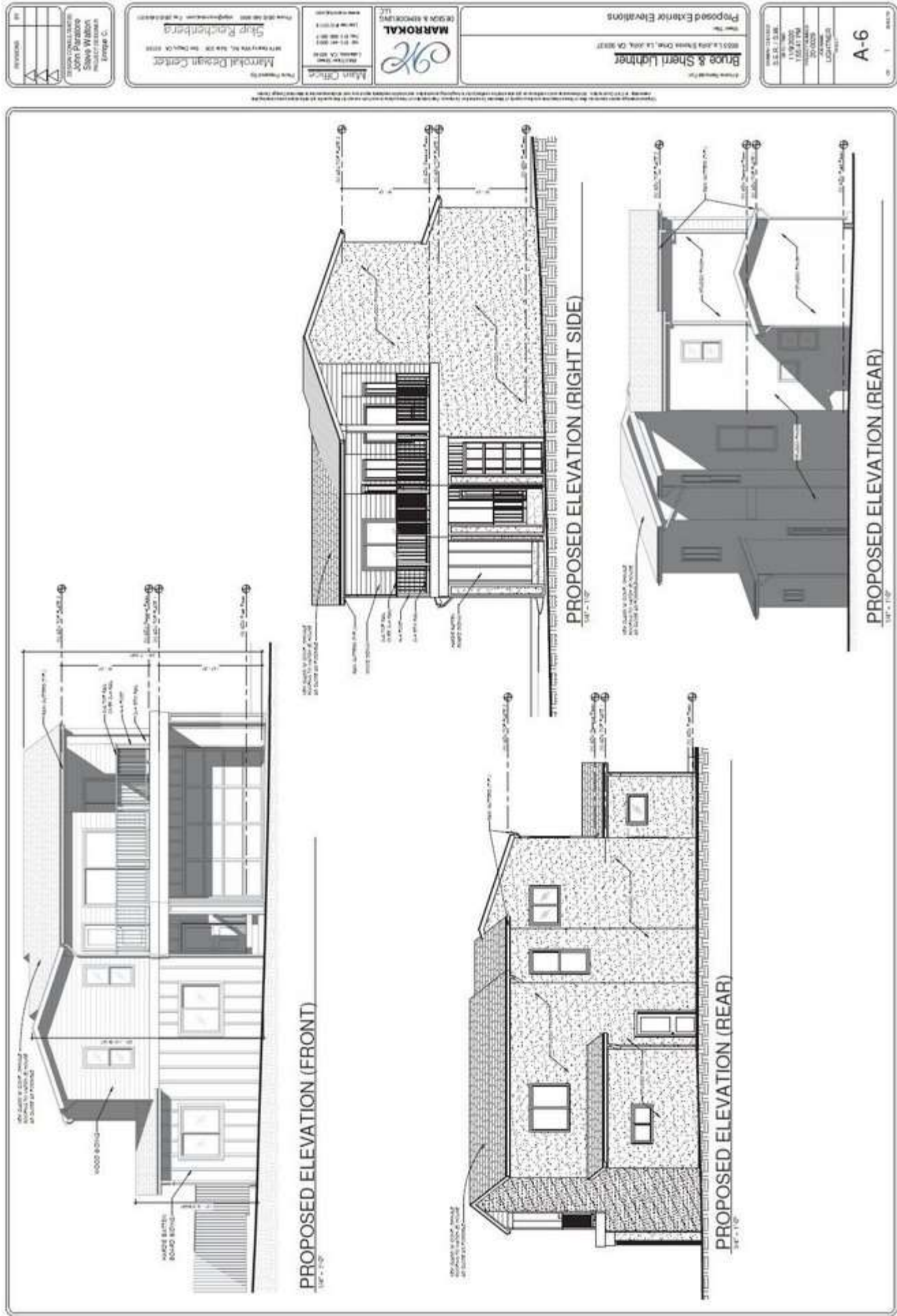
Sincerely yours,

  
Joyce Marilyn Hendler, Ph.D.

# Attachments to March 3, 2021 email

## 2020-65-1 Topo Map.pdf

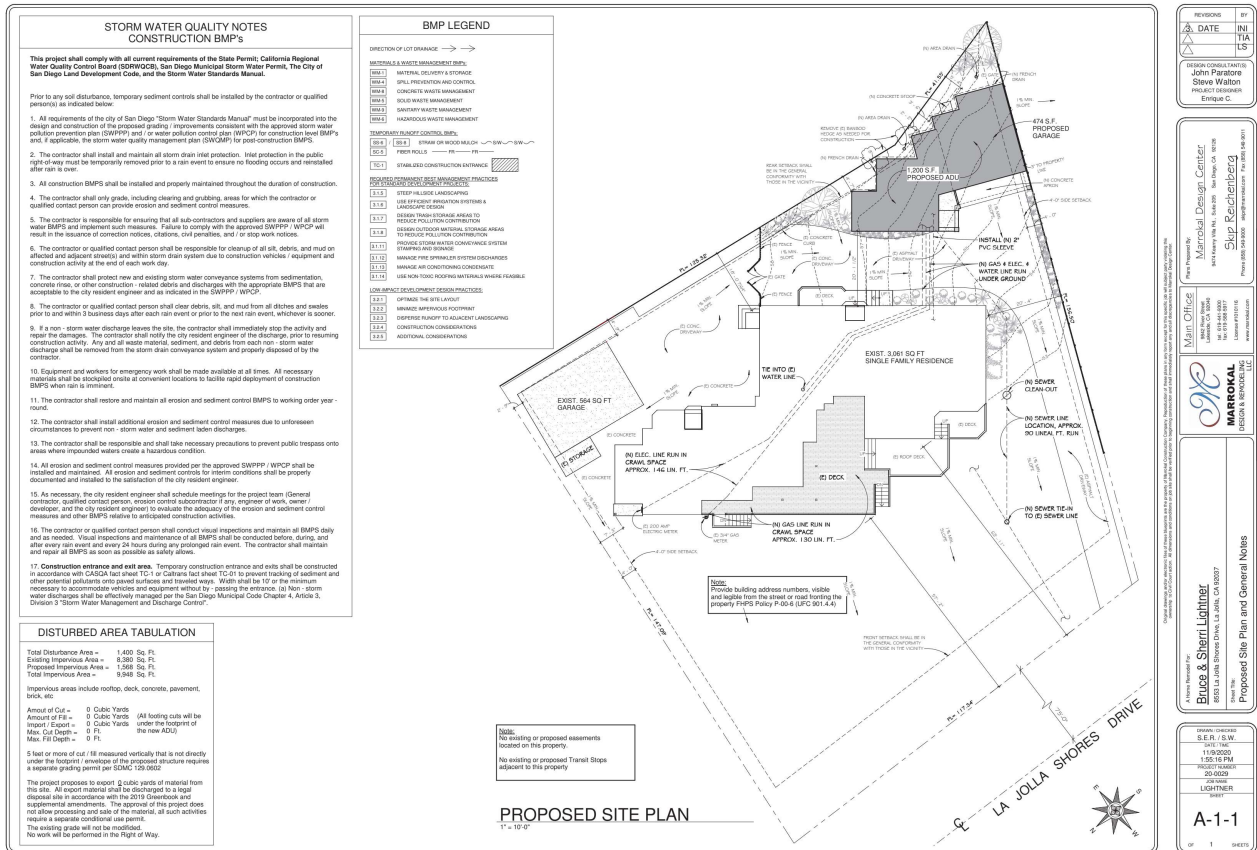




*LIGHTNER 6 30 2020\_Rendering up driveway.jpg*



*Lightner (CDP) Site Plan-1.pdf*



*Lightner (CDP) Site Plan-1.pdf*



## PROJECT SITE VIEWS

NUMBERED ARROWS SHOW PHOTO DIRECTIONS THAT FOLLOW



STREET VIEW 8553 LA JOLLA SHORES DRIVE  
VIEWPOINT 1



DRIVEWAY ENTRANCE  
VIEWPOINT 2



SIDE OF 8553 – DRIVEWAY TO REAR OF PROPERTY  
VIEWPOINT 3



SITE FOR PROPOSED ADU  
SHOWS GIANT BAMBOO HEDGE ON 8553 PROPERTY  
VIEWPOINT 4



LOOKING DOWN DRIVEWAY  
FRONT DOOR TO RIGHT OF WINDOWS  
VIEWPOINT 5



DRIVEWAY LOOKING NE  
ENTRANCE PORCH AND GATE TO YARD  
VIEWPOINT 6



GATE TO YARD  
FENCE, TENNIS COURT & HOUSE AT 8560 AVENIDA DE LAS ONDAS  
VIEWPOINT 7



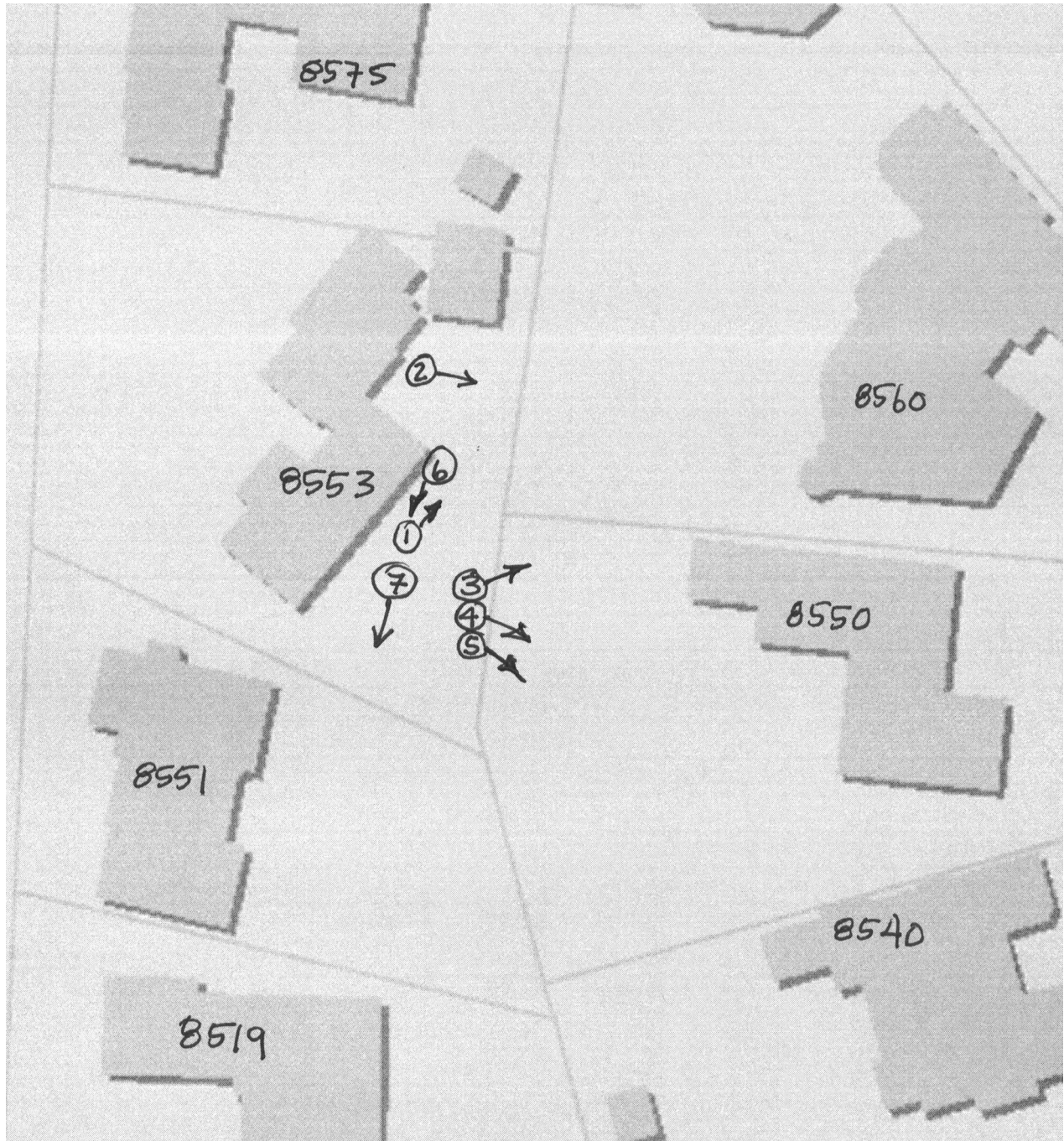
ADU SITE – VIEW TO SOUTH  
8519 LA JOLLA SHORES DRIVE IN BACKGROUND  
VIEWPOINT 8



NEIGHBORS  
VIEWPOINT LOCATIONS & DIRECTIONS

La Jolla Shores Drive Addresses

Avenida de las Ondas Addresses



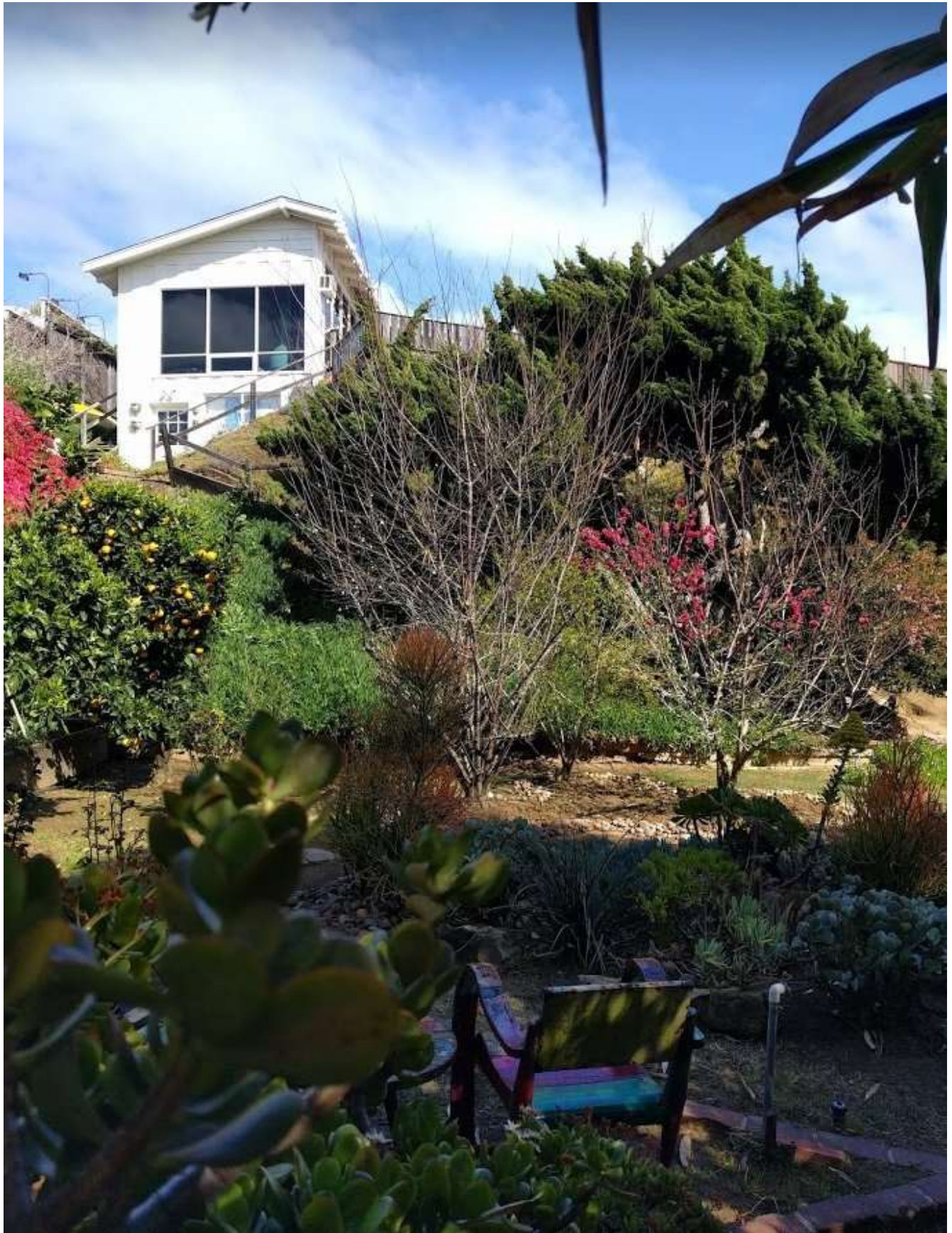
VIEWPOINT 1  
8560 AVENIDA DE LAS ONDAS



VIEWPOINT 2  
8560 & 8550 AVENIDA DE LAS ONDAS  
FROM BACKDOOR of 8553  
Note 6 ft retaining wall with 5 ft fence Tennis court fence



VIEWPOINT 3  
8550 AVENIDA DE LAS ONDAS BEHIND BAMBOO HEDGE  
Double staircase to lower level



VIEWPOINT 4  
8550 AVENIDA DE LAS ONDAS/8540 AVENIDA DE LAS ONDAS  
Corner of 8550 deck/ 8540 in background



## VIEWPOINT 5

8540 AVENIDA DE LAS ONDAS OVER 8550 AVENIDA DE LAS ONDAS YARD  
8540 showing spiral staircase, 2+ story side yard wall and shed for 8550



VIEWPOINT 6  
8519 LA JOLLA SHORES DRIVE  
LOOKING OVER 8551 LA JOLLA SHORES DRIVE



VIEWPOINT 7  
8519 LA JOLLA SHORES DRIVE  
LOOKING OVER 8551 LA JOLLA SHORES DRIVE

