

LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD

MEETING MINUTES FROM:

WEDNESDAY, March 20, 2024

Item 1: CALL TO ORDER

Chair Jane Potter called the meeting to order at 10:04 a.m.

Item 2: ROLL CALL

Members Present: Jane Potter – Chair, Herbert Lazerow, Suzanne Weissman, Kathleen Neil, and Sherri Lightner.

Staff Liaison: Melissa Garcia, Senior Planner, City Planning Department; Angela Dang, Junior Planner, City Planning Department.

Item 3: APPROVAL OF THE AGENDA

Motion to approve agenda by Board Member Lazerow, seconded by Chair Jane Potter. Agenda approved 5-0-0.

Item 4: APPROVAL OF THE MINUTES from January 17, 2024.

Chair Jane Potter suggested including the word “Draft” for all draft meeting minutes moving forward. Motion to approve minutes by Board Member Lazerow, seconded by Board Member Neil. Minutes approved 5-0-0.

Item 5: BOARD MEMBER COMMENT

Board Member Lightner wrote to the City of San Diego regarding the project at 2477 Avenida de la Playa needing a Site Development Permit and needing to be a Process 3 project. Board Member Lightner also noted that the applicants for the project at 3001 Cranbrook Ct have now applied for a different Site Development Permit and need to come back before the Board regarding the new permit.

Item 6: STAFF LIAISON COMMENT AND NON-AGENDA PUBLIC COMMENT

No staff or liaison comment.

Item 7: **PRJ-1086924 - 8559 Prestwick Drive - 8559 Prestwick Dr - (ACTION ITEM).**

Proposal to expand and remodel existing single-story, single-family residence, replace and redesign facades, provide rear cover patio, upgrade electrical meter, and provide barbecue area. The applicant is seeking a recommendation of a Site Development Permit (SDP) from the Advisory Board.

Ramon Moscoso of Monarch Studios presented the project.

Public Comment:

There was no testimony provided by the public on this item.

Board Comment included:

- Suggestion to place a visible, larger notice at the property
- Concern regarding the need for the property to meet the 30% permeable landscaping requirement as designated by the PDO
- Concern regarding 4-foot setback – suggestion to contact the adjacent neighbors regarding the setback
- Suggestion to remove protrusion of the window from the side setback wall and keep the area clear for fire emergency access
- Suggestion to provide a neighborhood survey of landscaping and setbacks in tabulation form
- Suggestion to speak to neighbors about the high ceiling plate
- Suggestion to check whether a Coastal Development Permit is needed

Board Motion: The LJSPDAB voted to recommend approval of the project as presented, subject to the following conditions: confirming whether a Coastal Development Permit is needed, tabulate the neighborhood survey, removing the protrusion of the window from 4-foot side setback wall, confirming that the landscaping equals 30% in conformance with the PDO, talking to the neighbors about the overall height of the roof, and placing a visible notice. Motion made by Board Member Lightner and seconded by Chair Jane Potter. Motion approved 4-1-0.

Item 8: **PRJ 1076668 – 7901 Avenida Kirjah – 7901 Avenida Kirjah – (ACTION ITEM).**

Proposal to partially demolish existing 2,707 square-foot single-family residence, including an existing exterior deck, and add 801 square feet and 3 new exterior balconies. The applicant is seeking a recommendation that the project is Minor in Scope from the Advisory Board.

Kyle Stephens, AIA, presented the project.

Public Comment:

There was no testimony provided by the public on this item.

Board Comment included:

No Board comment was provided on this item.

Board Motion: The LJSPDAB voted to recommend the project as Minor in Scope. Motion made by Board Member Lightner and seconded by Chair Jane Potter. Motion approved 5-0-0.

Item 9: **Land Development Code Update – (ACTION ITEM).**

Discussion and possible action related to the proposed Land Development Code Update.

Public Comment:

There was no testimony provided by the public on this item.

Board Comment:

- Suggestion to submit code language wording as soon as possible so it can be worked into the new draft of the underline/strikeout language
- Suggestion to change wording in Item 20 from “or” to “and”
- Concern regarding inconsistency in language between IB 621 and City municipal code
- Concern regarding Item 49 in the LDC matrix – suggestion to recommend dropping item from the update since it could result in inappropriate cantilevered structures on slopes and have a negative impact on bulk and scale

Board Motion: The LJSPDAB voted to approve the code language for LDC Update 2024 Item 20 – Minor in Scope as presented with the change of the wording “or” to “and.” Motion made by Chair Jane Potter and seconded by Board Member Lazerow. Motion approved 5-0-0.

The LJSPDAB voted to object to Item 49 in the LDC Matrix with Board Member Lightner providing new code language. Motion made by Board Member Lightner and seconded by Board Member Neil. Motion approved 5-0-0.

Item 10: **2023 Standardized Report of City Boards & Commissions (ACTION ITEM).**

Public Comment:

There was no testimony provided by the public on this item.

Board Comment:

No Board comment was provided on this item.

Board Motion: The LJSPDAB voted to approve the standardized report and send to the Mayor. Motion made by Chair Jane Potter and seconded by Board Member Lazerow. Motion approved 5-0-0.

Item 11: ADJOURNMENT

Next meeting: Wednesday, March 20, 2024. The meeting concluded at 12:17 p.m.