



# LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD

## MEETING MINUTES FROM:

WEDNESDAY, April 17, 2024

Item 1: CALL TO ORDER

Chair Jane Potter called the meeting to order at 10:03 a.m.

Item 2: ROLL CALL

**Members Present:** Jane Potter – Chair, Herbert Lazerow, Suzanne Weissman, Kathleen Neil, Philip Wise 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 the agenda by Board Member Lazerow, seconded by Board Member Neil. Agenda approved 6-0-0.

Item 4: APPROVAL OF THE MINUTES from March 20, 2024.

Motion to approve minutes with suggested changes from Board Members Lightner, Neil, and Lazerow by Board Member Lazerow, seconded by Board Member Neil. Minutes approved 6-0-0.

Item 5: BOARD MEMBER COMMENT

Board Member Neil requested that staff notify the Board of any applications that come through the Boards and Commissions for vacancies on the Board. Staff commented that an application was received for Janie Emerson and that staff will be notified when the City Council takes action on the application.

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

No staff or liaison comment.

Item 7: **PRJ-1111376 – 8425 Avenida de Las Ondas – (ACTION ITEM)**

Proposal for the demolition of an existing 3,300 single-family residence & garage and construction of a new 6,700 sq ft two-story single-family residence with garage,

pool, and related site improvements. The applicant is seeking a recommendation of approval for a Site Development Permit (SDP) and Coastal Development Permit (CDP).

Patrick Vercio of Island Architects presented the project.

**Public Comment:**

- Janie Emerson stated concern regarding drainage on the lot that could affect houses down the slope

**Board Comment included:**

- Concern that the proposed house is larger than older structures nearby
- Suggestion to discuss construction with neighbors and how they will address vehicles for grading activity to avoid complaints
- Suggestion to attempt bringing the chimney height down
- Suggestion to reflect existing torrey pine trees on the lot in the landscape notes
- Concern regarding potential lighting for the pool

**Board Motion:** The LJSPDAB voted to approve the project as presented. Motion made by Board Member Lightner, seconded by Board Member Lazerow. Motion approved 6-0-0.

Item 8: **PRJ-1079574 – 2352 Calle Del Oro – (ACTION ITEM)**

Proposal to demolish an existing 2,877 SF single-family residence and construct a new 7,504 SF single-family residence with a 488 SF Accessory Dwelling Unit and a 3-car garage. Pool and spa under separate permit. The applicant is seeking a recommendation of approval for a Site Development Permit (SDP) and Coastal Development Permit (CDP).

Andy Fotsch of Will and Fotsch Architects presented the project.

**Public Comment:**

- Janie Emerson expressed concern regarding drainage on the property. The current property is 8 feet higher than the adjacent property. Without proper drainage, adjacent properties will be flooded. Concerned about privacy as the current property and can see right into the master bedroom on the adjacent property

**Board Comment included:**

- Suggestion to install a sump pump for drainage
- Request options be found to resolve drainage issues at property line nearest La Jolla Shores Dr

- Concern regarding privacy and parties on the roof deck
- Suggestion to design closets in the two bedrooms that are next to each other
- Suggestion to reduce the size of the roof deck to limit number of people congregating on the roof

**Board Motion:** Board Member Lazerow was absent for the vote. The LJSPDAB voted to recommend approval of the project subject to the following modifications: no astroturf, review and implement options to remove water from the rear landscape area, and minimize size of the roof deck. Motion made by Board member Lightner, seconded by Chair Jane Potter. Motion approved 5-0-0.

Item 9: **PRJ-1043951 – 8317 La Jolla Shores Dr – (ACTION ITEM)**

Proposal for a remodel of existing 1-story single-family dwelling and to demolish the existing pool. The applicant is seeking a recommendation that the project is Minor in Scope.

Andy Fotsch of Will and Fotsch Architects presented the project.

**Public Comment:**

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

**Board Comment:**

No Board comment was made for this item.

**Board Motion:** The LJSPDAB voted to approve the project as presented. Motion made by Board Member Lightner, seconded by Chair Potter. Motion approved 5-0-0.

Item 10: **Land Development Code Update – (ACTION ITEM)**

**Public Comment:**

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

**Board Comment:**

- Board Member Neil received notice from City staff that new code language was not available on the website because it's still in review with the City's attorney. City staff are aware that they would like to see the wording on the update website. Wording is still not available on website or through the Planning Commission. Code language will be heard by Planning Commission on April 30<sup>th</sup>. Board Member Neil will continue to inquire about the wording.

**Board Motion:** No motion was made on this item.

Item 11: ADJOURNMENT

Next meeting: To be determined. The meeting concluded at 11:56 a.m.