



LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD

DRAFT MEETING MINUTES FROM:

WEDNESDAY, May 15, 2024

Item 1: CALL TO ORDER

Board Member Lightner called the meeting to order at 10:00 a.m.

Item 2: ROLL CALL

Members Present: Herbert Lazerow, Kathleen Neil, Philip Wise and Sherri Lightner. Chair Jane Potter and Board Member Weissman absent.

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 4-0-0.

Board Member Lightner noted that the project for Item 8 has not submitted an application for a Site Development Permit to the City and assumed that the project would be heard as a preliminary.

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

Motion to approve minutes with suggested changes from Board Members Lightner and Lazerow by Board Member Lazerow, seconded by Board Member Wise. Minutes approved 4-0-0.

Item 5: BOARD MEMBER COMMENT

Board Member Lightner received a notice for a Coastal Development Permit for a street vacation and requested staff investigate whether this project needs to be heard by the Board.

Board Member Lightner noted that the Land Development Code Update and the Environmental Justice Element would both be heard by the Land Use & Housing Committee on May 17th, 2024.

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

Board Member Neil commented as a member of the public. Board Member Neil noted that the La Jolla Shores Association formed a committee to discuss the Capital Improvement Project on the walkway between the Marine room and the adjacent residential property owned by the Barbey family and stated that anyone interested in joining the committee should contact Board Member Neil.

Item 7: **PRJ-1114539 - 1821 Viking Way (ACTION ITEM)**

Proposal to remodel an existing one-story single-family home, add an additional 194 sq ft on the first floor and a 657 sq ft. second-floor addition. The applicant is seeking a recommendation of approval of a Site Development Permit (SDP).

Francis Czerner presented the project.

Public Comment:

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

Board Comment included:

- Acknowledgement that the DSD reviewer did a great job on the review of the project

Board Motion: The LJSPDAB voted to recommend approval of the project as presented. Motion made by Board Member Neil, seconded by Board Member Wise. Motion approved 4-0-0.

Item 8: **PRJ-1107808 – 2477 Avenida de la Playa – (ACTION ITEM)**

Proposal to demolish existing 4,380 sq ft single-family home and construct new two-story 4,948 sq ft single-family residence with attached 633 sq ft garage, spa/pool, and related site improvements. The applicant is seeking recommendation of approval of a Site Development Permit (SDP) and Coastal Development Permit (CDP).

Nate Nicodemus, AIA, presented the project.

Public Comment:

- Frederick Hazard expressed concern that the project would start the trend of 2-story homes in the neighborhood that would not be consistent with neighborhood character
- Barrelli expressed concern that the project would obstruct his view corridor
- Jennifer Hazard expressed concern that the project would change the character of the neighborhood drastically

- Request to negotiate what could be done to prevent the second story of the project

Board Comment included:

- Acknowledgement that the project has not applied for a SDP
- Concern regarding drivewalk and sidewalk issues presented by DSD
- Concern regarding size and lack of setback of the second story
- Concern that the home's second story is not consistent with the neighborhood's character
- Suggestion to provide documentation that neighbors have been informed about the project and have signed off on the project
- Suggestion to provide data of how many homes in the area have a second story and the size of the second story

Board Motion: The LJSPDAB moved to consider this as a concept review only and requests the applicant return to the Board once the following considerations have been addressed: DSD resolves the sidewalk and driveway issues, the applicant provides a 2nd floor step back, the applicant provides evidence of the character of the homes within the 300 foot area such as the second story, the applicant works with the neighbors to resolve issues, and confirmation is received that the applicant has applied for a SDP. Motion made by Board Member Neil, seconded by Board Member Wise. Motion approved 4-0-0.

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

Public Comment:

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

Board Comment:

- Concern regarding residential care facilities in the Shores

Board Motion: No motion was made on this item.

Item 11: ADJOURNMENT

Next meeting: June 12, 2024. The meeting concluded at 11:28 a.m.