



LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD

MEETING MINUTES FROM:

WEDNESDAY, October 16, 2024

Item 1: CALL TO ORDER

Chair Jane Potter called the meeting to order at 10:00 a.m.

Item 2: ROLL CALL

Members Present: Jane Potter, Herbert Lazerow, Janie Emerson, Kathleen Neil, Suzanne Weissman, 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 Emerson, seconded by Board Member Lazerow. Agenda approved 6-0-0.

Item 4: APPROVAL OF THE MINUTES from August 21, 2024.

Motion to approve the minutes with changes by Board Member Lightner, seconded by Board Member Neil. Chair Jane Potter and Board Member Emerson abstained due to being absent during the August meeting. Minutes approved 4-0-2.

Item 5: APPROVAL OF THE MINUTES from September 18, 2024

Motion to approve the agenda with changes by Board Member Lightner, seconded by Board Member Lazerow. Board Members Neil and Weissman abstained due to being absent during the September meeting. Minutes approved 4-0-2.

Item 6: BOARD MEMBER COMMENT

Board Member Lazerow noted an additional Board comment PRJ-1117244 from the September 18 meeting that was not included in the minutes: "It was pointed out that though the proposal adds more than 10% to the house's square footage, the existing house is not large and the proposed addition does not increase its height, reduce any of its setbacks, or obstruct any public views, nor is it visible from the street."

Board Member Emerson stated concern regarding the 23-story Turquoise project in Pacific Beach and noted that a group is currently forming to oppose the project.

Board Member Lightner noted that projects that are minor in scope were historically determined by staff as projects that were less than 1000 sq ft. and no 2nd story added to the existing building. The 10% rule is onerous for smaller footprint homes. Board Member Lightner noted that it was reasonable for the Board to use its discretion for projects that they believe are minor in scope and do not jeopardize the character of the neighborhood.

Item 7: STAFF LIAISON COMMENT
No staff comment.

Item 8: NON-AGENDA PUBLIC COMMENT
Michael Morton requested to be on the October 16th agenda and stated that he believed he would be scheduled for the October meeting due to his project being continued from September's meeting. Chair Jane Potter rejected the request due to public noticing requirements but stated that he could be on the agenda for the following month in November.

Item 9: **PRJ-1117322 – Mauser Residence – 8383 La Jolla Scenic Dr N (ACTION ITEM)**
Proposal to demolish 3300 sq ft home and 300 sq ft garage and construct a new 6519 sq ft home, 505 sq ft garage, and 799 sq ft detached ADU. The applicant is seeking a recommendation of approval of a Site Development Permit (SDP).

Colin Hernstad presented the project.

Public Comment:

No public comment was provided.

Board Comment included:

- Acknowledgement that the project is within the Campus Impact Overlay Zone, which requires one offstreet parking spot per bedroom. Suggestion to either remove one bedroom or add an additional offstreet parking spot to meet Campus Impact Overlay Zone requirement
- Suggestion to meet with the adjacent neighbor to notify them about the sport court
- Request to follow AB 221 as it pertains to the proposed ADU
- Request to provide a grading plan due to the project's location on a highly sensitive paleontological zone that may trigger a tribal monitoring requirement
- Request to provide a table for the 30% landscaping requirement

- Request to resolve the Encroachment Maintenance and Removal Agreement for the gate
- Request to provide detailed information or plan on side setback and elevations

Board Motion:The LJSPDAB moved to recommend that the applicant return with information on the 30% landscape area design, provide the required onsite parking spots, ensure that the ADU size and setbacks comply with AB 221, provide a grading plan, and resolve the EMRA for the gate. Motion made by Board Member Emerson, seconded by Chair Jane Potter. Motion approved 6-0-0.

Item 10: **PRJ-1121362 – 8811 Nottingham PI (ACTION ITEM)**

Proposal to construct 419 sq ft second story addition and interior remodel of 1st floor of an existing one-story single-family residence. The applicant is seeking a recommendation that the project is Minor in Scope.

Sara Carpenter, Project Manager, presented the project.

Public Comment:

No public comment was provided.

Board Comment included:

- Concern that the project’s 17% and second story exceeds the 10% limit and one-story requirement for Minor in Scope projects
- Concern regarding the balcony on the back of the house potentially compromising privacy
- Suggestion to provide proof in writing that the neighbors support the project

Board Motion: The LJSPDAB moved to recommend that the project is Minor in Scope. Motion made by Board Member Lightner, seconded by Chair Jane Potter. Motion approved 5-1-0.

Item 11: **PRJ-1123588 – 7988 Roseland Dr (ACTION ITEM)**

Proposal to construct a single-story 458 sq ft addition to existing 2372 sq ft dwelling, new front porch, and 284 sq ft addition to existing 326 sq ft deck. The applicant is seeking a recommendation that the project is Minor in Scope.

Hilary Lowe of HLLK Architects presented the project.

Public Comment:

No public comment was provided

Board Comment included:

- Concern regarding front setback

- Concern that the project exceeds the 10% limit requirement for projects to be considered Minor in Scope

Board Motion: Board Member Emerson was not present for the vote. The LJSPDAB moved to recommend that the project is Minor in Scope. Motion made by Board Member Lightner, seconded by Chair Jane Potter. Motion approved 5-0-0.

Item 12: **Code Compliance Issue Update (ACTION ITEM)**

Discussion of how the LJSPDAB can support Code Compliance investigations for projects within the Shores PDO.

Public Comment:

No public comment was provided.

Board Comment:

No Board comment was provided.

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

Item 11: ADJOURNMENT

Next meeting: November 20, 2024. The meeting concluded at 11:59 p.m.