



# LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD

## MEETING MINUTES FROM:

WEDNESDAY, April 16, 2025

Item 1: CALL TO ORDER

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

Item 2: ROLL CALL

**Members Present:** Herbert Lazerow, Suzanne Weissman, Kathleen Neil, and Sherri Lightner.

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

Item 3: APPROVAL OF THE AGENDA

Motion to approve the agenda by Board Member Lazerow, seconded by Board Member Lightner. Agenda approved 5-0-0.

Item 4: APPROVAL OF THE MINUTES from March 19, 2024.

Board Member Weissman abstained from the vote due to being absent at the March meeting. Motion to approve the minutes with changes by Board Member Lightner, seconded by Chair Jane Potter. Minutes approved 4-0-1.

Item 5: BOARD MEMBER COMMENT

Board Member Lightner noted that a property close to her home had been noticed for a Site Development Permit and Coastal Development Permit. Subsequently, the property has been re-noticed again as a future decision for a Process 2 Coastal Development Permit. Board Member Lightner also noted that work on the project stopped about 9 months ago. Board Member Lightner stated that she would send the notices for the project to the Board.

Chair Jane Potter requested that the Standardized Report for the LJSPDAB be placed on next month's meeting agenda.

Item 6: STAFF LIAISON COMMENT

Staff liaison Melissa Garcia noted that Board Member Lazerow agreed to interview with the Office of Boards & Commissions and noted that the request from the Office of Boards & Commissions for interviews from Board members has been fulfilled.

Item 7: NON-AGENDA PUBLIC COMMENT

No non-agenda public comment was provided.

Item 8: **PRJ-1085883 – 8303 La Jolla Shores Dr (ACTION ITEM)**

Proposal to split one lot into six individual lots, with each lot to consist of a 2-3-story single-family residence with a pool and detached and/or attached garage. The applicant is seeking a recommendation of a Site Development Permit (SDP) and Coastal Development Permit (CDP).

Andy Fotsch of Will and Fotsch Architects presented the project.

**Public Comment:**

- Phil Merten represented Lynn Schenk (2466 Vallecitos Court) and expressed concern about the discrepancies between what was presented and what materials were published online, concerns about grading, and concerns about the retaining walls
- Robert Blanchard spoke on behalf of John and Cameron Volker, who believe that the homes are not consistent with the character of the neighborhood due to the FAR and expressed concern regarding the height of the structures and setbacks. Robert requested the Board not recommend approval of the project
- Robin Madaffer represented Lynn Schenk and stated that the site is being overbuilt and expressed concern that a Substantial Conformance Review could change the scope of the building permit
- Bernie Segal (2406 Vallecitos Court) expressed concern about flooding from the project's pools onto his property, ownership of the property, and concern regarding why the individual owners of the homes did not apply for individual permits for the homes
- John Volker expressed concern about the project being a self-contained community that does not include the surrounding properties, concern regarding privacy, and setbacks
- Christian Alles, one of the applicants of the project, stated that there is no developer for the lot
- Janie Emerson expressed sympathy for the neighbors and noted that the project is owner-occupied. Janie expressed that the project's applicants took into consideration the needs of the owners and neighbors

**Board Comment included:**

- Concern regarding the retaining wall
- Concern regarding the grading
- Concern regarding lack of environmental/CEQA documents
- Concern that project does not require a Planned Development Permit
- Concern that the project does not conform to the neighborhood character as it pertains to the 2<sup>nd</sup> story
- Concern regarding step backs on 2<sup>nd</sup> stories
- Suggestion to continue talking to the neighbors
- Board again asked for letters of support from neighbors (follow-up to the August 21, 2024, meeting). Applicant's rep again said they are available but had not been brought to this meeting or provided on the Board's materials page

**Board Motion:** The LJSPDAB moved to recommend denial of the project. Motion made by Board Member Neil, seconded by Board Member Lightner. Motion approved 5-0-0.

Item 9: ADJOURNMENT

Next meeting: May 21, 2025. The meeting concluded at 12:06 pm.