



# LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD

## APPROVED MEETING MINUTES FROM:

WEDNESDAY, March 15, 2023

Item 1: CALL TO ORDER

Chair Jane Potter called the meeting to order at 10:06 a.m.

Item 2: ROLL CALL

**Members Present:** Jane Potter – Chair, Suzanne Weissman, Herbert Lazerow, Kathleen Neil, and Philip Wise.

**Members absent:** Andrea Moser

**Staff Liaison:** Marlon Pangilinan, Interim Program Coordinator, Planning Department.

Item 3: APPROVAL OF THE AGENDA

Motion to approve agenda by Board Member Neil, seconded by Board Member Lazerow. Agenda approved 6-0-0.

Item 4: APPROVAL OF THE MINUTES from January 25, 2023

Motion to approve minutes incorporating changes from Chair Potter by Board Member Wise, seconded by Board Member Lazerow. Minutes approved 6-0-0.

Item 5: BOARD MEMBER AND STAFF LIAISON COMMENT

- Reminder provided to the Board Members about electronic filing of Form 700-Statement of Economic Interest. Board Member Neil had mentioned that she had not received any request to complete Form 700.

Item 6: NON-AGENDA PUBLIC COMMENT

None.

Item 7: **Project Review Under Information Bulletin 621 (IB 621) – Minor Additions within the La Jolla Shore Planned District (ACTION).**

**Board discussion/comment included:**

- Board Member Neil presented the letter written by the Working Group and discussed the reasons for the letter and the goal of drafting a letter to the Development Services Department (DSD) to begin a dialogue about development project referrals where criteria related to Projects that are Minor in Scope in Information Bulletin 621 were in question.
- Board Member Neil mentioned that the goal of this effort looked at cases with projects in question and to show what process would be appropriate for certain projects.
- Board member Weissman added that there was a desire to provide DSD with a few rules for staff to consider and prevent applicants from having to constantly return to community review bodies like allowing an addition 1,000 sf for additions increasing the existing square footage by more than 10 percent; ensuring that the proposed addition was not visible from the public right-of-way or does not increase the structure height by 8 feet.
- However, Board Member Neil mentioned the Working Group did not go that route since there is criteria in IB 621 along with the new FAR limits in Single-Family zoned area pending Coastal Commission certification.
- Chair Potter suggested that the increase in lot coverage be considered as a criterion.

**No Public Comment was provided on this item.**

**Board Motion:** Motion to recommend sending the letter forward to Land Development Review Planning in DSD as amended by Board Member Lazerow, seconded by Board Member Weissman. Motion approved 5-0-0.

Item 8: **2022 Standardized Report of City Boards and Commissions – La Jolla Shores Planned District Advisory Board (LJSPDAB) (ACTION).**

**Board Comment included:**

- The report format should include the exact address and what is proposed and include the information items and comments provided, since it is also a service that the Advisory Board provides.
- Adjournments listed were a result of a lack of projects.

**No Public Comment was provided on this item.**

**Board Motion:** No formal action provided, only directions to staff.

Item 9: **8171 Prestwick Drive. (INFORMATION).**

Eric Buchanan and Mark Morris from Oasis provided a presentation on the project.

**Board Comment included:**

- That the project reflected a substantial increase in square footage and questions regarding whether there would be a decrease in existing vegetation on site, especially since the project would include two driveways.
- A concern was raised about the length of the proposed driveway and that cars will need to be able to fully park in this area and not encroach into the sidewalk.
- It was indicated that the project site was in a “high paleontological resource area” and that a records search should be conducted.
- It was appreciated that the setbacks would remain in place, but that the additional square footage was on the high side and so it would not be considered Minor in Scope.
- Concerns were expressed about the double driveways.
- Compliments on the design and the presentation by the applicants, but that it could not be seen as minor. Upon the project’s return to the Advisory Board, the project should:
  - 1) Show plans to the immediate neighbors and see if they are willing to provide letters of support.
  - 2) Clearly show the areas where the building has been pushed towards the street and where it is being built vertically.
  - 3) Be able to setback the 2<sup>nd</sup> story.

Item 10: ADJOURNMENT

Next meeting: Wednesday, April 19, 2023. The meeting concluded at 11:31 a.m.