



# LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD

## APPROVED MEETING MINUTES FROM:

WEDNESDAY, May 17, 2023

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, Andrea Moser, Kathleen Neil, Suzanne Weissman and Philip Wise.

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

Item 3: APPROVAL OF THE AGENDA

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

Item 4: APPROVAL OF THE MINUTES from April 19, 2023

Draft meeting minutes were not available at this time. Motion to continue approval of the minutes to the next meeting made by Chair Potter, seconded by Board Member Weissman. Motion approved 6-0-0.

Item 5: BOARD MEMBER AND STAFF LIAISON COMMENT

None.

Item 6: NON-AGENDA PUBLIC COMMENT

None.

Item 7: **PRJ-1080285 – 7964 Lowry Terrace – Lowry House - (ACTION ITEM).**

Tim Martin from Tim Martin Architecture presented the project.

**Public Comment:**

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

**Board Comment included:**

- Appreciation of the project design and the 20-foot clear driveway, so that cars don't extend into the sidewalk.
- The barbecue area in the lanai structure appeared close to the adjacent neighbor's living space.

**Board Motion:** The LJSPDAB recommended approval of the Site Development Permit and Coastal Development Permit. Motion made by Board Member Neil and seconded by Board Member Wise. Motion approved 6-0-0.

Item 8: **PRJ-688307 – 8025 Calle Del Cielo – Espinosa Residence - (ACTION ITEM).**

Applicant was not present at the time. Item was moved to the end of the Project Review agenda. The Advisory Board proceeded with Item 9.

Item 9: **PTS-682249 – 8305 Calle Del Cielo – Calle Del Cielo - (ACTION ITEM).**

The project was presented by Andy Fotsch, Will & Fotsch Architects.

**Public Comment:**

Public comment on this project was provided by David Odmark, neighbor who was concerned about the size of the project and that the project was out of character with the neighborhood.

**Board Comment included:**

- The proposed pool in the front yard could create a precedent given that no other properties have a pool in the front yard.
- The location of the project creates a different character, given that other existing buildings are closer to the street.
- It was suggested that the whole upper-story could be setback to lessen bulk and scale.
- The setback on the northern elevation could be moved in more by 3 feet in consideration of the neighbor's concern.

**Board Motion:** The La Jolla Shores Planned District Advisory Board recommended approval of the Site Development Permit and Coastal Development Permit if the

project increased its setback from the north elevation wall by 3 feet. Motion approved: 5-1-0.

Item 8: **PRJ-688307 – 8025 Calle Del Cielo – Espinosa Residence - (ACTION ITEM).**

The project was presented by Scott Huntsman, Hayer Architecture.

**Public Comment:**

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

**Board Comment included:**

- Concern expressed over the amount of soil being removed given the high sensitive paleontological area that the site is in.
- Although the California Coastal Commission has not certified the new FARs for the community, it can be considered a “guide post” relative to reviewing bulk and scale.
- The square footage of the proposed project is larger than the surrounding homes except for a few.
- If the Advisory Board recommends approval of the proposed project it could set a precedent for any larger homes proposed in the future.
- The house although large is setback from the street, so that it’s not that visible from the street.
- The Board Members considered whether the size of the project could be reduced.

**Board Motion:** The La Jolla Shores Planned District Advisory Board recommended approval of the Site Development Permit and Coastal Development Permit with the condition that the applicant go back to the client to see if the FAR could be reduced to 0.45. Motion made by Board Member Neil. Seconded by Chair Potter. Motion approved: 6-0-0.

Item 9: ADJOURNMENT

Next meeting: Wednesday, June 21, 2023. The meeting concluded at 11:59 a.m.