



THE CITY OF SAN DIEGO

**La Jolla Shores Planned District Advisory Board**  
**APPROVED** Meeting Minutes for November 17, 2021  
Virtual Online Meeting

| <b>Trustee</b> | <b>Attendance</b> | <b>Trustee</b>   | <b>Attendance</b> |
|----------------|-------------------|------------------|-------------------|
| Jane Potter    | Present           | Herbert Lazerow  | Present           |
| Andrea Moser   | Present           | Suzanne Weissman | Present           |

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**1. Call to Order:** 10:00 a.m.

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

**2. Agenda:**

Weissman moved to approve, Lazerow seconded. Motion passed 4-0-0.

**3. Approval of September 15, 2021 minutes:**

Lazerow moved to approve, Moser seconded. Approved 4-0-0.

**4. Non-agenda public comment:**

Board Member Weissman commented on her recusal on the Harper Residence as advised by the Ethics Commission. Staff mentioned that the City Attorney office has offered two options to deal with quorum issue associated with the Harper Residence: 1) Draft an un-codified ordinance stating that the project is excepted from LJSPDAB review or 2) Add more Advisory Board members. Board Chair Potter mentioned that she is working with staff and Mayor's office about more board members to prevent any future project delays.

Phil Merten commented that the Advisory Board's approval of the Barba Lowther application was based on inaccurate FAR information. Board Chair Potter indicated that the LJSPDAB has made their recommendation to the City and are done with it. Merten disagreed.

Board Member Lazerow commented on recusals and mentioned that a 3-1 vote should not stop a project. He mentioned that he was also troubled by the charge of inaccurate information (from Merten) to the Advisory Board related to the Barba-Lowther Residence and expressed that setbacks are more important than FAR.

## 5. Project Review

### Action Item A: PTS 692243 Nachassi Residence SDP/CDP

Board Member Moser recused from this item due to a conflict of interest. The Applicant was not in attendance. Project was continued.

### Action Item B: PTS 693171 - Coppel Residence and Addition

**Description:** Remodel and addition of an existing three-story single-family residence with a 918 square foot addition for a remodeled total of 10,336 square feet, including a remodeled roof and 3-car garage. New lower level to include remodeled habitable space with basement storage, mechanical areas. House will also have new expanded first floor terrace and other terraces off the upper floors and provide other miscellaneous site improvements as shown on the site plan such as new 716 square foot pool, and pool terrace, site walls, fences, landscape, and hardscape. The Applicant is seeking a recommendation that the proposed project is minor in scope (Process 1) from the Advisory Board.

#### **Applicant/Project Contact/Presenter:**

Michael Morton, [Michael@m2a.io](mailto:Michael@m2a.io), (858) 459-3769

#### **Presentation:**

- Project is located in a gated community of 40 homes in La Jolla Shores Montoro subdivision, with an eclectic mix of architecture
- Project features Newport-style architecture with stone on lower level
- Meets 50% criteria for CDP exemption
- Bulk and scale slightly modified on exterior, no height increase, less than 10% increase in Gross FAR
- The project proposes a 0.77 FAR
- Consistent with neighbor setbacks, step backs
- Height of current building is 36'9". All additions will be below 30'. Project meets criteria for CDP exemption
- Project also includes enlarged garage, expanding and connecting existing balconies, and other small additions
- Phantom floor area in living room
- Most work is in the interior
- Expanding and connecting existing balconies
- Bulk and scale from new additions basically same as existing house
- No public vistas across property and neighbors' views not impacted
- Landscaping meets 30% coverage requirement

**Public Comment:** None

#### **Board Comment:**

Board Member Moser confused why applicant wants a reaffirmation of a

previous decision. Applicant said they want to reaffirm decision as a minor project. Advisory Board Chair Potter mentioned that she hadn't heard about a project wanting confirmation of their decision. Staff said comments from LDR Planning require review by LJSPDAB to be considered minor in scope for projects exceeding 10% FAR per bulletin 621 and that the applicant was just following direction from DSD. Board Chair Potter opined that the project was minor in scope. Board Member Moser expressed that the new project is much nicer than previous. Board Member Lazerow said his problem was the project is in a gated community, which prevented access to him, so he can't judge how proposal compares with neighbors. Presenter showed aerial of area to assist Board Member Lazerow.

**Motion:**

Board Member Lazerow moved to approve as a minor project. Board Member Moser seconded. Motion passed 4-0-0.

**6. Next meeting date:** January 19, 2022

**7. Adjournment:** 11:47 a.m.

Minutes taken by Tony Kempton, Associate Planner, Planning Department