

LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD

DATE: March 15, 2023

TO: City of San Diego, Development Services Department – Land Development Review (LDR) – Planning

RE: La Jolla Shores Planned District “Minor in Scope” Development Criteria

The reason for this letter is the La Jolla Shores Planned District Ordinance Advisory Board’s (the Board) concern regarding the City of San Diego Development Services review of “minor in scope” applications. We understand that under §1510.0201 (d) staff “may refer” applications to the Board for our review at their discretion. Our goal is to clarify the conditions under which the Board should review “minor in scope” applications, so that Process One applications in the La Jolla Shores PDO area are reviewed consistently based upon Information Bulletin 621.

The Board requests that Staff refer development projects to the Board for review when any of the following characteristics are present:

1. Greater than 10 percent increase in total existing square footage.
2. Increases in height, such as (but not limited to) addition of a second story, or extension of the maximum height of the building to a significantly greater portion of the building.
3. Reduction of existing building/structure setbacks, particularly when in proximity to property line, or extension of the existing minimum setback to a significantly greater portion of the property.
4. Visibility of proposed addition from adjacent public rights-of-way.
5. Impacts to public views from public rights-of-way and other public vantage points.
6. Increase in lot coverage from existing development on site.

We believe that in many cases, the question of whether a proposed development is minor-in-scope is heavily dependent on the facts associated with each project. The Board’s close relation to the community allows better appreciation of the wide variety of structure/lot size and configuration in the PDO. The only detriment to referring these applications to the Board is that it delays the development. Since the Board meets monthly, the maximum delay for the owner should be a month. Under those circumstances, we believe it is prudent for City Staff to obtain the Board’s community opinion in the cases that exceed the above guidance before making its decision about whether a proposal is minor.

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Thank you for considering the Board's recommendations. We look forward to a dialogue with Development Services.

Sincerely,

A handwritten signature in black ink that reads "Jane Potter". The signature is written in a cursive style with a horizontal line extending from the end of the name.

Jane Potter

Chair, La Jolla Shores Planned District Advisory Board

Cc: Herbert Lazerow, Board Member
Andrea Moser, Board Member
Kathleen Neil, Board Member
Suzanne Weissman, Board Member
Philip Wise, Board Member
Reynard Abalos, Deputy Director, Development Services Department
Michael Prinz, Program Manager, Development Services Department
Tait Galloway, Deputy Director, Planning Department
Marlon Pangilinan, Interim Program Coordinator, Planning Department