



# LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD

## MEETING MINUTES FROM:

WEDNESDAY, January 25, 2023

Item 1: CALL TO ORDER

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

Item 2: ROLL CALL

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

**Staff Liaison:** Marlon Pangilinan, Senior Planner, 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 November 16, 2022

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

Item 5: BOARD MEMBER COMMENT AND STAFF LIAISON COMMENT

- Staff reported out that the COVID-19 State of Emergency will be on February 28 and that the Advisory Board would resume in-person meetings in March.

Item 6: NON-AGENDA PUBLIC COMMENT

None.

Item 7: PROJECT REVIEW:

**PRJ 1074473 – 8559 Prestwick Drive (ACTION ITEM)**

**Applicant:** Ramon Moscoso, Mosarch Studio

**Presentation:** Applicant provided a presentation on the proposed project and discussed details related to:

- Maintaining 50% of the walls of the existing structure.
- Areas where the structure would be expanded.
- Setbacks – whereby one side of the structure would have side setback of feet.
- Existing 3-car garage being reduced to a 2-car garage.
- And provided a survey of existing residences in the immediate neighborhood.

**Public Comment:** None

**Board Comment included:**

- Board members expressed that the project could not be supported as Minor Project due to the square footage exceeding 10 percent of the existing square footage and the narrow 4-foot setback. It was explained that setbacks are factor in reviewing bulk and scale. Exhibit 001 was unclear re: side setbacks.
- Other issues expressed, related to how new construction changes at the front of the house affected the rest of the structure and that the applicant had not shown what the relationship of the proposed project to houses on either side or behind the property (if any), and not clear if the new construction will not increase the height of the hedge.

**Board Motion:** Motion to recommend that the project not be considered as Minor Project due to the size of the addition and reduction in setback by Board Member Lazerow, seconded by Board Member Neil. Motion approved 6-0-0.

Item 8: DISCUSSION:

**Board discussion on Information Bulletin 621 – Minor Additions within the La Jolla Shores Planned District.**

- Board Member Lazerow introduced the discussion with the question of how the Advisory Board interprets Information Bulletin 621.
- Staff added that the projects increasing existing square footage by 10 percent will trigger review by the Advisory Board, but that Development Services Department (DSD) may also refer projects to the Advisory Board if there are any issues with the project meeting the criteria in the Information Bulletin 621.
- It was mentioned that the project on today’s agenda was a good example of the criteria guiding the Advisory Board’s review.
- Board members expressed that it was their desire that DSD shall (not may) refer projects to them that don’t meet the criteria in Information Bulletin 621 in addition to those that exceed the existing floor area by 10 percent.

- It was also mentioned that the recommendations from the Advisory Board can be helpful as justification and support to staff's decisions as well as saving applicant's time and expense.
- The Advisory Board decided that a working group consisting of Board Members Lazerow, Neil, and Weissman would draft a letter with Advisory Board's request to DSD.
- Staff also offered provide virtual meeting support and assistance with noticing if necessary to the ad-hoc working group.

**Board Motion:** Motion to establish a working group composed of Board Members Weissman, Lazerow, and Neil to draft a letter to DSD regarding Board review for "minor in scope" projects. Motion approved 6-0-0.

Item 9: ADJOURNMENT

The meeting was adjourned in memory of Tony Kempton. Next meeting: February 15, 2023. Meeting concluded at 11:40 p.m.