



LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD

MEETING MINUTES FROM:

WEDNESDAY, November 15, 2023

Item 1: CALL TO ORDER

Chair Jane Potter called the meeting to order at 10:01 a.m.

Item 2: ROLL CALL

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

Staff Liaison: Melissa Garcia, Senior Planner, City Planning Department; Angela Dang, Junior Planner, City Planning Department.

Item 3: APPROVAL OF THE AGENDA

Chair Jane Potter recommended moving Item 12 before Item 7 to provide the public sufficient time for public comment. Item 8 was not heard due to the applicant requesting to move the presentation to January's meeting. Motion to approve agenda with recommended changes by Chair Jane Potter. Agenda approved 6-0-0.

Item 4: APPROVAL OF THE MINUTES from October 25, 2023. Minutes were approved with changes from Board Member Lazerow, 6-0-0.

Item 5: BOARD MEMBER COMMENT

Board Member Weissman emailed the project manager for the project at 8330 Prestwick Dr and noted that the project had not been reviewed by the Advisory Board. The project applicant indicated that he may come to present before the Board in January.

Item 6: STAFF LIAISON COMMENT AND NON-AGENDA PUBLIC COMMENT

No staff or liaison comment.

Item 12: **Presentation of the La Jolla Shores Business Association proposed parking plan (ACTION ITEM).**

Proposal for parking stall replacement for the La Jolla Shores Promenade. Darren Moore and Board Member Phillip Wise presented the proposal.

Public Comment:

- Public members opposing the parking proposal plan stated:
 - Concerns about safety
 - Concerns about the potential impact on traffic due to the ingress and egress of the proposed parking plan
 - Concerns about the parking plan's inconsistencies with low-density residential zoning
 - Lack of communication between the proposal's applicants with the community
 - Suggestion to move the proposed parking spaces to the west side of La Jolla Shores where commercial enterprises are
 - Concerns about what material will be used for the proposed parking
- Public members supporting the parking proposal plan stated:
 - Belief that public parking has not been disruptive
 - Support for the La Jolla Shores Promenade
 - Support for the community to work together to find a resolution
 - Belief that the Promenade would make the community safer
 - Belief that the Promenade would support the growth of the La Jolla Shores community

Board Comment included:

- Suggestion to make provided parking off-street
- Concern about the project scope drawing which makes it appear as if the project extends past the blocks that are currently closed
- Suggestion to address whether an EMRA permit has been obtained
- Suggestion that gravel be used for proposed parking instead of asphalt
- Suggestion to clarify that signage will not be required.
- Suggestion to create joint committee between residents and proponents of the proposal
- Suggestion to contact the City and Coastal Commission
- Suggestion that the proposal should be a major project and that the community should be notified
- Suggestion to clarify with DSD if a Process 3 is needed
- Parking lot is not a permitted use in the single-family, multi-family, or V zones, but is a permitted use in the Commercial Community zone
- Proponents of the project are proposing to create a parking lot in the single-family zone to satisfy the Promenade's required 26 spaces of replacement off-street parking
- The provision of replacement parking is not a Coastal Commission requirement; it is codified in the SDMC

Board Member Phillip Wise recused himself from the vote.

Board Motion: The LJSPDAB voted to continue the item until February's meeting due to complex issues, to allow the proponents to clarify with DSD if a Process 3 is needed, and to clarify with DSD if an encroachment agreement application is in conflict with the permit referenced by the proponents. Motion made by Board Member Neil. Motion approved 4-1-1.

Item 7: **PRJ 1080716 – 3001 Cranbrook Ct – 3001 Cranbrook Ct – (ACTION ITEM).**

Proposal to add 383 square feet to the 1st floor of the residence, 1200 square feet to the 2nd floor of the residence, and 362 square feet to the garage. The applicant is seeking a recommendation for approval of a Site Development Permit SDP from the Advisory Board. Matt Haine presented the project.

Public Comment:

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

Board Comment included:

- Acknowledgement that setbacks at the end of cul-de-sacs are difficult
- Concern regarding inconsistencies with measurements of the setbacks
- Concern that this will be the only two-story home in the neighborhood
- Concerns with the articulation of the second story

Board Motion: The LJSPDAB voted to recommend the project as presented. Motion made by Board Member Lightner and seconded by Board Member Neil. Motion approved 5-1-0.

Item 9: **PTS-0705977 (PRJ 1099348)– 2538 Ruelle Nicole - (ACTION ITEM).**

Proposal to construct a new 7,509 square foot single family residence with two stories and a 3,034 square foot basement with garage, 2,634 square feet of green roof, at-grade landscaping, and pool. Lot size is 17,545 square feet. Sebastian Mariscal presented the project.

Public Comment:

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

Board Comment:

There was no board comment provided on this project.

Board Motion: The LJSPDAB voted to recommend the project as presented. Motion made by Board Member Lightner and seconded by Chair Jane Potter. Board Member Lazerow was absent for the vote. Motion approved 5-0-0.

Item 10: **Land Development Code Update - (ACTION ITEM).**

Discussion and possible action related to the proposed 2023 Land Development Code Update, if the proposed language is released prior to the meeting

Public Comment:

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

Staff Comment:

Senior Planner Melissa Garcia notified the Board that there was no update regarding the LDC Update.

Board Comment:

No board comments were provided on this item.

Board Motion: No board motion was made on this item.

Item 11: **Position statement regarding the role of the La Jolla Shores Planned District Advisory Board (ACTION ITEM).**

Public Comment:

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

Board Comment:

There was no board comment provided on this item.

Board Motion:

Motion to approve the position statement as presented. Motion made by Board Member Wise and seconded by Board Member Lightner. Board Member Lazerow was absent for the vote. Motion approved 5-0-0.

Item 13: ADJOURNMENT

Next meeting: Wednesday, January 17, 2023. The meeting concluded at 12:30 p.m.