



# LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD

## MEETING MINUTES FROM:

WEDNESDAY, July 17, 2024

Item 1: CALL TO ORDER

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

Item 2: ROLL CALL

**Members Present:** Herbert Lazerow, Kathleen Neil, Philip Wise, Sherri Lightner, and Suzanne Weissman.

**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 proposed to move Item 5 to the end and move Item 9 before Item 8. Motion to approve the agenda with suggested changes by Board Member Lazerow, seconded by Board Member Neil. Agenda approved 6-0-0.

Item 4: APPROVAL OF THE MINUTES from May 15, 2024.

Motion to approve minutes with suggested changes from Board Members Lightner, Lazerow, and Neil by Board Member Lightner, seconded by Board Member Lazerow. Minutes approved 4-2-0.

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

Staff liaison Melissa Garcia stated that the Calle Juela street vacation project would be heard by the Board.

Item 7: NON-AGENDA PUBLIC COMMENT

No public comment.

Item 9: **PRJ-1087614 – 2734 Bordeaux Ave (ACTION ITEM)**

Proposed detached single-story structure with green roof, accessory to the existing single-family home, consisting of 513 SF guest quarters and 769 SF Accessory Dwelling Unit (in accordance with the legacy version of the San Diego Municipal

Code referred to in Information Bulletin 400, updated August 2022). Site improvements include on grade path, landscape, and grading.

Patrick Vercio of Island Architects presented the project.

**Public Comment:**

- Phil Merten spoke on behalf of clients Mike and Emma Farley and requested a continuance of the project to a later date due to issues in the July 12<sup>th</sup> second cycle issues report that have yet to be addressed
- Stephanie Smith spoke on behalf of client Emma Farley and requested a continuance of the project due to the City requesting more information about the project and still conducting its environmental review of the project
- Emma Farley expressed concern about the impact of the project on the canyon and highlighted the steep slope
- Elaine Schneider highlighted the importance of the canyon to the neighborhood and stated that the canyon should be preserved
- Holly Given stated that neighbors are not supportive of the project and asked Board to acknowledge that this would be a precedent-setting construction for the neighborhood and canyon areas of La Jolla

**Board Comment included:**

- Concern regarding placement of unit beyond string line of other homes on the rim of the canyon
- Concern regarding canyon incursion
- Concern regarding biological and environmental impact of project
- Concern regarding how construction materials will be brought in
- Suggestion to work out agreement with neighbors
- Concern regarding conformity of project to the neighborhood as it pertains to slope

**Board Motion:** The LJSPDAB moved to continue the project. Motion made by Board Member Lazerow, seconded by Chair Jane Potter. Motion approved 6-0-0.

Item 8: **PRJ-1085883 – Cielo Mar – 8303 La Jolla Shores Dr (ACTION ITEM)**

Proposal to split lot into 6 individual lots, with each lot to consist of 1 single-family dwelling. The site to be served via a private street and accessed off of the south end of Calle del Cielo. Site work to include landscaping and public improvements. The applicant is seeking a recommendation of approval of a Site Development Permit (SDP) and Coastal Development Permit (CDP).

Andy Fotsch of Will and Fotsch Architects presented the project.

**Public Comment:**

- Phil Merten expressed concern regarding noise from pickleball courts shown on drawings and the discrepancy between drawings available online and what was presented
- Robert Blanchard spoke on behalf of Cameron and John Volker and expressed concern regarding the scope of the homes

**Board Comment included:**

- Suggestion to consider setback and setbacks
- Request for more information on grading plan, amount of soil being moved, and traffic control
- Question re: the use of a single SDP. Why isn't a PIRD or Planned Development Permit required?
- Applicant was requested to bring only drawings for review that have been submitted to the City.

**Board Motion:** The LJSPDAB moved to continue the project to August's meeting to review all 6 houses proposed for the project. Motion made by Chair Jane Poter, seconded by Board Member Lightner. Motion approved 6-0-0.

Item 10: **Amend January 2024 Minutes (ACTION ITEM)**

8330 Prestwick was presented at the January LJSPDAB meeting. The minutes contained an incorrect project number. The correct project number is PRJ-1065876. Request to amend the minutes to reflect the correct project number.

**Public Comment:**

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

**Board Comment:**

No Board comment was provided for this item.

**Board Motion:** The LJSPDAB moved to approve the requested change to the January 2024 minutes. Motion made by Board Member Lightner, seconded by Chair Jane Potter. Motion approved 6-0-0.

Item 5: BOARD MEMBER COMMENT

Board Member Lightner reported on concerns about 8289 La Jolla Scenic Dr N. This address was originally reported to Code Compliance in June 2022, as shown by the Article in the La Jolla Light.. There are no building permits for the construction which is ongoing. Another code compliance case was opened on June 11, 2024, which was "closed" because of the existing code compliance case from April 2022. Board Member Lightner stated that this situation should be a public safety issue but

is considered a priority 3 enforcement issue by Code Compliance and will likely not come to the surface.

Board Member Neil had success in interacting with DSD based on IB 621 and resulting code changes. Code compliance is under DSD. Board Member Neil requested the Board consider an agenda item to communicate with DSD in regards to failures in permit procedures and how it interrelates in Code Compliance.

Board Member Lightner offered to bring a letter for an agenda item at the August meeting. Kathleen offered her assistance with the effort. By consensus of the Board it was agreed to bring this back to the August meeting.

Board Member Lazerow expressed a desire to discuss what the Board's role should be when they see development in progress that has not come to the Board. Board member Lazerow stated that, as private citizens, the Board members should report construction that has not come to the Board, which was supported by Board Member Neil.

Item 11: ADJOURNMENT

Next meeting: August 21, 2024. The meeting concluded at 12:11 p.m.