



LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD

MEETING MINUTES FROM:

WEDNESDAY, August 21, 2024

Item 1: CALL TO ORDER

Board Member Lightner called the meeting to order at 10:00 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

Motion to approve the agenda by Board Member Wise, seconded by Board Member Neil. Agenda approved 5-0-0.

Item 4: APPROVAL OF THE MINUTES from July 17, 2024.

The minutes from the July 17, 2024 meeting was approved with suggested changes from Board Members Lightner and Lazerow on consent.

Item 5: BOARD MEMBER COMMENT

Board Member Lightner suggested including an agenda item to review the Board's procedures during September's meeting.

Item 6: STAFF LIAISON COMMENT

No staff comment.

Item 7: NON-AGENDA PUBLIC COMMENT

No public comment.

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:

- Kevin Oberlies represented John and Cameron Volker and requested the following: a minimum setback of 15 feet as it pertains to the Volker property, that the third story windows be horizontal instead of vertical and the bottom of the sill be at least 7 ft from floor, the hedge be placed between the Volker property on lot 3 and be of appropriate height, the fencing be cedar and not stucco, an easement be placed so the Volkens can access the area of chain-link fence and vegetation, the retaining wall remain in place on the lot 3 side, the HVAC equipment on lot 3 not abut the Volker property and the chain-link fence remain, and provide information on the removal of trees and traffic and how that would affect neighbors
- Lynn Shenk stated that letters of support that were received by the applicants were from neighbors on Calle de Oro who were not impacted by the project, expressed concern that the project is designed to export noise rather than contain it, and requested legal confirmation that pickleball courts would not be constructed
- Phil Merten expressed concern that the pool design goes against the pool guidelines in the PDO, stated that the retaining walls on Lots 1-4 would need to be revised due to exceeding height requirements, expressed concern about substantial amount of grading proposed for the lots, requested mitigation of sound from pools, and requested that all conditions be included in the motion

Board Comment included:

- Request to provide more detailed information regarding grading and soil export with attention to possible impact on project's environmental documents
- Request to provide more detailed information regarding improvements/changes to stormwater control and public utilities necessary for the project
- Suggestion to continue working with the neighbors for resolution of adjacent property issues, especially Lots 3 and 4
- Request to provide specific details of placement and nature of VMT (8 points) satisfying improvements (one high-cost Route 30 bus stop improvement, one low-cost Route 30 bus stop improvement, and one bicycle repair station)
- Request to provide Lot 6 GFA clarification

- Request to reduce size and re-orient third-floor windows facing adjacent property on Vallecitos Court
- Request for more discussion on landscape plans, especially pertaining to removal of existing mature trees and type/location of planned new vegetation
- Request to show potential locations of HVAC and equipment with regard to limiting impact on adjacent neighbors
- Request to show potential locations of solar installations with regard to aesthetic impact
- Suggestion to provide more variety in design as outlined in PDO
- Request to update project description and re-notice through DSD
- Request that applicant provide a list of support letters and locations of supporters relative to the site

Board Motion: Board Member Lazerow was not present for the motion. The LJSPDAB moved to continue the project to allow the applicant to address the concerns (listed above) brought forward by the Board. Motion made by Board Member Wise.

The LJSPDAB moved to renotice the project via City email with an improved project description. Board Member Neil to work with applicant Andy Fotsch. Motion made by Board Member Neil, seconded by Board Member Lightner. Motion approved 4-0-1.

Item 9: **Code Compliance Issue Update (ACTION ITEM)**

Board Motion: Board Member Lazerow was not present for the motion. The LJSPDAB moved to continue Item 9 to October's meeting. Motion made by Board Member Wise, seconded by Board Member Neil. Motion approved 4-0-1.

Item 11: ADJOURNMENT

Next meeting: September 18, 2024. The meeting concluded at 12:18 p.m.