



LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD

MEETING MINUTES FROM:

WEDNESDAY, September 18, 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: Jane Potter, Herbert Lazerow, Janie Emerson, 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

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

Item 4: APPROVAL OF THE MINUTES from August 21, 2024.

No motion was made due to a lack of quorum from Board members that were present during the August meeting. Board Member Lightner suggested changes to the minutes.

Item 5: BOARD MEMBER COMMENT

Board Member Lightner noted that Item 9 listed a swimming pool in the description which does not show in Accela under the project number listed. Board Member Lightner noted that there are two PRJ numbers, one which lists the pool in its project description.

Board Member Lightner also stated that if an applicant is presenting a project that is not minor in scope, they should apply for a Site Development Permit (SDP) that should show in Accela prior to coming to the Board.

Item 6: STAFF LIAISON COMMENT

No staff comment.

Item 7: NON-AGENDA PUBLIC COMMENT
No public comment.

Item 8: **PRJ-1117244 – 2355 Paseo Dorado (ACTION ITEM)**

Proposal for a whole home interior remodel and a new addition of 396 sq ft. The applicant is seeking a recommendation that the project is minor in scope.

Rick Trepte presented the project.

Public Comment:

No public comment was provided.

Board Comment included:

- Concern that recommending this project is Minor in Scope when it exceeds the 10% requirement by 3% would set a precedent for future projects to be recommended as such

Board Motion:The LJSPDAB moved to recommend that the project is Minor in Scope. Motion made by Board Member Lazerow, seconded by Board Member Lightner. Motion approved 4-1-0.

Item 9: **PRJ-1116573 – Coppel Residence – 7856 La Jolla Vista Dr (ACTION ITEM)**

Proposal to remodel 1,781 sq ft of an existing 4,764 sq ft single-family residence and add a 660 sq ft addition (4,764 sq ft) for a total of 5,424 sq ft. Additional work to include the construction of a new detached 732 sq ft ADU for a total pf 6,156 sq ft (including main residence with addition). Site work to include new site retaining walls, hardscape, a new swimming pool, and other site improvements. The applicant is seeking a recommendation of approval of a Site Development Permit (SDP).

Michael R. Morton, AIA, presented the project.

Public Comment:

No public comment was provided.

Board Comment included:

- Request that Item 9 be changed from PRJ-1116573 to correct PRJ number (PRJ1123371) as it does not include the SDP that was submitted on September 17th
- Suggestion to use a pergola for solar panels to provide power while also providing shade

- Suggestion to include more solar panels on the main home as current amount of solar panels may not be enough to power the home
- Suggestion to include more solar panels for pool and spa
- Suggestion to include more electrical chargers in the additional garage
- Concern regarding heating, air conditioning, and pool equipment being too close to the adjacent neighbor's property and creating too much noise
- Concern was expressed about small setback from the street

Board Motion: The LJSPDAB moved to continue Item 9 once the notice of application has been posted onsite for a period long enough for the neighbors to be aware of the project, engage in outreach with the neighbors, address the concerns regarding the solar panels for the main house, pool, and spa, address the concerns regarding the electrical chargers in the additional garage, and provide a detailed plan of noise-making equipment buffers for the heating, air conditioning, and pool equipment. Motion made by Board Member Lightner, seconded by Board Member Emerson. Motion approved 5-0-0.

Item 10: **PRJ-111561 – Frescota Residence – 2175 & 2177 Calle Frescota (ACTION ITEM)**

Proposal to construct a 1,263 sq ft addition to existing single-family residence. Scope of work to include a new pantry (72 sq ft), gym on the second story (196 sq ft), ADU on the second story (795 sq ft), and a roof top penthouse (200 sq ft). The applicant is seeking a recommendation that the project is Minor in Scope.

Mykaela Scarpace of B Young Design presented the project.

Public Comment:

- Michael Morton suggested limiting the height of the walls on the rooftop bathroom to make it more open and more conducive to it being a non-enclosed area

Board Comment included:

- Concern regarding the sunken spa having leaking and safety problems, and suggestion to heighten the spa to enable placing a cover
- Concern regarding the possibility of umbrellas on the upper levels that would exceed the height limit
- Concern regarding the addition not being included in the FAR if a door is included in the construction of the project
- Suggestion to remove the roof deck
- Concern regarding noise from the use of the jacuzzi
- Suggestion to provide letters from adjacent neighbors stating they understand there will be a jacuzzi on the upper level
- Statement that this project is not Minor in Scope
- Suggestion to minimize and simplify scope of project

Board Motion: The LJSPDAB moved to recommend that the project is not Minor in Scope. Motion made by Board Member Lazerow, seconded by Board Member Lightner.

Item 11: ADJOURNMENT

Next meeting: October 16, 2024. The meeting concluded at 11:26 p.m.