

LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD

MEETING MINUTES FROM:

WEDNESDAY, November 20, 2024

Item 1: CALL TO ORDER

Chair Jane Potter called the meeting to order at 10:04 a.m.

Item 2: ROLL CALL

Members Present: Jane Potter, Herbert Lazerow, Janie Emerson, Kathleen Neil, 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 with corrections by Chair Jane Potter, seconded by Board Member Lightner. Agenda approved 6-0-0.

Item 4: APPROVAL OF THE MINUTES from October 16, 2024.

Motion to approve the minutes with changes by Board Member Neil, seconded by Board Member Lightner. Minutes approved 6-0-0.

Item 5: BOARD MEMBER COMMENT

Board Member Emerson made a statement to the City about the process of being appointed to and serving on the Board. Board Member Emerson finds the process of being appointed to and serving on the Board inefficient and suggested that the City organize a packet of all things required of the appointee at the time of the appointment with due dates rather than sending the requirements through email and would suggest that this packet of requirements be included in the letter sent to appointees about going to City Council.

Board Member Emerson made a statement to the Board about hearing Process One projects. Board Member Emerson expressed concerns about how Process One projects move through the Board with regards to process and precedent. Board Member Emerson stated that the process should be clear, understandable, and

transparent to the public, and that every decision needs to be put through a fine lens to see how it complies with the current code, design manual, and PDO. If projects consistently do not comply, then the code and other items need to be changed, as some of the original items in the code and PDO may no longer be applicable. Board Member Emerson stated that she cannot endorse projects that come to the Board that violate the Minor in Scope requirements and would be resigning from the Board at the close of the meeting.

Board Member Lightner wished everyone a Happy Thanksgiving and holiday season through New Year's as the Board will not be meeting in December.

Item 6: STAFF LIAISON COMMENT

Staff liaison Melissa provided a few reminders from a meeting with the Office of Boards and Commissions:

- A quorum is needed to hold a meeting. If during the meeting, quorum is lost, the meeting has to be closed.
- Agendas need to be posted 72 hours before the meeting. All materials do not need to be submitted, but when materials are provided to the Board, they must also be posted online.
- If any recommendations come from the Board to the City regarding Citywide procedures or items, the Office of Boards and Commissions would like to receive those recommendations from the Board, which they will then work with the Councilmembers and Mayor.
- For resignations, Board members should submit a letter of resignation to staff liaison Melissa, which will then be provided to the Office of Boards and Commissions

Board Member Lightner requested that any additional attachments that are sent after the deadline be uploaded to the webpage as a separate link from the original attachments.

Board Member Lazerow requested to change the deadline for submission of materials to the Monday of the week before the meeting to allow for sufficient time for Board members to review materials should there be any changes or additional materials to the project.

Chair Jane Potter suggested changing the deadline to the Tuesday of the week before the meeting and posting the agenda on the Thursday of the week before the meeting.

Item 7: NON-AGENDA PUBLIC COMMENT

Krisara Abrams stated interest in applying to be on the La Jolla Community Planning Association or the La Jolla Shores Planned District Advisory Board.

Item 8: **PRJ-1123371 – Coppel Residence – 7854 & 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 construct addition for a total of 5,427 sq ft. Additional work to include the construction of a new detached 732 sq ft ADU for a total of 6,159 sq ft (including main residence with addition), and new non-habitable structure of 882 sq ft. 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 Morton, AIA, presented the project.

Public Comment:

No public comment was provided.

Board Comment included:

No Board comment was provided.

Board Motion:The LJSPDAB moved to recommend approval of the project as presented. Motion made by Board Member Emerson, seconded by Board Member Wise. Motion approved 6-0-0.

Item 9: **PRJ-1106800 – 7717 Sierra Mar Dr (ACTION ITEM)**

Proposal to remodel and construct addition to an existing 4,356 sq ft 2-story home with garage. The applicant is seeking a recommendation that the project is Minor in Scope.

Derek Berg presented the project.

Public Comment:

No public comment was provided.

Board Comment included:

- Statement that the project was not considered to be Minor in Scope
- Concern regarding project exceeding the 30 ft height limit
- Statement that the project was not considered to be Minor in Scope because of Information Bulletin 621
- Suggestion to apply for a Site Development Permit, which requires a public notice

Board Motion: The LJSPDAB moved to recommend that the project is not Minor in Scope due to the increase in square footage exceeding 10% and the increase in

height with regards to Item C on Information Bulletin 621. Motion made by Board Member Neil, seconded by Board Member Emerson. Motion approved 6-0-0.

Item 10: **PRJ-1104216 – Akavan Residence – 8081 Calle del Cielo (ACTION ITEM)**

Proposal to demolish an existing 2,217.56 sq ft single-story home and build a 2-story single-family residence over basement for a total of 16,493.70 sq ft and 4 parking spaces. The applicant is seeking a recommendation of approval of a Site Development Permit (SDP) and Coastal Development Permit (CDP).

Claude Anthony Marengo presented the project.

Public Comment:

No public comment was provided

Board Comment included:

- Reservation regarding bulk and scale of structure
- Concern regarding grading and exported soil

Board Motion: The LJSPDAB moved to recommend approval of the project as presented. Motion made by Board Member Lightner, seconded by Chair Jane Potter. Motion approved 4-2-0.

Item 12: **PRJ-1090277 – 8101 Prestwick Dr (ACTION ITEM)**

Proposal to demolish an existing 3,119 sq ft home and construct a 5,888 sq ft 2-story home over 6,551 sq ft basement (not counted in FAR per 113.0234(a)(2)(B) single-family dwelling unit within La Jolla Shores Plan district). The applicant is seeking a recommendation of approval of a Site Development Permit (SDP) and Coastal Development Permit (CDP).

Claude Anthony Marengo presented the project.

Public Comment:

No public comment was provided.

Board Comment:

- Concern regarding the height from the zen garden
- Concern regarding the pool in the steep hillside

Board Motion: The LJSPDAB moved to recommend approval of the project with the suggestions that the Board supports retaining two driveway cuts to this property and that the pool be moved in towards the house. Motion made by Board Member Neil, seconded by Chair Jane Potter. Motion approved 6-0-0.

Item 11: ADJOURNMENT

Next meeting: January 15, 2025. The meeting concluded at 12:08 pm.