



THE CITY OF SAN DIEGO

La Jolla Shores Planned District Advisory Board
Meeting Minutes for February 16, 2016
615 Prospect Street, Room 1
La Jolla, California 92037

Table with 4 columns: Trustee, Attendance, Trustee, Attendance. Rows include Dolores Donovan, Dan Goese, Jane Potter, and Susanne Weissman.

- 1. Call to Order: 12:05 pm
2. Approval of the Agenda
3. Approval of the Minutes
4. Public Comment: None.
5. Project Review

ACTION ITEM

ITEM A

Project: 450023 – Paseo del Ocaso Residence APN: 346-081-06
Presented by: Tim Golba and Sasha Varone, Tim Golba Architecture, Inc.

Description: Site Development Permit and Coastal Development Permit (Process 3) for demolition of an existing 1,938 sf single-family residence with an existing FAR of 0.35. Construction of a new 2-story, 3,816 sf single-family residence with a proposed FAR of 0.69, partial basement, and a 467 sf garage. The 0.13-acre site is located within the Coastal Overlay Zone (Appealable Area) and the LJSPD-SF zone of the La Jolla Shores Planned District, and within the La Jolla Shores Community Plan area.

Presentation:

- Project went to PRC to “test drive” the project and returned to present refinements
• Square footage has been revised so that the project is at or within 10% difference
• Project is now at 0.63 FAR
• Revised renderings presented
• Setbacks increased

Comments:

- Significant changes have been made to improve the project
- Board was appreciative that the clients were open to make changes to the project and responsive to concerns – which is rare to see

Motion: Recommend as a Major Project-Process 3. Project conforms to the LJSPD as adopted by City Council. Potter/Weissman: 4/0/0

ITEM B

Project: 467306 –Via Siena Addition, 2345 Via Siena APN: 352-165-03

Presented by: Claude-Anthony Marengo, Marengo Morton Architects

Description: Preliminary Review for a remodel of an existing 2,667.30 sf, one story single-family residence. Addition of 499.6 sf to create a 3,774.23 sf proposed residence. Improvements include new roof deck, covered patio and new entry stairs

Presentation:

- +/- 500 sf addition
- Existing lot coverage is 26.8 sf, proposed will be 30.9 sf
- Project does not exceed height limit
- Project includes a decorative wall and roof deck is in the back

Public Comment:

- Clarification on increase of square footage yields a 19% increase, however increase in square footage is not physically visible
- Potential future discussion needed on allowing flexibility when increases are located in the rear or not physically visible
- Concerns about community review being bypassed were discussed and that it is better for projects to get community input upfront
- Project appears to fit within PDO

Motion: Recommend project as a Minor Project-Process 1. Project conforms to the LJSPD as adopted by City Council. Donovan/Potter: 4/0/0

ITEM C

Project: 461154 – Robbins Residence, 2340 Calle Del Oro APN: 346-12-08

Presented by: Tim Golba and Sasha Varone, Tim Golba Architecture, Inc.

Description: Site Development Permit and Coastal Development Permit to demolish an existing one story, single-family residence and attached garage on a 19,597 sf lot and construct a new 2-story, single-family 4,797 sf residence with a proposed 0.24 FAR along with an attached 1,017 sf garage, one story 295 sf pool cabana, and landscape improvements.

Presentation:

- Project is located on a 22,000 square foot lot
- Project has cleared historic review at the City
- 40 feet of Right-of-Way associated with the house
- Home has been pushed forward to take view from Calle del Oro

- Hammerhead driveway included so that residents don't back into the Calle del Oro
- Architecture style is Coastal Modern

Public Comment:

- General questions about height and landscaping asked – project within requirements

Motion: Recommend as a Major Project-Process 3. Project conforms to the LJSPD as adopted by City Council. Weissman/Potter: 4/0/0

Board Discussion: Board members are fine with no August or December meetings.

Adjournment: 1:00

Minutes taken by Marlon Pangilinan, Senior Planner, City of San Diego