



THE CITY OF SAN DIEGO

La Jolla Shores Planned District Advisory Board

Meeting Minutes for March 21, 2016

615 Prospect Street, Room 1

La Jolla, California 92037

Trustee	Attendance	Trustee	Attendance
Dolores Donovan	Present	Susanne Weissman	Present
Dan Goese	Present		
Jane Potter	Present		

1. **Call to Order:** 11:11am
2. **Approval of the Agenda**
Motion: Approve agenda as presented. Weissman/Potter. 4-0-0
3. **Approval of the Minutes**
February 16, 2016 Minutes. Motion: Approve as presented. Donovan/Weissman. 4-0-0
4. **Public Comment:**
Senior Planner Marlon Pangilinan from the City of San Diego reminded the Board Members to complete their PA-700 Conflict of Interest forms by April 1st.
5. **Project Review**

ACTION ITEMS

Item A

Project: PTS 432689 – Jones Residence 2315 Rue de Anne APN: 352-321-09

Presented by: Brian Will, Brian Alan Will Design

Description:

Site Development Permit and Coastal Development Permit to demolish an existing single-family residence on a 15,300 sf lot (0.35 acres) and construct a 4,738 sf, two-story single-family residence.

Presentation

- 4,738sf of living space and 2000sf 2nd story
- Includes low retaining wall
- Existing pool will be redone
- Will include brush management

- Windows along the east elevation of the project eliminated to provide privacy to adjacent neighbor
- Project remodel is smallest of the 6 documented in the neighborhood

Comments:

- Question regarding whether or not FAR examples were taken from upper areas in the neighborhood. Response: According to the applicant they were not included as they weren't considered typical
- No screening trees would be torn down and bamboo would be considered as additional screening
- Nancy Mano – adjacent neighbor. Expressed that proposed second story is inappropriate as most homes are not large in the neighborhood and that the proposed project would provide a complete lack of privacy for homes like hers in the vicinity that are primarily constructed with floor to ceiling glass (“Case Study House”) that have been designed to reflect the enjoyment of the “outdoor/indoor” architectural theme.
- Suzanne Duvash – Neighbor. Expressed that there is issue with the proposed second story that would cause shading of adjacent homes. According to CC&R's for the area, the neighborhood was designed with single-story homes in mind. The project does not comport to the design manual. Would like to see harmonious design, unity with some variety.
- Raul Albanex – Neighbor. Taller structures will affect light and shade.
- Question raised regarding what the distance is from the project to the adjacent properties. Response: No more than 20 feet.
- Paul Wong – Neighbor. Expressed that the project looks odd for the neighborhood and would disrupt the harmonious scenery.
- Question raised about the prospect of enforcing CC&R's. Response: No public enforcement of CC&R's as they are a private agreements among homeowners.
- Comment provided as to whether there was consideration of placing the second story to reduce any shade impacts
- According to the project applicant, shadowing would affect the back half of the Mano Residence and be limited during sunset
- Comment raised related to the Case Study Homes being cooled and heated by the sun and that introducing an HVAC system would affect the architectural style
- Comment raised that the design of the proposed project as well as bulk and scale is an issue for the neighborhood

Motion: Deny the proposed project as it does not conform to the La Jolla Shores Planned District based on all issues raised related to character of the neighborhood and bulk and scale. Donovan/Weissman. 2-2-0. Motion to deny fails. No recommendation due to a lack of four (4) affirmative votes. No other motions were offered.

Item B

Project: PTS 449597 –Prestwick Residence 8194 Prestwick Drive APN: 346-333-03

Presented by: Tony Krusafi and Scott Frantz

Description:

Site Development Permit and Coastal Development Permit to demolish an existing 2,593 sf single-family residence and 465 sf garage on a 21,663 sf lot (0.50 acres) and develop a new 4,220 sf one-story, single-family residence including a 1,790 sf walk-out basement, 899 sf garage, and

925 sf underground mechanical and storage room.

Presentation:

- Project team met with neighbors twice in July to discuss the project
- The proposed project went through 3 PRC reviews and was subsequently approved by PRC in January and at the CPA in February
- Materials board presented

Comments:

- Comment made that hopefully trees will block the project from lower elevation views
- Comment made to note that the hillside is fragile and that it tends to subside after rains
- It was noted that heights of the existing building were brought down

Motion: Approve as Major Project – Process 3. Project conforms to the LJSPD as adopted by City Council. Potter/Donovan. 4-0-0.

Adjournment: 12:20pm

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