



THE CITY OF SAN DIEGO

La Jolla Shores Planned District Advisory Board

DRAFT Meeting Minutes for July 21, 2016

615 Prospect Street, Room 1

La Jolla, CA 92037

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

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- 1. Call to Order:** 12.00pm
 - 2. Approval of the Agenda**
Motion: Approve agenda as presented.
 - 3. Approval of the Minutes**
Approval of May 16th, 2016 minutes continued to the next meeting.
 - 4. Public Comment:**
None.
 - 5. Project Review**

ACTION ITEMS

Item A

Project: PTS 460884 – Costebelle Residence

2702 Costebelle Drive APN: 346-610-1000

Presented by: Ryan Farhood.

Description: Site Development Permit to remodel and add a 7,195 sf addition and 3,059 sf below grade basement to an existing 2,339 sf one story residence on a 0.45-acre site.

Presentation

- Project is a Process 3
- Wood veneer used for garage
- Use of permanent wall, pylons and caissons to support hill

Motions: Approve project as a Major Project-Process 3. Donovan/Weissman. 4-0-0. Motion passes.

Item B

Project: PTS 487209 – Nikmanesh Addition

2702 Costebelle Drive APN: 346-610-1000

Presented by: Marco Limon

Description:

Addition to two existing bedrooms and living room, addition of a new office room, exterior patio, and option to construct a roof deck over part of the bedroom addition to an existing single-family residence on a 0.28-acre lot.

Presentation

- Project is following Bulletin 621
- 40% increase in habitable square footage
- Extending roof plane to ridge level. East elevation adding rafters to existing roof ridge.
- Roof deck option would be 212 sq. ft.
- Building height not increasing. No public views obstructed.
- New building materials to match existing.

Comments

- Nancy Mono – Neighbors didn't mention this proposal. Project represents a 40% increase where 10% is allowed. What is the height of the structure overall? Would not consider this project a minor project. Project should go before the Project Review Committee. The after effect of the option deck should be shown.
- Kathleen Ritzman – a 40% increase does not constitute a minor project. Neighbors' view should be considered.
- Ed Furtek – Neighbors are concerned with loss of privacy as project looks into neighboring backyards.
- Advice to applicant is to get input from surrounding neighbors. Privacy is a legitimate concern. CC&R architectural committee should be notified.
- Applicant suggested the possibility of scoping down the project to address neighborhood concerns.

Motion: Continue item to next meeting to allow time for applicant to address concerns raised. Donovan/Potter. 4-0-0. Motion passed.

Item C

Project: PTS 492633 – Greenboim Residence

8051 La Jolla Scenic Drive APN: 346-732-0500

Presented by: Colin Herstad

Description

Addition of a room and deck addition to an existing 2-story single-family residence on a 0.65-acre lot.

Presentation

- Adding 20% increase in additional square footage.
- No change to front perspective only adding to non-street side
- Additional space to pool house
- Increase FAR from 0.12 to 0.18
- Not being impactful to neighbors

Comments

- Clarification asked regarding drop in elevation from the street to the rear of the property
- Concern expressed over any factors to mitigate increase in FAR. Concern about setting precedent

Motion: Approve project as a minor project. Weissman/Potter. 3-1-0. Motion failed. No other motions offered. Project fails to receive four affirmative votes resulting in no recommendation due to a lack of four affirmative votes.

Item D**Project: PTS 480979 - Esterel Drive SDP**

7734 Esterel Drive APN: 346-600-0500

Presented by: Michael Kinoshita

Description

Demolition of an existing 2,136 sf single-family residence and construction of a new 6,129 sf single-family residence on a 0.47-acre lot.

Presentation

- Local CCR committee and HOA have been consulted and support the project
- Project Review Committee approved project for consent and will be added to the consent agenda at the August La Jolla Community Planning Association meeting in August

Comments

- Question asked about whether a notice of application is posted at the project site.

Motion: Approve project as a Major Project/Process 3. Weissman/Potter. 4-0-0. Motion passed.

Adjournment: 1:15pm