



THE CITY OF SAN DIEGO

La Jolla Shores Planned District Advisory Board

DRAFT Meeting Minutes for November 21st, 2016

615 Prospect Street, Room 2

La Jolla, CA 92037

Trustee	Attendance	Trustee	Attendance
Dolores Donovan	Present	Herbert Lazerow	Present
Dan Goese	Present	Jane Potter	Present
Andrea Moser	Present	Susanne Weissman	Absent

- 1. Call to Order:** 11:00am
- 2. Announcement of New Advisory Board Members**
Welcome to Andrea Moser and Herbert Lazerow
- 3. Approval of the Agenda**
Correction to Information Item A - Current gross square footage should be 4,300 sf and to Action Item A - Total square footage should be 1,795 sf. **Motion:** Approve agenda with corrections. Lazerow/Donovan. 5-0-0.
- 4. Approval of the Minutes**
Approval of the minutes continued for lack of a quorum of members who were present at the August 19, 2016 meeting.
- 5. Public Comment:**
None.
- 6. Project Review**

ACTION ITEMS / INFORMATION ITEMS

Action Item A

Project: Calle Corta (Continued from August 19th Meeting)
2337 Calle Corta APN: 346-120-1300

Presented by: Francis Czermer

Description:

Addition to an existing 4,133 sq. ft. two story residence on a 0.72-acre site. Single story addition includes two new bedrooms, bathrooms, an exercise room, and guest kitchenette

totaling 1,795 sf.

Presentation

- Revised plans include an articulated wall to respond to Advisory Board members' concerns
- Windows already included along the wall.
- Setbacks related to the addition have been brought to 5 feet from the property line

Comments

- Questions asked regarding the definition of a "guest kitchenette" and a companion unit.
- Question asked regarding how far existing neighboring residences are from the project. According to the architect the nearest building is approximately 35 feet away.
- Concerns over whether the proposed project could be a separate unit. According to the architect the addition is designed to accommodate visiting family and to facilitate medical care for the property owner.

Motion: Approve project as Major Project – Process 3. Project conforms to the LJSPD as adopted by the City Council. Potter/Donovan. 5-0-0. Motion passed.

Action Item B

Project: Elkins Residence

8260 Paseo del Ocaso APN: 346-231-1700

Presented by: Tim Golba

Description

CDP/SDP for demolition of existing single-family home w/ attached garage on a 7,886 sf lot and construct a new 2-story single family residence with basement, roof deck, and attached garage.

Presentation

- Project has obtained all City reviewer clearances including Climate Action Plan (CAP) checklist evaluation
- Project is located on a U-shaped lot that is open to the west
- Project is being designed in an L-shape to allow courtyard and sun access. Also includes pool and roof deck.
- Design is considered an "Inverted House" with living room and kitchen on the 2nd floor and bedrooms on the 1st floor
- Basement included as a result of soils report requirement for digging out compacted soils

Comments

- Questions asked of guestroom. Architect explains that it will be for the nanny.
- Landscaping will meet 30% plantable area requirement
- Basement not included in FAR calculation since it's located underground

- Project will not result in shading other adjacent properties

Motion: Approve project as a Major Project Process 3. Project conforms to the LJSPD as adopted by the City Council. Donovan/Potter. 5-0-0.

Approval of item B followed by general discussion by Board Members about better project notification to adjacent neighbors and how the protection of private views are not within the purview of the advisory body.

Action Item C

Project: PTS 496475 – McCasland Residence

2557 Ardath Road APN: 352-083-3100

Presented by: Rob Balentine

Description

Combination Building Permit for a new companion unit including 2 bedrooms, bath, kitchen, and storage to an existing single-family residence.

Presentation

- Kitchenette design pursued to be eligible for Process 1 review and avoid Coastal Development Permit processing
- Project includes a 855 sf granny flat that would replace the existing shack along Ardath Road and be separated from the main building by 6 feet

Comments

- Concerns regarding 38% increase in square footage
- Project will be visible from the public right-of-way
- Difficult to see how the proposed project would be a Process 1.

Motion: Approve project as a Major Project Process 3. Project conforms to the LJSPD as adopted by the City Council. Potter/Moser. 4-1-0. Motion approved.

Approval of item C followed by general discussion by Board Members concerning clarification of Site Development Permits and Coastal Development Permits and an emphasis on projects returning if they change their scope after the Advisory Board provides a recommendation. It was also mentioned that in the past when the Advisory Board approved an increase in over 20% FAR, the proposed addition was not visible from the street. It was suggested that if applicants have projects that are proposing a significant increase in FAR that they provide information typically associated with Process 3 Major projects (e.g. comparison of existing FAR's in the neighborhood).

Action Item D

Project: PTS 514417 – Manicet Addition

8144 La Jolla Shores Drive APN: 346-283-1300

Presented by: Eduardo Frischwasser

Description

Existing single story home is proposing a room addition (family room) and covering an existing patio to convert into a dining room. Total addition 394 SF.

Presentation

- Project will add 394 sf to an existing single-family house
- Addition is not visible from the street
- Includes 100 sf for courtyard
- Project results in 24% increase in building square footage

Comments

- Given no additional bath or kitchen – project appears to look like a real remodel
- Project remodel is considered “small” compared to what has been typically proposed along La Jolla Shores Drive

Motion: Approve project as a Minor Project Process 1. Lazerow/Potter. 4-0-0. motion approved.

Board Member Donovan leaves meeting at 12:00pm. Quorum is maintained with 4 members present: Goese, Moser, Potter, and Lazerow.

Information Item A

Project: Cliffridge Lane Addition

8893 Cliffridge Lane

Presented by: Brian Will

Two-story Addition of 800 to 1,000 sf to an existing 3,612 sf two-story house with existing 700 sf garage on a 10,000 sf lot. Current Gross Floor Area is 4,300 sf with an existing FAR of 0.43.

Presentation

- Project seeking direction on proposal
- Project includes a bridgeway connecting 2nd story of the addition to the main house
- Addition includes guest room with bath on the 1st floor and home office with ½ bath on the 2nd floor

Comments

- Sensitivity to views important with relationships with neighbors as it relates to neighborhood character
- Starting dialogue with adjacent neighbor about the proposed design can be beneficial

Adjournment: 12:50pm

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

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