



THE CITY OF SAN DIEGO

La Jolla Shores Planned District Advisory Board

Meeting Minutes for August 19, 2016

615 Prospect Street, Room 2

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. Courtesy presentation**
Information item given by Paul Benton on a development concept for a residence located on 8303 La Jolla Shores Drive.
 - 2. Call to Order:** 10:12am
 - 3. Approval of the Agenda**
Motion: Approve agenda as presented. Donovan/Potter (4-0-0).
 - 4. Approval of the Minutes**
Motion: Approve minutes of May 16, 2016. Donovan/Weissman (4-0-0).
Motion: Approve minutes of July 21st, 2016. Donovan/Weissman (4-0-0).
 - 5. Public Comment:**
None.
 - 6. Advisory Board Comment:**
Board may need to find an alternate meeting date in September. Dede Donovan will be unavailable for the month of October.
 - 7. Project Review**

ACTION ITEMS / INFORMATION ITEMS

Item A

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 of an existing single-family residence on a 0.28-acre lot. Project continued from July 21st meeting.

Presentation

- Applicant addressed neighbors' issue regarding balcony. Balcony is now no longer part of the plan.
- Option to construct roof deck has been removed

Comments

- Concerns expressed that even though the house is small the percentage increase in floor area is 40%

Motion: Approve project as minor project – Process 1. Project conforms to the LJSPD as adopted by the City Council. Donovan/Potter. 4-0-0. Motion passed.

Item B

Project: Crago Residence

2569 Ardath Road APN: 346-561-0100

Presented by: Tim Golba

Description

Remodel of an existing single-family home and attached garage on a 0.42-acre site that includes addition of approximately 594 sf to the existing attached garage and a new 1,094 sf four car garage.

Presentation

- Project will add 600 sf
- Detached garage will act as a sound wall
- All four neighbors have endorsed project, letters submitted
- No significant change in setbacks
- Only the shared driveway is encroached upon, not critical
- "Powder Room" has been removed from the garage, no plumbing

Motion: Approve project as a minor project Process 1. Project conforms to the LJSPD as adopted by the City Council. Weissman/Potter. 4-0-0.

Item C

Project: PTS 496475 – Murphy Residence

7927 El Paseo Grande APN: 346-503-0400

Presented by: John Ambert

Description

Renovation and 2nd story addition to an existing 1,317 sf single-family home in La Jolla Shores using a Craftsman-style archetype on a 0.14-acre site. The home will be a net zero energy building producing 100% of its single-family residence on a 0.47-acre lot.

Presentation

- Major Project/SDP acknowledged for this project
- Increase in 316 sf
- Maintaining existing walls
- Includes roof deck
- Includes photo-voltaic array, going for LEED certification

Comments

- Concerns expressed regarding hearing from neighbors as proper notice is an issue
- Applicant has done their due diligence, but not clear whether the City has sent out notices
- Architecture appears boxy
- Questions about the exterior stairwell

Motion: Motion to continue. Donovan/Weissman. 2-2-0. Motion does not pass. No other motions offered. No recommendation due to a lack of affirmative votes.

Item D**Project: Calle Corta Addition**

2337 Calle Corta APN: 346-120-1300

Presented by: Francis Czermer

Description

Addition to an existing 4,133 sf two-story residence on a 0.72-acre site. Single story addition includes two new bedrooms, bathrooms, an exercise room, and guest kitchenette totaling 1,837 sf.

Presentation

- Two bedroom addition to an existing residence
- Maximum building height 10'6" with appurtenances to 13'
- Adjacent neighbor 50' to 60' feet away

Comments

- Comparison of setbacks don't appear in general conformity
- Concern over 60-foot long building frontage, despite the modern theme of the residence
- Need more articulation

Motion: Approve project as a Process 3 major project. Donovan/Potter. Motion withdrawn by Donovan. Continue item to address design issue. Potter/Weissman. 4-0-0 motion approved.

Item E**Project: Herr Residence**

8452 La Jolla Shores Drive APN: 346-082-3400

Presented by: Bill Metz

Description

Addition to the second floor of an existing single-family residence on a 0.19-acre site.

Presentation

- Addition well below existing neighborhood FAR's
- Addition under 700 sf

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

Item E

Project: Cardenas Item

8466 El Paseo Grande APN: 346-050-0200

Item tabled to next meeting due to lack of time.

Adjournment: 1:00pm

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