



THE CITY OF SAN DIEGO

La Jolla Shores Planned District Advisory Board

Meeting Minutes for January 24<sup>th</sup>, 2017

615 Prospect Street, Room 2

La Jolla, CA 92037

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

- Call to Order:** 11:02 am  
Jane Potter acting as Chair in Dan Goese’s absence.
- Approval of the Agenda**  
Moser/Donovan 5-0-0
- Approval of the Minutes**  
Approval of November 21, 2016 minutes. Lazerow/Moser 4-0-0  
August 19, 2016 minutes continued for lack of eligible members. Donovan/Moser 4-0-0  
December 19<sup>th</sup>, 2016 minutes continued for lack of eligible members. Moser/Donovan 4-0-0  
  
Lazerow offered revisions to the December 19<sup>th</sup>, 2016 minutes.
- Public Comment:**  
None.
- Project Review**

**ACTION ITEMS**

**Item A**

**Project: PTS 527392 - Campos Residence**

8501 Avenida de las Ondas APN: 346-132-1100

**Presented by:** Carlos Wellman

**Description:**

CDP/SDP to partially demolish an existing 2,172 sf Single-family home on a 0.47-acre lot and re-construct a 4,760 sf, two-story residence. Includes garage addition, 670 sf first floor addition, 1,908 sf second floor addition, and new entry deck, patio, spa, and associated landscaping.

### **Presentation**

- Project is seeking a Process 3 Major Project recommendation.
- Includes 670 sf first floor addition, 1,908 sf addition to the 2<sup>nd</sup> floor, and not issue to setbacks
- Photo survey of surrounding structures will be completed tomorrow
- Height of building will be 26 feet and will not block views of adjacent neighbors
- Applicant mentioned that 50% of the structure's perimeter will be kept to maintain character

### **Comments**

- Concerns expressed by Board Members regarding notice to adjacent neighbors. Applicants should know that neighbors need to be notified and provided to the Advisory Board.
- Existing/Proposed heights and FAR's should be included with submittal
- Neighborhood appears to have a varying character and it's difficult to determine development compatibility

**Motion:** Motion to continue so that additional development information can be provided related to communication/notification of neighbors and 300-foot survey. Donovan/Lazerow 5-0-0.

### **Item B**

#### **Project: PTS 522931 – Hecker Residence**

7677 Hillside Drive APN: 352-050-2000 & 2100

**Presented by:** Colin Hernstad

#### **Description:**

Whole house remodel of existing home containing 3 bedrooms and 2.5 bath. Remodel includes the addition of one bathroom and enlargement of an existing deck.

### **Presentation**

- Project would add 13% increase in square footage to the existing structure
- Architectural style will remain and landscaping will be cleaned up
- A new window will be visible from the street elevation and doors will be added to outside to the rear of the structure

**Motion:** Motion to recommend as a Process 1 Minor Project. Donovan/Lazerow 5-0-0.

### **Item C**

#### **Project: PTS 527864 – Hulina Addition/Remodel**

7858 Esterel Drive APN: 346-610-0200

**Presented by:** William Metz

#### **Description:**

Addition to an existing single-family residence with attached garage. Remodel includes

kitchen and all three bathrooms with addition/replacement of garage doors and new raised deck.

**Presentation**

- Story poles were put up and neighbors/HOA have been in-touch regarding the project
- Project proposes a 12% increase in additional square footage

**Comments**

- Increase in square footage with the garage equates to a 15.3% increase
- Proposed changes to the existing structure are not visible from the street, are located to the rear of the house, and no changes to setbacks are proposed

**Motion:** Motion to recommend as a Process 1 Minor Project. Donovan/Moser 5-0-0.

**Item D**

**Project: PTS 524331 – Allen Residence**

7546 Caminito Avola APN: 352-680-2100

**Presented by:** John Shannon/Lars Goldberg

**Description:**

Addition/Remodel to an existing two-story, single-family residence. Includes expanding loft and deck, new bedroom, new hall closet, and relocation of bathroom.

**Presentation**

- Project (previously approved) comes before the Advisory Board due to a construction change
- No change to elevation height
- Added areas will include enhanced finishes and building materials to the façade
- Increase in square footage is 20.6%
- No impact to views from street

**Comments**

- Concerns expressed about the project visibility from the street
- Difficulty in determining what the proposed additions will look like
- Concerns expressed about seeing before and after renderings of the project and how changes fit in with other houses within the meticulously planned neighborhood

**Motion:** Recommend Process 1 Minor Project. Weissman/Moser 3-2-0. Motion Failed for lack of four affirmative votes. No additional motions offered resulting in no action.

**INFORMATION ITEM**

**Item A**

**Project: Siry Residence**

8475 La Jolla Scenic Drive North APN: 346-120-1300

**Presented by:** Scott Spencer

**Description:**

Proposal for detached 4-car, tandem garage addition.

**Presentation**

- Architect for the property owner explains background of the project and attempt to negotiate compromise between the property owner (Mr. Siry) and adjacent neighbor (Mr. Dimenstein)
- Proposal includes a proposed 4-car garage along with game room
- Height of the garage reduced by 2 feet to address Mr. Dimenstein's opposition to height and proximity

**Comments**

- Concerns expressed regarding "serial permit" issues related to the project site that appear to cumulatively increase the square footage onsite despite their individual approvals
- Additional square footage associated with the proposed garage appears to be greater than 10%
- Mr. Dimenstein expressed concern that the 2-story garage is too close to his home, visible from the street, and can be directly seen from his windows.

**Motion:** No formal motion is required as this is an information item, however the consensus from the board members was that this project would be denied since it does not represent conformance with the La Jolla Shores Planned District Ordinance.

**6. Alternate Meeting Date in February**

February 21<sup>st</sup> identified as potential date with the possibility of Weissman and Goese unable to attend.

**7. Adjournment:** 12:40 pm

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