



THE CITY OF SAN DIEGO

La Jolla Shores Planned District Advisory Board

Meeting Minutes for February 21<sup>st</sup>, 2017 615

Prospect Street, Room 2

La Jolla, CA 92037

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

- Call to Order:** 11:01 am  
Jane Potter acting as Chair in Dan Goese’s absence.
- Approval of the Agenda**  
4-0-0
- Approval of the Minutes**  
August 19, 2016 continued for lack of eligible members. Weissman/Lazerow 4-0-0.  
December 19, 2016 and January 24, 2017 minutes approved. Moser/Lazerow 4-0-0
- Public Comment:**  
None.
- Project Review**

**ACTION ITEMS**

**Item A**

**Project: PTS 534717 - Campos Residence** (continued from January meeting)

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**

- Remodel of existing residence with additions to both the ground floor and second story
- Noticing package to properties within 300 feet was sent out just before the holiday
- No issues with views from surrounding streets
- Photo survey completed

**Comments**

- Concern expressed by the Advisory Board regarding the possibility that neighbors may have not received notice due to the holiday
- Question asked by Peggy Davis regarding whether any excavation was taking place due to the underground water table and potential impact to neighbors

**Motion:** Motion to continue so that adequate time could be given for neighbors to receive noticing due to the holiday. Item to be placed on the March agenda. Lazerow/Moser 4-0-0.

**Item B**

**Project: PTS 500870 – Chavarria Addition**

8616 Ruelle Monte Carlo APN: 346-831-0300

**Presented by:** Manuel De La Torre

**Description:**

Addition to an existing single-family residence including new basement level with 2 bedrooms/2 baths, family room, 2 storage areas and deck, additions at existing level extending garage and existing bedroom, and spiral stairs.

**Presentation**

- Project presented to homeowners’ association
- Spiral staircase added to provide access to existing bedroom on the 2<sup>nd</sup> floor

**Comments**

- No increase in height or decrease in setbacks. Project utilizes space under the terrace.
- Third garage does not extrude any further than the face of the existing garage
- Question asked by Peggy Davis regarding whether any excavation was taking place due to the underground water table and potential impact to neighbors
- Concerns expressed about the project’s increase in square footage, however the increase is proposed under the existing terrace, project has been before the HOA, and can meet criteria in Bulletin 621.

**Motion:** Motion to recommend as a Process 1 Minor Project. Weissman/Moser 4-0-0.

**INFORMATION ITEMS**

**Item A**

**Project: Amir Residence**

7972 La Jolla Scenic Drive North APN: 346-732-2000

**Presented by:** Mark Lyon

**Description:**

715 sf addition to the second floor of an existing 5,323 sf, two-story residence.

**Presentation**

- Home addition for an expanding family
- No impacts to public views
- Addition represents a 13% increase in square footage. Height of garage being raised
- No excavation taking place
- There is a 115-ft distance from the home to the street. Project steps downward from the street.

**Comments**

- Height of garage being raised, but not over the main house. Concern regarding whether the garage roof style will match the homes roof style.
- Project is being looked at the La Jolla Shores PRC as an information item
- Project represents a 13% increase in floor area, which could be seen as a Process 1 Minor Project
- Concern raised about short-term rentals as an issue with the community
- Consensus from the Advisory Board is that this project could be a Process 1 Minor Project

**Item B**

**Project: 1851 Spindrift Drive**

1851 Spindrift Drive APN: 346-451-1000

**Presented by:** Jean-Louis Coquereau/Laura Talbert

**Description:**

Renovation and expansion of an existing 1,636 sf single-family residence on a 0.11-acre lot.

**Presentation**

- Historic review for the project has been cleared
- Desire is to bring proposal to the Advisory Board for guidance
- Project is on a small lot, slopes up from the street
- Project would include a 2-story addition on top of an existing home

**Comments**

- Project appears complex, and would likely be a Process 3 Major Project
- Applicant mentioned that there is potential for scaling down the project
- Existing home was built in the 1930's
- Comments from Erin McConkey expressed concerns related to incompatibility with the neighborhood due to the increase in FAR by 110% beyond the average of surrounding residences as well as the height and scale of the addition with no articulation
- Comments from Phil Wise expressed concerns related to the increase in FAR which would affect community character, that there are no 3-story buildings in the area, and that landscaping requirements need to be met.

- Comments from Louise Hill expressed concerns related to the project's negative affect to property values and views
- Comments from Barbara Lee expressed concerns related to the project creating a walling affect and affecting privacy due to its 3-story height
- Comments from Phil McConkey expressed concerns related to the height of the building being precedent setting
- Comments expressed by the Advisory Board expressed concerns over height and the increase in floor area, potential blocking of views from public streets and from Mount Soledad, and to maintain the home that is currently on the lot
- Consensus from the Advisory Board was that the project would not be consistent with the La Jolla Shores Planned District and that the applicant should work with the adjacent neighbors on an acceptable project

**6. Next meeting date in March:**

Monday, March 20, 2017.

**7. Adjournment:** 12:25 pm

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