



THE CITY OF SAN DIEGO

La Jolla Shores Planned District Advisory Board

Meeting Minutes for March 20th, 2017

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	Present

- 1. Call to Order:** 11:00 am
- 2. Approval of the Agenda**
Lazerow/Potter 6-0-0
- 3. Approval of the Minutes**
February 21, 2017 minutes approved with changes. Lazerow/Moser 4-0-0. August 18, 2016 minutes approved. Potter/Donovan 4-0-0.
- 4. Public Comment:**
Donovan – Appreciation expressed towards Peggy Davis for posting the meeting agendas. Peggy Davis – remarked about the meetings minutes of other La Jolla community advisory groups taking a while to be viewed.

5. Project Review

ACTION ITEMS

Item A

Project: PTS 534717 - Campos Residence (continued from the February 21st meeting 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

- Addition includes 670 sf to the first floor and 1,908 sf to the second floor
- Cross section were presented
- Presenter remarked that properties to the rear were at a higher elevation and would not be impacted by the proposed second floor addition.
- Setbacks are being maintained

Comments

- A question was asked regarding about whether residents to the rear were spoken to about the project. According to the presenter, notices were provided.
- Because of the potential of the project to affect private views, it was offered that it would be neighborly to inform adjacent residents. Presenter offered to print copies of the noticing package and deliver them to surrounding residences.
- A question was asked in regards to any excavation and soils tests that would be conducted in association with the project out of concern for potential water flow issues
- A suggestion was offered to hold a meeting for surrounding neighbors to help address any issue upfront
- A question was asked about whether the redesign of the front of the house will mimic the existing home to match the existing one-story character of homes in the area
- It was suggested that the project should include upper-story stepbacks given the prominence at the corner, so that the project transitions to a single-story

Motion: Motion to recommend project as a Major Project/Process 3. Potter/Weissman 4-0-2. Donovan and Goese abstaining.

Item B**Project: PTS 529988 – Price/Cohen Addition**

2045 Lowry Place APN: 346-482-0400

Presented by: Lee Austin

Description:

Proposal to add a 1,264 sf second floor addition and construction of a 342 sf deck to an existing approx. 2,100 sf single-family residence on a 6,182 sf lot.

Presentation

- Project details were provided by the presenter

Comments

- Question raised regarding neighbors' response to the project. Presenter explained that information packets were disseminated and that concerns heard were only related to the time of construction.

- Concerns expressed by adjacent neighbor Kathleen Neil regarding the height of the second story addition and the inability of the applicant to set a more convenient time to meet and discuss the project with her
- Suggestion offered by Phil Merten that the proposed project should undergo a Process 3 approval to address issues with neighborhood character and compatibility with the community plan given the single-story character of the neighborhood. Additional comments relate to correcting existing driveway, so that it conforms to existing character and the need to meet the 30% landscaping requirement.
- Comment offered that the increase in additional building square footage of approximately 60% would not constitute a minor project and that an addition of 1,264 sf would be significant
- Additional comments from Board members expressed that an increase in height is also an increase visibility from the street and that renderings of the project within the context of the neighborhood would be helpful in reviewing neighborhood character and compatibility
- It was mentioned that additional articulation is needed along large walls, as well as the potential of additional light shining into other properties
- Suggestions from the board members included setting back the second story and meeting with adjacent property owners

Motion: Motion to recommend that the project be continued as a Process 3 consideration subject to neighbor discussion and input, articulation of the second story, fulfilling the 30% landscape requirement, and addressing potential light spillover onto adjacent properties. Donovan/Potter 5-0-1. Goese abstaining.

Item C

Project: PTS 534513 – Stone Residence

2466 Avenida De La Playa APN: 346-451-1000

Presented by: Lee Austin

Description:

Proposal to add a 610 sf rear room addition to the kitchen area and master bedroom and add a new 64 sf rear outdoor patio/deck to an existing single-family residence on a 21,750 sf lot.

Presentation

- Project details were provided by the presenter

Comments

- Adjacent neighbor at 2411 Vallecitos had an opportunity to preview the plans and offered to pay half of the removal cost to remove the Ficus tree on the project site that shades her property
- Comment from the audience related to ensuring that presentation from applicants provide sufficient detail of the proposal and that the public is involved in discussions
- It was suggested that the existing square footage of buildings be included in the project descriptions on the agenda

Motion: Motion to recommend the project as a Minor Project/Process 1 that complies with the La Jolla Shores Planned District. Moser/Potter 5-0-1. Goese abstaining.

INFORMATION ITEM

Item A

Project: 7713 Esterel Drive

7713 Esterel Drive APN: 346-620-1100

Presented by: Israel Fumansky

Description:

Concept proposal for a new addition/remodel to an existing single-family residence.

Presentation

- Project details provided by the presenter that includes an additional 470 sf two-story cottage "studio."

Comments

- Board members offered potential concerns regarding what adjacent neighbors have to say, how close the proposed addition is to the property line, and to look into the regulations (e.g. companion units) that may be helpful in processing the project.

6. Next meeting date in March:

Monday, May 15, 2017.

7. Adjournment: 12:30 pm

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