



THE CITY OF SAN DIEGO

La Jolla Shores Planned District Advisory Board
DRAFT Meeting Minutes for April 26th, 2017
615 Prospect Street
La Jolla, CA 92037

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

1. **Call to Order:** 11:04 am
2. **Approval of the Agenda**
Prior to approval of the agenda, Chair Goese stated what the public testimony procedure would be for the meeting, the potential for reordering the agenda given the level of interest for one of the agenda items, and opened the discussion for suggestions by the board. Corrections were stated for applicant names for Items A and C. Agenda approved with no changes to the order of action items. 4-0-1. Chair abstaining.
3. **Approval of the Minutes**
April 26th, 2017 meeting minutes were approved with a correction offered on the last page of the draft minutes by Board Member Lazerow. 4-0-1. Chair abstaining.
4. **Public Comment:**
Angeles Leira provided a draft proposal for Incentive-based Zoning for Coastal Development and made a request to have this matter as an information item for the May meeting agenda.
5. **Project Review**

ACTION ITEMS

ITEM A

Project: PTS 529988 – Price/Cohen Addition (continued from the April 26th meeting)

2045 Lowry Place APN: 346-482-0400

Presented by: Michael Morton

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

- Applicant stated that a Process 3 approval/review process has been confirmed for the project and that the project is seeking a recommendation of approval from the Advisory Board
- Applicant also stated that revisions have been made to the project and meetings having been conducted with adjacent neighbors to address previous concerns over bulk and scale, privacy, lighting, and landscaping.
- Additionally, revisions include arrangement and treatment of windows, offsetting planes, turfed driveway, and contrasting colors and materials

Comments

- Clarification requested by the Board about the second story setback in relation to the existing setback of the ground floor. Concern also raised in regards to the views to Mt. Soledad being blocked by the proposed second story
- It was noted by the board that there are predominantly single-story homes in the vicinity of the project site. The applicant relayed the history of the neighborhood – consisting of modest homes at first which are now being remodeled to accommodate the needs of modern and growing families
- Issue raised during public comment that the project needs to go through a Process 3 review, since there has been no record that the project should undergo that specific review and approval process
- Clarification requested by the Board regarding the setbacks for the project

Motion: Motion made by Lazerow that the project does not satisfy patterns of the neighborhood especially with respect to views from the public street.

Discussion: It was indicated that there are no public views in the La Jolla Community Plan that would be affected by the proposed project and that protected views are to the ocean not to Mount Soledad. However, it was expressed by the board that the major concern was in regards to the second story setback.

Initial Motion Amended by proposer: Motion amended by Lazerow that the project does not conform to the neighborhood because of the second story setbacks. Amendment offered by Weissman to add that project does not include sufficient setbacks and should undergo a Process 3. Lazerow/Weissman (2-3-0). Motion fails due to lack of four affirmative votes.

Motion: Recommendation approval of the project as a Major Project/Process 3. Conforms to the PDO. Potter/Moser 2-2-0. Motion fails due to lack of four affirmative votes.

Final Motion: Recommend that the project be processed as a Major Project/Process 3 only. Recommendation does not constitute approval of the project. Potter/Lazerow 4-0-1.

ITEM B

Project: Willoughby Residence

2355 Avenida de la Playa APN: 346-400-0100

Presented by: Judy Holiday for Brandy Dewhurst

Description:

Proposal for the addition and remodel of an existing 1-story 3,402 sf home on a 24,430 sf lot that includes partial demo of the breezeway to accommodate a new bedroom and laundry room, as well as interior remodel of the kitchen, playroom, and master bedroom. Also includes demo of existing concrete floor in garage, new BBQ area, and new patio cover.

Presentation

- Project details were provided by the presenter
- Applicant stated that the stucco pattern and colors would be the same

Comments

- It was noted that that FAR was quite low and that the increase in additional square footage was 14%

Motion: Motion to recommend that the project be processed as a Process 1/Project. Conforms to the La Jolla Shores Planned District Ordinance. Lazerow/Potter 5-0-1. Chair abstaining.

ITEM C

Project: PTS 543991 – Antonio’s Residence Garage Remodel

2360 Calle De Oro APN: 346-120-1000

Presented by: Hector Zamorano

Description:

Proposal for a new garage addition and remodel of family room into a new bathroom and closet to an existing 3,723 sf single-family home.

Presentation

- Project details were provided by the presenter

Comments

- No significant questions or issues were brought up by the board
- Project only adds 184 sf.

Motion: Motion to recommend the project as a Minor Project/Process 1. Complies with the La Jolla Shores Planned District. Weissman/Moser 4-0-1. Goese abstaining.

ITEM D

Project: Dunaway Addition SDP

8676 Dunaway APN: 344-113-090

Presented by: Leticia Bonnet

Description:

Site Development Permit (Process 3) for a 1,362 sq. ft., two story addition to an existing, 2,402 sf one-story single-family residence, resulting in a 3,764 square feet two story residence on an 8,394 square foot property.

Presentation

- Project is undergoing a Process 3 review/approval process
- According to the applicant cycle issues from the City have been cleared and the project has been before the La Jolla Shores PRC and La Jolla CPA.
- Landscaping is meeting the 30% requirement, no greenspace is being removed
- Proposed building materials, stucco pattern, and tiling to copy existing building materials and textures
- Proposed building height is below 30 feet

Comments

- Constructive and positive comments were provided from the public and Board
- Concern were raised about apparent lack of 2-story homes in the immediate vicinity, although second stories are not precluded
- It was noted by the applicant that there is another 2-story building in the neighborhood

Motion: Motion to recommend the project as a Major Project/Process 3 complies with the La Jolla Shores Planned District. Potter/Moser 4-0-1. Goese abstaining.

ITEM E

Project: PTS 521162 – Calle Chiquita CDP/SPD

2326 Calle Chiquita APN: 346-110-0700

Presented by: Laura Conboy

Description:

CDP/SDP to demolish an existing 4,453 sf residence and build a new 8,697 sf two-story single-family residence on a 0.75-acre site.

Presentation

- Project details were provided by the presenter

Comments

- Two adjacent neighbors were present and stated that they were fine with the project
- Concerns were expressed from the public regarding the project in relation to underground water, site drainage, and potential for landslides and earthquake faults
- Concerns were raised from the public about how close the project would be to the property line and that it did not conform to setbacks that prevailed in the rear neighborhood
- Applicant provided additional clarification and indicated that setbacks address requirements and that the project’s apparent proximity to the rear property line could not be seen from the street

Motion: Motion to recommend the project as a Major Project/Process 3 as presented complies with the La Jolla Shores Planned District. Moser/Weissman 4-0-1. Goese abstaining.

The Advisory Board voted to take a recess at 12:55. The Advisory Board reconvened at 1:05pm with Weissman absent.

ITEM F

Project: PTS 529620 – Cielo TM/CDP/SDP/PDP (Continued from April 26th)

8280 Calle Del Cielo APN: 346-250-0800, 0900 & 1000

Presented by: Paul Benton

Description:

Proposal to subdivide 3 parcels into 8 parcels with a private drive and common drainage and stormwater improvements, construct 8 detached single-family dwelling units totaling 59,600 sf on a 4.45-acre site.

Presentation

- Applicant indicated that the project was initially proposed as 9 lots and is now a proposal for 8 lots on a 4.45-acre site
- Project site is not visible from the primary roadway (La Jolla Shores Drive)
- Garages are included with tandem spaces to accommodate a total of 4 cars
- No view issues
- Project applicant has met with a half dozen local neighbors
- No retaining walls are being used
- Drainage is being addressed through bio-filtration basins and drainage flow out to La Jolla Shores Drive
- Landscaping concept includes the preservation of several trees and the inclusion of drought-tolerant, native vegetation

Comments

- Clarification requested by the board regarding whether or not two-story homes were located in the vicinity. The applicant replied that there are two-story homes within 300 feet of the project site and that the project would be designed to look like single-story homes.
- Clarification requested by the board regarding whether the project would block views to Calle Cielo. The applicant replied that they would not.
- Concern raised during public comment relate to the how the design of the individual dwelling units could change in the future and that they should be subject to specific design requirements, so that new project designs can be reviewed by the community; minimal setbacks at the north and south edges of the project which are adjacent to existing properties; and that greater setbacks should be added where windows look out, to prevent blocking of views, and to allow for headlight glare protection
- Concern raised during public comment that the setbacks of the project don't fit into the community
- Members of the board expressed that they need more time to review the project given its context and issues raised

Motion: Motion to continue to provide for more time to review project. Lazerow/Potter 4-0-0.

6. Next meeting date: Monday, June 19, 2017.

7. Adjournment: 1:45 pm

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