



THE CITY OF SAN DIEGO

La Jolla Shores Planned District Advisory Board

DRAFT Meeting Minutes for May 21st, 2018

615 Prospect Street

La Jolla, CA 92037

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

1. **Call to Order:** 11:00 a.m.

2. **Approval of the Agenda**

Agenda approved. 5-0-0.

3. **Approval of the Minutes**

Goese said he voted to deny the motion regarding Black Halibut, instead of to approve the motion to deny the project, the vote being 4-1-0 not 5-0-0.

4. **Non-Agenda Public Comment:**

None.

5. **Project Review**

ACTION ITEM A – PTS 566727 – Pathria Residence CDP/SDP

Location: 7975 Calle de la Plata

APN: 346-505-0200

Presented by: Christian Rice, ha@christianrice.com, (619) 522-9040

Description: Demolition of existing 2,260 sf single-story residence and the construction of a new 4,546 sf two-story residence on a 7,206 sf lot

Presentation

- Rice said the property was a highly unusual shape on which is proposed a new construction, two-story home. The living space is just over 4,000 sf with 500 sf dedicated to the garage for an FAR of .63. A 15-foot front yard setback is proposed along with 5-foot side setbacks and no rear yard.
- Applicant said the design was as rectilinear as possible, given the triangular lot. Applicant indicated there was covered parking for two cars with 20 feet of space between the garage and street to accommodate two more cars.

- The architecture is contemporary within a neighborhood of mixed architectural styles. The design incorporates natural materials including wood and includes a plunge pool and outdoor fireplace.
- Applicant identified 5 neighbors who were in support of the project.

Comments

- Moser questioned whether the 30 percent requirement for green/landscaping coverage was being met. Applicant described how design meets the requirement. Goese requested a northwest elevation and information on chimney height. Applicant produced a drawing with requested information and said chimney height was 25.6 feet.
- Weissman asked if the circles represented trees. Applicant responded in affirmative.
- Donovan said emailing the owners of neighboring properties for their opinion of the proposal is preferable to just asking the residents for their opinion because the owners might care more about what is proposed in the neighborhood than a renter.
- Donovan requested minute taker include "as presented" in motion. Goese opined to make that a permanent part of the board's process going forward.

Motion: Recommend project as a Major Project Process 3. Project, as presented, conforms to the La Jolla Shores Planned District Ordinance. Moser/Potter. 5-0-0.

ACTION ITEM B

Project: PTS 596085 – Allos Residence SDP.CDP

Location: 8333 Calle Del Cielo

APN: 346-190-0300

Presented by: Tim Golba, TGolba@golba.com, (619) 231-9905 and Sarah Horton, shorton@golba.com, (619) 231-9905

Description: Demolition of an existing 4,085 sf two-story over basement garage single-family residence and construction of a new 5,958 sf two-story over basement garage single-family residence.

Presentation

- Golba described the existing house as a two-story over garage/basement that was cleared by historic review. The site changes in elevation from the street to the rear yard. Golba said their proposal was to stretch the second story out over the garage to create a bigger house
- Golba said the rear yard is a series of terraces ascending up to the property line. It would contain a pool, cabana and a dining deck.
- The garage would be three cars wide and two cars deep to accommodate family members.
- Project includes a roof deck in the rear roof.
- Landscaping is at 43 percent.
- Height is 23 feet from pad to roof. At 5 feet out from the building the height is 28.8.
- Architecture is modern featuring extensive use of glass fenestration.
- FAR is at .30.
- Five neighbors approved of the proposal, one opposed.

Comments

- No major concerns or issues expressed by the Advisory Board.

Motion: Recommend project as a Major Project Process 3. Project, as presented, conforms to the La Jolla Shores Planned District Ordinance. Donovan/Weissman, 5-0-0.

ACTION ITEM C

Project: PTS 604983 – Mardoum-Sussman Addition Remodel

Location: 7830 Roseland Dr.

APN: 346-523-0400

Presented by: John Kavan, john@jacksondesignandremodeling.com, (619) 442-6125 x314 and Denisse Prado-Liendo, Denisse@jacksondesignandremodeling.com, (619) 442-6125 x363.

Presentation

- Applicant said their proposal is a complete redesign of an earlier design that went before the board in 2015 but was never built. The current design is smaller than the previous.
- Proposal would stay in the existing footprint with a minor pop out on the courtyard side of the residence, an entry portico and a deck on top plus a roof deck on the third level.
- Proposal would be architecturally consistent with the existing craftsman style.
- Proposal would include some remodeling of existing bath and bedrooms.
- Highest point at the chimney is 28.9 feet.
- No CDP would be required as proposal would not disturb more than 50 percent of existing walls.
- Proposal would feature over 50 percent of landscaped area.

Comments

- Moser said she had difficulty locating the project.
- Donovan asked applicant to verify that proposal is a 74 percent increase in square footage. Applicant verified the increase of 74 percent, due to the added second story with an FAR of .30
- Donovan complimented the applicant on the proposal but said that, with a 74 percent increase, an SDP and CDP are needed. Applicant said they hoped to be considered a minor project, as they are staying within the current building footprint. Goese cited City Bulletin 621, which discusses minor additions within the La Jolla Planned District as being 10 percent above existing and visibility of structure from existing rights of way, etc. and concluded that this would cause the project to be considered as a major project but one that could be approved.
- Potter agreed with Goese and previous board comment.
- Donovan asked for letters from neighbors, should the applicant return to the board but couldn't support as is.
- Goese said the board doesn't verify what neighbors might say about a project, whether pro or con, and is not a requirement that is codified anywhere, and not typically verified, and therefore not a reason for the project to come back.
- Applicant said they're OK with being considered as a major review and, in fact, have already started the SDP application process.

Motion: Recommend project as a Major Project Process 3. Project, as presented, conforms to the La Jolla Shores Planned District Ordinance. Potter/Moser. 3-1-0. Motion failed. Recommend continue as a Process 3 for community character issues. Donovan/Moser, 2-2-0. Motion failed. No other motions offered. No recommendation due to a lack of four affirmative votes.

ACTION ITEM D

Project: PTS 607035 – Brown Residence Addition/Remodel

Location: 8462 La Jolla Shores Dr.

APN: 346-082-2400

Presented by: William H. Metz, Billmetzarchitect@mac.com, (619) 276-1885

Description: Proposed 679.6 sf addition to an existing 2,376 sf single-family residence and 159.6 sf addition to an existing 390.61 sf garage on an existing 8,250 sf lot.

Presentation

- Property owner Brown described the project as a minor project, single story residence.
- Proposal would remove the pool, adding a great room and modify some walls, keeping the residence one story for a 25 percent increase. Landscaped areas will total 35 percent. Garage will accommodate two cars and a 22-foot space between the garage and sidewalk would accommodate another two cars. Proposed FAR of 43.7. Brown said neighbors supported the proposal and produced letters of support. Height of neighboring houses is approximately 28 feet, while subject property height is 17.4 feet.

Comments

- Donovan said it was a minor project, even though it was an addition of 25 percent, because it was developed as a U-shaped space formed by the existing building.

Motion: Recommend project as a Minor Project Process 1. Project, as presented, conforms to the La Jolla Shores Planned District Ordinance. Moser/Potter. 4-0-0.

6. **Next meeting date:** June 18, 2018.

7. **Adjournment:** 12:33 p.m.

Minutes taken by Tony Kempton, Associate Planner, City of San Diego