



THE CITY OF SAN DIEGO

La Jolla Shores Planned District Advisory Board

DRAFT Meeting Minutes for August 28, 2018

615 Prospect Street

La Jolla, CA 92037

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

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

2. **Approval of the Agenda**

Lazerow moved to approve and move Item D to the head of the agenda. Agenda approved. 5-0-0.

3. **Approval of the Minutes**

Lazerow moved to approve from July 16, 2018. Minutes approved, 5-0-0

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

None.

5. **Project Review**

ACTION ITEM D – PTS 613454 – Montal Residence

APN: 346-102-0800

Location: 2330 Calle Corta

Description: Proposed addition of 499sf to the rear of an existing single-family residence, consisting of kitchen extension, master suite, and bathroom.

Applicant/Project Contact: Kevin Leon, kevin@mdla.net, (858) 459-1171

Presentation:

- Kevin Leon described the addition and said he is seeking to be reviewed as a Process 1 without PDO approval and as a minor project not visible from the street. There is no planned increase in height or extension of roof line. A reduction in one side yard setback is proposed, from five and one-half feet to four feet.

Board Comment: None

Motion: Weissman motioned to approve as a Process 1. Lazerow seconded. Motion passed 5-0-0.

ACTION ITEM A – PTS 589178 – Lookout Lot 2 SDP CDP (Continued from the July 16, 2018 meeting)

Location: 7729 Lookout Drive (relative address)

APN: 352-012-1700

Presented by: Tony Crisafi, tcrisafi@island arch.com, (858) 869-2865

Description: Site Development Permit and Coastal Development for the development for a two-story single-family 4,070 sf residence on a 5,155 sf lot. *See ATTACHMENT 1 and ATTACHMENT 3 for additional details.*

Presentation

- Matt Peterson, representing the applicant, said he had documentation proving the legality of the lots and that none of the lots were ever merged. Tony Crisafi mentioned he previously gave a full presentation and asked if there were any questions of if a brief run through was preferred. Donovan requested a brief run through. Crisafi mentioned the chimney height is 27 feet 4 inches. The front yard setback is from 9 foot-6 inches to 20 feet due to varied terrain. The upper level is set further back. Side setbacks vary from 4 feet to 26 feet. Rear setback is 4 feet to 7 feet 10 inches. The setbacks are consistent with neighboring residences within a 300-foot radius. Lot coverage is 54.1%. Crisafi briefly described the elevations and landscaping and floorplans.

Public Comment:

Jeff Willis, representing the La Jolla Hills Committee, said the project is subject to the LDC and PDO and further stated that the project violates the LDC as the lots and proposed projects, taken together, would create denser lots than the surrounding development. The average lot size for the neighborhood being 11K sf, while the average of the three proposed projects is 6K sf. Willis said the proposed development would create lots that are twice as dense. Also, he said the bulk and scale is not compatible with surrounding development, also in violation of the PDO and that the lots proposed for development are smaller than required by the PDO. Willis requested the LJSAC to reject the proposal as inconsistent with both neighboring bulk and scale, as well as the PDO. Susan McCain asked if any portion of the house is planned to be on a utility easement that runs across the property. Crisafi said the easement is being relocated. Desiree Kellogg said the project, with .79 FAR, has the largest FAR in the neighborhood and opposed it. Mike Ferbie said his concern was transient parking in the neighborhood and asked for clarification of what was in front of the driveway. Crisafi replied it was concrete and that there would be two parking spaces in the driveway plus two in the garage. Terri Lundberg said the lot was too small and in violation of the PDO and asked if the main entry was still facing the driveway. Crisafi said the front door faces the street. Diane Kane objected to the projects being segmented, saying this was in violation of CEQA. She said they should be considered as one and that the cumulative impact would negatively affect the neighborhood. She said that the planning group rejected these projects for not complying with the PDO and that the lot line adjustment that created the small lots was illegal. Ms. Lundberg said the small lots were created to avoid drainage requirements and are therefore illegal. Crisafi said that the lots only touch at one point and that the lots were determined to be separate. Jane Melken said the project had

condo-like features, such as a patio overlapping onto a roof.

Board Comment:

Donovan asked how many other houses in the neighborhood have similar FAR's. Crisafi replied there were three with similar FAR on similar sized lots. Donovan requested the presenter to increase the setback on the side yard facing the Pruitt residence. Crisafi asked if a one-foot reduction in the width of the house was agreeable. Lazerow said that lot size and FAR was not consistent in this neighborhood and that there were really two neighborhoods but that setbacks for this property were too small. Donovan reiterated the request for a larger side yard setback, which she felt she could then approve the proposal. Crisafi summarized the requested modifications as increasing the courtyard and side yard setback and have a stucco finish with flat tile roofs due to proximity to the historic residence. Goese suggested to continue the project and evaluate with new plans.

Motion: Donovan motioned to condition approval on applicant reducing the setback and bringing FAR to .74. Motion failed for lack of a second. Donovan motioned to continue project with modifications incorporated. Lazerow seconded but no vote, discussion continued. Donovan motioned that the project be continued and applicant return with modifications as agreed between the owner and their lawyer. Lazerow seconded. Motion passed 4-1-0.

Action Item C – PTS 584820 – Spindrift Residence

Location: 1834 Spindrift Drive

APN: 346-440-1000

Presented by: Tony Crisafi, tcrisafi@island arch.com, (858) 869-2865

Description: Site Development Permit and Coastal Development Permit for a 7,899 sf addition to an existing 3,589 sf residence on a 23,700 sf lot.

Presentation

- Crisafi said the proposal would be consistent with current bluff setback requirements. Crisafi met with 10 to 20 neighbors who responded to invitations and who were supportive of the project. Proposed height is under 30 feet, except for a chimney at street level. Side yard view corridors are to be established at five and one-half and four and one-half feet. Lot coverage is 20% where 60% is allowed. Landscaping is at 60% where 30% is required. Garage lifts will accommodate four cars plus three in the driveway.

Public Comments:

One resident said her view would be impacted by the proposal. Crisafi said there are no public view corridors in this location and the roofline would be lowered and the trees removed. Another resident was supportive.

Board Comment:

Donovan expressed concern about project setbacks extending up to the lot line, as it could lead to future applicants requesting setbacks approaching a zero lot line. She then asked if there was any articulation along that elevation. Crisafi responded that the plans

show articulation at two ends on the first floor with the second floor broken up into three volumes consisting of three bedrooms with balconies in between. Lazerow said there were really two communities in this area, those on the ocean side of Spindrift Dr. with large lots and mostly one-story houses, and those on the inland side with smaller lots and two-story houses. He said if the committee approved this project that those residents with blocked views on the other side of the street will want to add another story, increasing neighborhood bulk and scale. Lazerow asked if the proposal would increase the building height that currently exists. Crisafi replied that it would increase it. Lazerow said that a view from Viking Way would be impacted. Crisafi said it was not a mapped public view corridor but that ocean view easements would be in effect on the side yard setbacks of the subject site where none currently exist.

Motion: Lazerow moved to deny the project due to increase to two stories and obstruction of the view corridor from Viking Way, being inconsistent with the PDO. Discussion ensued with no second. Weissman motioned to approve as presented. Donovan seconded. Motion passes 4-1-0.

ACTION ITEM B – PTS 482904 – Lookout Lots 4 & 5 SD CDP

Location: 7729 Lookout Drive (relative address)
& 352-012-2000

APN: 352-012-1900

Presented by: Tony Crisafi, tcrisafi@island arch.com, (858) 869-2865

Description: Site Development Permit and Coastal Development Permit for the development for two-story-single-family 3,414 sf residence pm a 7,816 sf lot and a two-story single-family 3,718 sf residence on a 5,045 sf lot. See ATTACHMENT 2 and ATTACHMENT 3 for additional details.

Presentation

- Crisafi described neighborhood character as consisting largely of two and three-story homes with stepped-back upper stories. Directly across from the proposed project are mostly one and one and one-half story single family homes. The lot 4 proposal would articulate around the edge on all four sides and feature parking for four cars with a two-car garage. Crisafi described the layout as a modest, one-story three-bedroom residence with an open, living room, dining room, kitchen and a courtyard adjacent to a small structure that could serve as a guesthouse. Crisafi described the lot 5 proposal as a one and one-half story residence with the second-story stepped back. There are three parking spaces between the garage and curb with two parking spaces in the garage. Three bedrooms on the first level and one master bedroom and open living/dining room on the upper level. Both proposals would tuck into the ground with the main floor above the ground floor on lot 5.

Board Comment

- Goese suggested the applicant return to finish the presentation and continue the item. Goese recommended continuing this item to the next LJSAC meeting due to lack of time for comment and questions.

Motion: Goese moved to continue. Lazerow seconded. Motion passed 5-0-0.

6. **Next meeting date:** September 17, 2018

7. **Adjournment:** 1:00 p.m.

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

DRAFT