



THE CITY OF SAN DIEGO

La Jolla Shores Planned District Advisory Board

DRAFT Meeting Minutes for October 21st, 2019

615 Prospect Street

La Jolla, CA 92037

Trustee	Attendance	Trustee	Attendance
Jane Potter	Present	Herbert Lazerow	Present
Andrea Moser	Present	Susanne Weissman	Present

1. **Call to Order:** 11:00 a.m.
Potter called the meeting to order at 11:00 a.m.
2. **Approval of the Agenda**
Moser moved to approve the agenda. Lazerow seconded. Motion approved 4-0-0.
3. **Approval of the Minutes**
Lazerow moved to approve minutes from September 23, 2019. Moser seconded. Motion passed 4-0-0
4. **Public Comment:**
None.
5. **Project Review**

ACTION ITEM A

Project: 641088 – Pruitt Remodel

Location: 8319 La Jolla Shores Drive

APN: 346-180-1700

Presented by: Stacy Matthews, stacymdesign@gmail.com 760-815-9904

Description: Additions to existing single-family residence on existing 1st and 2nd level.

Presentation

- Presenter said after cancellation of September meeting she went to Development Services to submit for a Single Disciplinary Review to help determine whether the project would be minor or major. As a result of the review the project underwent design changes in the interest of qualifying as a minor.
- One change is an addition of a breakfast room by the front entry.

- Also, the front entry itself was popped out by a small amount with a trellis added.
- The rear was popped out approximately 30 inches.
- A 3'6" stepback was added for one side that previously was nonexistent.
- An FAR survey was performed to show compatibility of .59 for the project with neighbors.
- The new design showed how the second story was stepped back on the rear elevation, though some neighbors have not stepped back upper levels.
- Presenter mentioned letters of support from neighbors.
- Presenter said the City DSD reviewer thought the proposal was minor.

Board Comment

- Weissman asked how many square feet are to be added. Presenter responded with 551 sf.
- Lazerow said he could approve as a major project, consistent with the neighborhood but not as a minor, due in part to the addition of height to an existing second story on the south side, reductions of side setbacks and inconsistency with other criteria for a minor project in Bulletin 621. Presenter said City staff thought it minor. Moser thought it a minor, with the new additions being an improvement and no impact on public right-of-way.

Motion: Moser motioned to approve as a Process 1, Minor. Weissman seconded. Motion failed 3-1-0. No alternate motion was moved.

ACTION ITEM B

Project: 650278 – Perez Residence

Location: 8433 Prestwick Drive

APN: 346-151-0400

Presented by: Tim Golba, Tgolba@golba.com, 619-231-9905

Description:

Remodel of existing 2-story residence. Project includes small additions to the north side yard on both levels but will utilize an 8' side yard setback on the north side.

Presentation

- Presenter described the layout with a family room, three bedrooms and kitchen on the lower level with living room up the stairs where views are, plus a very large family/music room.
- Presenter said no changes to the back or south side setbacks were planned and height will remain the same. Setback reductions of 8 feet on the front setback and 10 feet on the north side, are proposed.
- Presenter described the architecture as coastal modern.
- Total added sf is under 500. Presenter said the owners wanted to create a sense of volume with the roof extending fourteen feet up from the deck. However, he said no views would be impacted.

Board Comment

- Moser said the revisions were too dramatic for the project to be considered a minor.
- Lazerow said that the increased square footage is over 20%, the setbacks are reduced but that he could support the proposal as a major if the applicant were to step back on the second story more.

Motion: Lazerow moved to recommend not classifying the project as minor due to the size of the addition, reduction in the setback and visibility from the street. Potter seconded and amended to approve as a major project. Lazerow requested there be a setback on the second story creating a wrap-around deck. Potter moved to recommend approval as a major if the north end of the front elevation is recessed six feet on the second story. Weissman seconded. Motion passed 4-0-0.

6. **Next meeting date:** November 25, 2019.

7. **Adjournment:** 12:15 p.m.

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