



THE CITY OF SAN DIEGO

## La Jolla Shores Planned District Advisory Board

**DRAFT** Meeting Minutes for November 25th, 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 October 21, 2019 with a correction to page 2 to change Moser motioned to Moser moved. Seconded. Motion passed 4-0-0.

4. **Public Comment:**

Phil Merten commented on a project approved by the La Jolla planning board in July 2017, though LJSAB never reviewed it. Merten said the project exceeds height by at least 15 feet with 25 foot retaining walls. Merten said that the excessive height plus the retaining walls put the project over 55 feet in height. Merten said the City issued a notice of correction directing them to submit revised plans. Merten said the maximum height of retaining walls on a single family elsewhere in the City is 12 feet. Though LJS PDO puts no limits on retaining wall height, it states they should not disrupt the character of the neighborhood. Merten cautioned that LJSAB members should bear in mind that overall structure height should be 40 feet in their review of future projects.

5. **Project Review**

**ACTION ITEM A**

**Project:** 646224 – Said Residence

**Location:** 7834 Esterel Drive

APN: 346-180-1700

**Presented by:** Mark Lyon, [info@mdla.net](mailto:info@mdla.net) 858-459+-1171

**Description:** Renovations of an existing 3,783 sf one story over basement single family residence.

**Presentation**

- Presenter Jesse Gonzales described the design as in keeping with the existing residence with no dramatic changes.
- Gonzales said there was no view impact to neighboring structures.
- Building height will remain at two stories.
- The 7,000 sf renovation will replace the existing 3,800 sf residence.
- Gonzales said the edge of the house is 4 feet from the street.

**Board Comment**

- Lazerow asked for the footprint of the new house compared to the existing.
- Lazerow said that a significant part of the remodel would be closer to the street than the existing.

**Public Comment**

- Merten said that the SD Municipal Code requires a 20-foot driveway between the property line and front door for guest parking but that on-street parking could be utilized in-lieu of driveway space. However, Merten said that parking on the street would block vehicular traffic, so it is not feasible. Gonzales responded he could increase the driveway to 18 feet but that the hillside lots and narrow street present considerable limitations. Gonzales also said it wasn't fair to require the owner to supply off street parking when no one else on the block does.
- Merten also said that the 4-foot paved area in front of the garage would not accommodate any parking either.
- Merten said this residence was the only one on the block that touches the front property line, though Gonzales disagreed.
- Merten suggested that most other letter comment dealt with vehicle access and lack of parking/narrowness of the street.
- Merten said the Municipal Code says setbacks should be in conformance with others in the vicinity, which this project isn't.
- Diane Kane said neighborhood character and off-site issues need to be considered. She said trucks get stuck on the street and tear it up, as they cannot gain access on-site. Cranes and other flat-bed trucks contribute to the decay. She said residents are fed up and have set up an ad hoc committee to address these concerns. Her group is negotiating with the City and has drafted construction management plans with area owners to address these issues related to safety and traffic.
- Kane said the project is too close to the street.

Staff read other comment letters regarding the project for consideration at today's

meeting. Several called for a moratorium on construction on Hillside Dr. Most were in opposition.

**Board Comment (Continued)**

- Lazerow said most of these issues with regards to construction, etc. raised were outside the jurisdiction of the LJSAB.
- Lazerow said the height increase obscures the ocean view from the street and that the building would be too close to the street. His other concern was regarding lack of second story step backs.
- Weissman said the residence would be too close to the street. Also, no guest parking would be provided and the residence would be larger than many other homes in the area.

**Motion:** Lazerow motioned to deny due to height blocking ocean, failure to step back second story, lack of parking. Potter added it doesn't conform to the PDO. Moser seconded. Motion passed 4-0-0. After Merten said there is no public view the motion dropped that issue and voted to deny 4-0-0.

**Next meeting date:** January 13, 2020

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

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