



THE CITY OF SAN DIEGO

La Jolla Shores Planned District Advisory Board

DRAFT Meeting Minutes for April 15th, 2019

615 Prospect Street

La Jolla, CA 92037

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

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

Goese announced that in future actions the chair will vote as a member of the board. He also made Councilmember Bry aware of the reduced membership of the La Jolla Shore Planned District Advisory Board to 5. Potter announced that she obtained information that Senate Bill 330, which would relax the height limit in the coastal overlay zone, would not likely make it out of the senate and, therefore not go to the governor for his signature and become law.

2. Approval of the Agenda

Lazerow moved to approve the agenda. Potter seconded. Approved unanimous 5-0-0.

3. Approval of the Minutes

Lazerow cited page 4, line 3: "Lazerow suggested included more specific language..." should read as, "Lazerow suggested including more specific language..." Lazerow moved to approve, Potter seconded, motion passed 5-0-0.

4. Public Comment:

None.

5. Project Review

ACTION ITEM A

Project: 625396 – Carson Addition

Location: 7961 Saint Louis Terrace

APN: 346-452-0400

Presented by: Randy Kinnings, rckinnings@yahoo.com 858-245-7520

Description: Second story master bed and bath. Existing structure is 0.27 FAR, proposed FAR is 0.31. Height is 25 feet, 7 inches with fireplace at 27 feet 7 inches. Proposed setbacks on all sides same as existing first floor. *See ATTACHMENT 1 for additional details.*

Presentation

- Presenter said the applicant added a new kitchen and family room to an existing residence in 2007-8 and now proposes to add a master bedroom and master bath as a second story addition.
- Presenter said he received support letters signed by two permanent resident neighbors on each side of the proposed addition.
- Weissman asked if the proposal would be a future vacation unit. The applicant replied in the negative.
- Lazerow questioned how far the subject building is from the building behind it and said the second story should be set back from the first story, like on the other three sides.
- Potter questioned what the applicant had to address due to the residence's status as a historical site. Kinnings said that City's Historical Preservation staff suggested using a slightly different color and texture of roof tiles and stucco for the addition to differentiate it from the original structure.
- Lazerow asked what the basis for the historical designation was. Weissman said it is based on the architect being renowned or the style being notable. Carson, the owner said he had the report that Brown prepared, only not with him.
- A discussion about the addition constituting a minor or major project ensued. Applicant said comparison with other houses on the block demonstrates that the proposed addition would still result in the smallest residence. However, Goese cited Bulletin 621 as the guideline to be used, with the two main criteria for a major being an increase of over 10% FAR and addition of a second story. Lazerow suggested the second story would create a shadow on the property to the rear and Goese asked what the width of the second story was and whether they could step back. Applicant said width was 18 feet and stepping would be structurally difficult due to stairway.

Motion: Moser moved to approve proposal, as presented, as a major, Process 3. Potter seconded. Motion passed 5-0-0.

6. **Next meeting date:** Inquiry of availability for next meeting resulted in Goese suggesting a quorum check for May 28, 2019.

7. **Adjournment:** 11:38 p.m.

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