



THE CITY OF SAN DIEGO

**La Jolla Shores Planned District Advisory Board**

**APPROVED** Meeting Minutes for May 18, 2020

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:**

Weissman moved to approve the agenda. Moser seconded. Motion approved 4-0-0.

**3. Approval of the Minutes:**

Lazerow said substitute 'delay' for 'decay' on page number 1, line 6 and to delete second address regarding 2178 Calle Frescota. Potter said item for Calle Frescota was continued not tabled, as in minutes. Lazerow moved to approve as amended. Moser seconded. Motion passed 4-0-0.

**4. Public Comment:**

Marlon Pangilinan, Senior Planner with the Planning Department read communication from Phil Merten who was concerned with the height of the Wu Residence which recently approved. Potter suggested opening a code compliance case on the project.

**5. Project Review:**

**ACTION ITEM A**

**Project:** 653331 – Calle Del Oro Residence

**Location:** 2521 Calle Del Oro

APN: 346-741-2300

**Presented by:** Aaron Borja, [aaronb@architectslocal.com](mailto:aaronb@architectslocal.com) 619-535-0537 x 104

**Description:** Proposed interior remodel and addition of an existing single-story, 4-bedroom, 4-bath single-family residence to a two-story, 5-bedroom, 5 bath/two powder room single-family residence on a 0.46-acre site.

**Presentation:** The applicant Aaron Borja presented the following aspects of the proposed project:

- The footprint of the existing building will be reduced, and the garage will be expanded
- The proposal would add 4,000 sf as a second story addition for a total of 8,464 sf
- New FAR would be 0.49. the existing FAR is 0.29
- Proposed height is 26 feet
- Side yard setbacks are 8 feet

- Though the project square footage is large, this would not be the largest residence in the neighborhood
- Neighbors sent letters of approval

**Public Comment:**

None reported by Marlon Pangilinan

**Board Comment:**

Board comment included concern whether the proposed second story-side wall will be stepped back. The presenter replied in the negative but said that architectural “undulation” would provide articulation. Another concern expressed was if the second story-street elevation would be stepped back 20 feet from the first story. Presenter responded in affirmative and added it would be set back 40 feet from the street. Another concern expressed was over the size of proposed house and said that the large houses on the other side of Calle Del Oro were too far away to be considered in the neighborhood for comparison.

**Motion:** Weissman moved to approve the project because the project would reduce the building footprint by 550 sf. Lazerow seconded. Motion passed 4-0-0.

**ACTION ITEM B**

**Project: 660924 – Espinoza Addition**

**Location:** 2915 Woodford Dr.

APN: 346-503-0900

**Presented by:** Ramon Moscoso, [mosarch@mosarchstudio.com](mailto:mosarch@mosarchstudio.com), (619) 210-3838

**Description:** Proposed 974 sf addition to an existing single-story single-family residence on a 0.47-acre site. Applicant is seeking a recommendation to be reviewed as a Minor Project/Process 1.

**Presentation:**

The applicant Ramon Moscoso presented the following points regarding the proposed project:

- The project is just proposing to lengthen existing rooms (entry, living room, kitchen, master bedroom) which is not considered an addition in the traditional sense
- The project addition would be greater than 10% of existing sf
- The project proposes no increase in height of residence

**Public Comment:**

None reported by Marlon Pangilinan

**Board Comment:**

Board concern focused on how the project could be a Process 1 with an increase of more than 10% in square feet. Another concern was over the proposed extension of the project toward a neighboring residence, although the proposal for the dining room would not be visible from the street, the proposal for the bedroom would be visible from street.

**Motion:**

Weissman moved to approve as a minor project with the applicant encouraged to obtain input from the adjacent neighbor to the south. Moser seconded. Motion passed 4-0-0.

**Next meeting date:** June 15, 2020

**6. Adjournment:** 12:53 p.m.

Minutes taken by Tony Kempton, Associate Planner, Planning Department