



THE CITY OF SAN DIEGO

La Jolla Shores Planned District Advisory Board

Meeting Minutes for February 26th, 2018

615 Prospect Street

La Jolla, CA 92037

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

1. **Call to Order:** 11:00 a.m.
2. **Approval of the Agenda**
Agenda approved. 5-0-0.
3. **Approval of the Minutes**
Staff informed the Advisory Board that delivery of the January 2018 minutes will be delayed as a result of the Planning Department’s move from their former office location.
4. **Non-Agenda Public Comment:**
None.
5. **Project Review**

ACTION ITEMS

The presenter for Action Item A – Greenberg Residence is not present. Item A is moved to the end of the Action Item agenda until they arrive. The Advisory Board proceeds with considering Item C.

ACTION ITEM A

Project: PTS 583303 – Ostroff Residence (Continued from January 22, 2018)

Location: 7855 La Jolla Vista Drive

APN: 346-741-3400

Presented by: Colin Hernstad

Description: Proposal for a 681 sf addition/remodel of an existing 4,726 sf single-family residence on a 21,988 sf lot.

Presentation

- Chair Goese requested that the applicant indicate what has changed since the last meeting
- Applicant indicated that the project was taken back for discussion with the direct neighbors to address their issues
- The applicant indicated the following issues and measures to address the neighbors' concerns:
 - Sideyard setback – moved the setback to 8 feet as a compromise
 - Vegetation on the northside – Applicant would do everything necessary to maintain the existing landscaping or add more landscaping if necessary
 - Roof deck above garage – Applicant provided story poles to provide a visual measure of height
- Façade along the front of the street varies with offsetting planes related to the walls and windows
- Applicant indicated that that would include vegetation to maintain neighbors' privacy

Comments

- Chair Goese questioned the use of story poles given the ability to do a two-story development under 30 feet, however the applicant responded that they were used to address community concerns
- Board Member Lazerow expressed concern over the prominent view of the garage from the street
- Board Member Moser commented that homes in the area have not been updated and whether the Board should be basing character on the existing conditions in the neighborhood
- Concerns expressed by a neighbors regarding the long wall along the backyard, using greenspace to hide architecture, sideyard setback, preserving mature trees, privacy, the proposed roof deck setting a precedent in the neighborhood, and the style of the proposed home

Motion: Recommend project as a Major Project Process 3. Project conforms to the La Jolla Shores Planned District Ordinance. Potter/Weissman. 4-1-0.

ACTION ITEM B

Project: PTS 571249 – Hillside Residences SDP/CDP

Location: 7687 Hillside Drive

APN: 352-051-1600 & 352-051-2200

Presented by: Alejandro Doring

Description: Development is proposed on two adjacent "Side, LLC" – Proposal for a 2,313 sf second story addition and 3-car garage onto an existing 2,451 sf residence on a 16,035 sf lot. "Hillside View, LLC" – proposal for a new 6,880 sf single family residence with 3-car garage on a vacant 11,558 sf lot.

Presentation

- Applicant indicated that the existing home was built in 1946 and the overall project site was sold as two separate lots
- Average front setbacks in the area are 4.9 feet and all other setbacks are at 0 feet

Comments

- No major concerns or issues expressed by the Advisory Board.

Motion: Recommend project as a Minor Project Process 1. Project conforms to the La Jolla Shores Planned District Ordinance. Lazerow/Potter. 4-0-1.

ACTION ITEM C

Project: PTS 573185 – Candela Addition and Remodel SDP

Location: 2345 Paseo Dorado

APN: 346-422-1200

Presented by: Taylor Jones

Description: Proposal for an 810 sf addition to an existing single-story 2,642 sf residence with 736 sf garage on a 20,473 sf lot.

Presentation

- Applicant indicated that the existing home was built in 1957 and is in need of updating.
- The project proposes to maintain the use of natural materials

Comments

- Chair Goese indicated that he may have to recuse from the item since he lives in the neighborhood. Planning Staff advised that he would not be affected differently than other residents in the neighborhood.
- Board Member Lazerow indicated that this was project that had a decrease in setback and height, but an increase in floor area.

Motion: Recommend project as a Minor Project Process 1. Project conforms to the La Jolla Shores Planned District Ordinance. Potter/Moser. 4-0-1.

ACTION ITEM D

Project: PTS 591578 – Esterel Residence

Location: 7857 Esterel Drive

APN: 346-610-1200

Presented by: Representative for Mehrdad Hemmati

Description: Proposal for a 1,000 sf addition to an existing single 3, 462 sf residence on a 20,197 sf lot.

Presentation

- Applicant indicated that project incorporates elements of the neighborhood
- No rooftop deck is proposed

Comments

- Clarification requested by the board in regards to remodels vs. additions

Motion: Recommend project as a Major Project Process 3. Project conforms to the La Jolla Shores Planned District Ordinance. Lazerow/Weissman. 4-0-1.

INFORMATION ITEM A

Project: Benavente Residence – Concept Only

Location: 8516 La Jolla Shores Drive
Presented by: Jennifer Siller

APN: 346-090-3000

Description: Proposal for a 1,731 sf second-story addition to an existing 1,818 sf residence on a 5,500 sf lot.

Presentation

- The applicant mentions that there are no private views

Comments

- Board Chair Goese complimented the applicant on their presentation and organized information and mentioned that the project could be looking at Process 3 due to the addition of a second story to a structure
- Board Member Lazerow mentioned that a setback should be used for the second story and that a plot plan should be submitted showing the project's relationship to other buildings on all three sides
- Board Member Weissman suggested that articulation and setbacks should be used to reduce bulk and scale

6. Next meeting date: March 19, 2018.

7. Adjournment: 1:00 p.m.

Minutes taken by Marlon I. Pangilinan, Senior Planner, City of San Diego