



THE CITY OF SAN DIEGO

## La Jolla Shores Planned District Advisory Board

Meeting Minutes for July 16, 2018

615 Prospect Street

La Jolla, CA 92037

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

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

2. **Approval of the Agenda**

Agenda approved. 4-0-0.

3. **Approval of the Minutes**

Lazerow said last sentence of last bullet point on page 4 is a new topic and should be after the motion, "no action taken." Minutes approved, 4-0-1

4. **Non-Agenda Public Comment:**

Lazerow said that the staff report for Item A from Glenn Gargas should mention the La Jolla Shores Planned District Advisory Board (LJSPDAB) as one of the groups the applicant should present to.

Goese mentioned that two LJSPDAB members need to leave at 12:00 pm resulting in a lack of quorum. Goese advised presenters and audience members to keep comments directly related to project review and refrain from telling stories in the interest of finishing today's business by 12:00 pm.

5. **Project Review**

**ACTION ITEM A - PTS 589178 - Lookout Lot 2 SDP CDP**

**Location:** 7729 Lookout Drive (relative address)

APN: 352-012-1700

**Presented by:** Scott Frantz, sfrantz@island arch.com, (858) 869-2865

**Description:** Site Development Permit and Coastal Development for the development for a two-story single-family 4,070 sf residence on a 5,155 sf lot. *See ATTACHMENT 1 and ATTACHMENT 3 for additional details.*

**Presentation**

- Tony Crisafi presented the project as Lot 35 on a map. Crisafi said the owners restored the residence over the period of a year, replacing all the infrastructure under the project.

Crisafi gave a brief description of surrounding properties, mostly one and two-story structures. Crisafi described exterior materials for the project including, stucco walls, wood windows, tile roofs, exposed rafter tails and plaster cornices. The goal is to complement the historic homes. A twenty-foot driveway would park two cars and there is a two-car garage. An informal plan has the kitchen, dining room and living room open to each other. A study and master bedroom open to a courtyard. On the upper, fourteen foot stepped-back front level, there are three bedrooms. The upper side levels are stepped-back eight feet and twenty-three feet respectively. The step-backs exceed those on neighboring properties. An aerial survey of the surrounding properties was also performed, assuring that setbacks were accurate, as well as noticing within a three-hundred foot radius. Crisafi said, in terms of massing, the proposed project complies with the PDO. Crisafi also said that the design for drainage satisfies City requirements.

### **Public/Board Comment**

- Weissman asked if the property had any views to be preserved, to which applicant replied in the negative.
- Goese said if the applicant's position is to not rent to students that he would be breaking state law. Goese also mentioned a City issue having to do with unit per acre density. Crisafi responded that the current lots are legal, just reconfigured into the original five lots. An audience member disagreed.
- Donovan asked if the legality issue was resolved. Crisafi replied that the City agreed there were five () legal lots. Goese asked that no more density questions be asked, as this is not an issue.
- Jeff Willis, representing the La Jolla Villas Committee, said lot splits that result in avoidance of storm drain requirements are illegal and that this project is illegal for that reason. Also, hillside erosion is a problem in this area and the project would exacerbate the situation. Willis said the lots were split illegally in 1996, triggering mandatory merger, and should have been consolidated to meet storm drain requirements per state law. Willis said the project is not consistent with the PDO in terms of bulk and inconsistent with neighborhood character.
- David Mandelbaum, project owner, said average lot size doesn't exist in the PDO, which only talks of number of lots per acre. Mandelbaum also said the project complies with the minimum lot size of 5K sf. He said if the opponent continues he could just sell the lots separately for development.
- Brad Noble said neighbors across the street were concerned about runoff from the proposed project because the drain sits uphill from their property.
- Lazerow said that this is LJSPDAB's first review of actual plans or elevations and that usually they receive plans in advance of the meeting, in part to determine whether any public views would be impacted by the proposal. Therefore, Lazerow recommended tabling the item until this aspect can be reviewed.
- Crisafi responded that there are no public views that would be impacted by the project.
- Goese observed that, though the design manual has a recommendation that careful siting in relation to topography can afford each uphill house a view, that this is more of a voluntary recommendation and not a policy directive.

**ACTION ITEM B – PTS 482904 – Lookout Lots 4 & 5 SD CDP**

**Location:** 7729 Lookout Drive (relative address)  
& 352-012-2000

APN: 352-012-1900

**Presented by:** Scott Frantz, sfrantz@island arch.com, (858) 869-2865

**Description:** Site Development Permit and Coastal Development Permit for the development for two-story-single-family 3,414 sf residence pm a 7,816 sf lot and a two-story single-family 3,718 sf residence on a 5,045 sf lot. See ATTACHMENT 2 and ATTACHMENT 3 for additional details.

**Presentation**

- Crisafi described neighborhood character as consisting largely of two and three-story homes with stepped-back upper stories. But directly across from the proposed project are mostly one and one and one-half story single family homes. The lot 4 proposal would feature parking for four cars with a two-car garage. Crisafi described the layout as a modest, one-story three-bedroom residence with an open, living room, dining room, kitchen and a courtyard adjacent to a small structure that could serve as a guesthouse. Crisafi described the lot 5 proposal as a one and one-half story residence with the second-story stepped back. There are three parking spaces between the garage and curb with two parking spaces in the garage. Three bedrooms on the first level and one master bedroom and open living/dining room on the upper level.

**Board Comment**

- Goese suggested the applicant return to finish the presentation and continue the item, as two members were about to depart, resulting in a loss of quorum. Goese recommended continuing this item to the next LJSPDAB meeting due to lack of time for comment and questions.
- Lazerow said that this is LJSPDAB's first review of actual plans or elevations and that usually they receive plans in advance of the meeting, in part to determine whether any public views would be impacted by the proposal. Therefore, Lazerow recommended tabling the item until this aspect can be reviewed.
- Crisafi responded that there are no public views that would be impacted by the project.
- Goese observed that, though the design manual has a recommendation that careful siting in relation to topography can afford each uphill house a view, that this is more of a voluntary recommendation and not a policy directive.

**Motion:** Donovan moved to continue. Weissman seconded. Motion passed 5-0-0.

6. **Next meeting date:** TBD

7. **Adjournment:** 12:00 p.m.

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