



THE CITY OF SAN DIEGO

La Jolla Shores Planned District Advisory Board

DRAFT Meeting Minutes for August 21st, 2017

615 Prospect Street

La Jolla, CA 92037

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

1. **Call to Order:** 11:00 a.m.
2. **Approval of the Agenda**
Approval of the agenda. Donovan/Lazerow. 4-0-0.
3. Board Member Potter arrives at 11:01am.
4. **Approval of the Minutes**
Approve July minutes with the following minor revisions:
 - For Item B, revise vote from 6-0-0 to 5-0-0 to reflect the total number of Board Members present.
 - For Item C, replace project name with the family name.
Lazerow/Moser. 4-0-0.
5. **Public Comment:**
None.
6. **Project Review**

ACTION ITEMS

ITEM A

Project: 325504 – Shtrahman Residence

Location: 8558 Sugarman

APN: 346-771-1900

Presented by: Colin Hernstad

Description:

Proposal for a 754 sf addition and remodel to an existing 2,994 sf single-family dwelling unit on a 10,000 sf lot.

Presentation

- Project came before the Board approximately 3 years ago
- Owners applied for an extension to the permit, permit eventually expired, and later it was recommended that the owners re-apply to the City to comply with new regulations
- Project will stay single-story, but will add a master suite and roof deck
- Setbacks would remain the same
- Clarification of the roofline provided – pitched roof maintained and flat roof over addition area

Comments

- Concern expressed about future site conditions related to views of neighbors and trees that provide privacy screening
- Concern expressed by the Board about proposed 6-foot walls. Applicant would modify walls to be partially solid (3 feet) and partially transparent (3 feet)

Motion: Recommend that the project be processed as a Process 1/Project. Conforms to the La Jolla Shores Planned District Ordinance and that wall be reduced to 4 feet. Donovan/Moser. 4-0-1. Lazerow abstaining due to needing more information about the project.

ITEM B

Project: PTS 552946 – Brehm/Martin Residence Addition/Remodel

Location: 7575 Caminito Avola

APN: 352-680-2900

Presented by: Bart Smith

Description:

Proposal for a 339 sf addition and remodel to an existing 2,254 sf single-family dwelling unit on a 4,392 sf lot.

Presentation

- Project proposes no change to the existing roofline
- Existing massing is being retained
- Addition essentially encloses areas with generous overhangs with the removal of several interior posts
- House backs up to a large canyon with views to the La Jolla Cove
- Demolition is currently occurring on site

Comment

- Concern expressed about articulation of the structure being changed and that articulated facades are characteristic along the street. Applicant responded that articulation would be included through recessed windows, staggered walls, inset garages entries, and landscaping.

Motion: Recommend approval of the project as a Process 1. Conforms to the La Jolla Shores Planned District Ordinance as presented. Potter/Donovan. 5-0-0.

ITEM C

Project: PTS 556536 - Greenberg Residence SDP/CDP

Location: 8276 Paseo De Ocaso

APN: 346-231-1900

Motion: Item continued to next month due to applicant not being present. Donovan
Donovan/Potter. 4-0-1.

INFORMATION ITEM

ITEM A

Project: DRAFT Incentive-based Zoning Proposal for Coastal Development Concept
(Discussion continued from May 15th, 2107 and July 17th, 2017 meeting)

Presented by: Citizens for Responsible Coastal Development – Diane Kane, Angeles Leira,
and Sharon Wampler

Description:
Community-initiated zoning proposal.

Comments

- Reiteration of comment regarding providing different FAR provisions for large lots

Motion: Approve proposal in concept and recommend that the proposal move forward in
the city planning process. Donovan/Potter. 6-0-0.

7. **Next meeting date:** Monday, September 18th, 2017.

8. **Adjournment:** 11:57 a.m.

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