



THE CITY OF SAN DIEGO

La Jolla Shores Planned District Advisory Board
DRAFT Meeting Minutes for June 19th, 2017
615 Prospect Street
La Jolla, CA 92037

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

1. **Call to Order:** 11:02am
2. **Approval of the Agenda**
Approval of the agenda. Potter/Moser 4-0-0
3. **Approval of the Minutes**
The board decided to postpone approval of the April and May minutes until July so that staff could incorporate edits that were forwarded by Board Member Lazerow. 5-0-0
4. **Public Comment:**
None.
5. **Project Review**

ACTION ITEMS

ITEM A

Project: PTS 479729 – Nelson Remodel

Location: 2687 Caminito Prado

APN: 346-560-4400

Presented by: Arnold Garza

Description:

Proposal for a 770 sf addition to an existing 2,624 sf single-story residence with a 585 sf garage on a 10,798 sf lot.

Presentation

- Project was presented previously approximately a year ago and has since been redesigned as a single-story building with less change in square footage to address neighbors' concerns

- Applicant has worked with the neighbors (to their satisfaction) to reduce the proposed increase in square footage to 24%. HOA has also approved the proposal.

Comments

- No questions from the audience
- Advisory Board appreciated the effort by the applicant to work with the adjacent neighbors in reaching an acceptable compromise

Motion: Recommend that the project be processed as a Process 1/Project. Conforms to the La Jolla Shores Planned District Ordinance. Donavan/Potter. 4-0-1. Chair abstaining.

ITEM B

Project: PTS 543541 - Amir Residence

Location: 7972 La Jolla Scenic Drive North

APN: 346-732-2000

Presented by: Mark Lyon

Description:

Proposal for a 715 sf addition to the second story of an existing 5,323 sf two-story home on a 19,950 sf lot.

Presentation

- Project was presented in February as an information item for initial feedback from the Advisory Board
- Area of addition is proposed over the garage, within in the same footprint of the existing home, and at a similar height as the ridgeline of the existing home.
- All neighbors have been spoken to and there is no change to setbacks

Comments

- Board expressed concern over whether neighbors to the east could be impacted. Applicant responded that neighbors to the east are located across La Jolla Scenic Drive North and that the existing building is situated at a lower elevation than the road
- Board mentioned the issue of companion units. Staff agreed to forward the most recent proposal on the Companion Unit regulations
- Board expressed that the project reflects a 13% increase in additional square footage and represents a good example for dealing with bulk and scale

Motion: Recommend that the project be processed as a Process 1/Project. Conforms to the La Jolla Shores Planned District Ordinance. Potter/Moser. 4-0-1. Chair abstaining.

ITEM C

Project: PTS 556415 – 8247 Paseo del Ocaso - CDP

Location: 8247 Paseo del Ocaso

APN: 346-232-0600

Presented by: Mike Lake

Description:

Proposal to demolish existing 1,897 sf single-story, single-family residence and rebuild a new 3,245 sf, two-story home on a 5,497 sf lot.

Presentation

- Applicant had numerous meetings with the neighbors in the area
- Project stays within the same existing footprint as the existing home
- Building height is 20 feet with height of building elevator reaching 30 feet (for elevator equipment)

Comments

- The Board inquired about preserving mature trees onsite – especially at the rear of the site. Applicant responded they will try to save as many trees as they can as well as the diseased ones.
- Concerns expressed by the Board in regards to the proposed north elevation of the project facing the neighboring, existing single-family residence, having a flat, expansive wall.
- It was also mentioned by the Board that the expansive wall would not be an exceedingly long blank wall which has been seen in previous, larger projects and that some neighbors could have concerns about windows being on the first floor due to privacy concerns
- The Board suggested that the second story along the northern elevation could be stepped back by 6 feet, that some other kind of building offset be used, and/or varying materials could be used to address bulk
- Applicant was open to addressing issues and would return to the Board next month

Motion: Motion to continue project to July’s meeting and have the applicant return with suggestions for setbacks, additional windows, and changes to ceiling height to improve sunlight access. Potter/Donovan. 4-0-1. Chair abstaining.

INFORMATION ITEM

ITEM A

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

Presenters were not in attendance. Item continued indefinitely until proposers contact City staff to be placed on the agenda for discussion. 4-0-1. Chair abstaining.

6. Next meeting date: Monday, July 17, 2017.
Board voted to have no meeting in December. Donovan/Potter. 4-0-1. Chair abstaining.

7. Adjournment: 1:45pm

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