



THE CITY OF SAN DIEGO

La Jolla Shores Planned District Advisory Board
APPROVED Meeting Minutes for September 21, 2022
Online Virtual Meeting

Board Member	Attendance	Board Member	Attendance
Jane Potter, Chair	Present	Herbert Lazerow	Present
Andrea Moser	Present	Suzanne Weissman	Present
Kathleen Neil	Present	Phil Wise	Present

1. CALL TO ORDER:

Chair Potter called the meeting to order at 10:00 a.m. and welcomed new Board Member Phil Wise to his first board meeting.

2. APPROVAL OF THE AGENDA:

Action Item A – PRJ-1069261 8215 Prestwick Drive published on the September 2022 agenda was withdrawn after publication so that the applicant can clarify the action required by DSD staff. Planning staff would follow-up with the Advisory Board regarding any clarifications on the review criteria per [Information Bulletin 621](#), specifically as it pertains to potential side-yard setback less than the 4-foot LJSPDO requirement, the addition of new 2nd-story, and new 2nd-story addition is visible from the street.. Board Member Weisman moved adoption of the September 2022 agenda as amended. Seconded by Chair Potter. Approved 6-0-0.

3. APPROVAL OF THE JUNE 15, 2022 MEETING MINUTES:

Board Member Lazerow moved approval of June 12, 2022 minutes as modified. Seconded by Board Member Neil. Approved 5-0-1 (Board Member Wise abstained).

4. Non-agenda public comment:

None.

5. PROJECT REVIEW:

ACTION ITEM A - PRJ-1066197 2370 Avenida De La Playa

Brian Will, Architect presented on the “Mayers Guest Quarters” project. The proposed project was presented previously as an information item last April. Will indicated that changes since that last time the project was presented include removal of the trellis removed from the left side of the structure, no recessed entry along the front elevations, and the addition of a trellis in front of the entry. Will also added that the existing art studio would be demolished, that the floor area on the property would be increased to 749 sf (a 15 percent increase over existing), and setbacks would be a little over 10 feet in the rear at it’s tightest point, and a little over 13 feet at the side.

Public Comment: No written or public comment was provided on this project.

Board Comment:

- It was mentioned that the proposed project was well located to the rear of the property and away from structures on the adjacent property so as not to impact any adjacent properties.
- Despite the project’s potential to be minor in scope, concern was raised with regard to notifying adjacent neighbors and their opportunity to comment, due to future construction activity as the applicant mentioned that none was given.
- It was also expressed that adjacent neighbors don’t appear to have any existing living areas adjacent to proposed site, but if the applicant agrees to notifying adjacent neighbors it would be appreciated. Applicant Representative Will agree to contact the impacted neighbors.

Motion: Board Member Moser moved to recommend the proposed project as minor in scope with the acknowledgement that the neighbors be notified. Seconded by Board Member Wise. Approved 6-0-0.

INFORMATION ITEM A - Roseland Residence Addition (7988 Roseland Drive)

Hilary Lowe, Architect presented on the project concept to solicit comment from the Advisory Board, as to whether the concept could be considered minor in scope. Lowe mentioned that the total proposed addition to the property is over 10 percent however, it is single story doesn’t increase height and maintains all the setbacks. Lowe presented photos of existing conditions on the property, existing and proposed elevations and indicated that the concept includes an addition in the front of the structure, a small addition to the rear for the kitchen, and an extension of the

deck to the rear of the existing structure. Lowe mentioned that the project was in the early stages and has not been discussed with adjacent neighbors.

Public Comment: No written or public comment was provided on this item.

Board Input

- Given the general condition of the property, it was expressed that any improvement would be good in general and that the concept represents a conservative approach to improving the property.
- It was indicated that existing mature vegetation located between the project site and the adjacent residence at 7982 Roseland Drive should be maintained for screening adjacent properties and that adjacent neighbors should be notified.
- It was mentioned that the Roseland Drive gets busy with pedestrian traffic and that open fencing and screening would be beneficial along the front yard.
- Despite the proposed size of the addition is too big, visible from the street, and increases height of the building, the concept proposes a vast improvement to a small house and could be considered minor in scope.
- It was also expressed that the proposed size of the addition is too big for a minor project, visible from the street, and increases the height of that side of the building, but despite this, and due to the unusual location and limited impact to adjacent properties, the concept proposes a vast improvement to a small house, and if the applicant obtains a letter from the adjacent property owners, it and could be considered minor in scope. No action was taken on the project concept, as it is only an information item.

No action was taken on the project concept, as it is only an information item.

6. NEXT MEETING

The next La Jolla Shores Planned District Advisory Board Meeting is scheduled for October 19, 2022.

7. ADJOURNMENT

Chairman Potter adjourned the meeting at: 10:50 a.m.

Draft minutes taken by Marlon Pangilinan, Senior Planner, Planning Department