



THE CITY OF SAN DIEGO

## La Jolla Shores Planned District Advisory Board

Meeting Minutes for September 18<sup>th</sup>, 2017

615 Prospect Street

La Jolla, CA 92037

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

1. **Call to Order:** 11:00 a.m.
2. **Approval of the Agenda**  
Approval of the agenda with striking of Action Item B. 4-0-0.
3. Board Member Potter arrives at 11:01 am.
4. **Approval of the Minutes**  
Approve August minutes with change – substitute Potter for Moser on motion to strike item B.
5. **Public Comment:**  
One resident said the City should notice the LJSAB along with the La Jolla Community Planning Association. Another resident said low turnout for the LJSAB has been a problem. Board Member Donovan said that she has been asked questions by Planning Commissioners on hearing for projects, proving the need for noticing for the LJSAB. Board member Potter said that the LJSAB is recognized to provide advice to the City similar to planning groups. This later confirmed by Senior Planner Pangilinan.
6. **Project Review**

### ACTION ITEMS

#### ITEM A

**Project:** 556536 – Greenberg Residence SDP/CDP

**Location:** 8276 Paseo Del Ocaso

APN: 346-180-1100

**Presented by:** Michael Morton

#### **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**

- Proposal to demolish an existing 2,069 sf one-story single family residence and construct a new 4,539 sf single-family residence with a new two car garage, roof deck, and roof-mounted photo-voltaic system on an existing 5,250 sf lot.
- New roof deck area and roof-mounted PV system.
- Provide other miscellaneous site improvements as shown on the site plan such as new lap pool, site walls, fences, and hardscape.
- Both homes on Paseo Del Ocaso that surround the project are two stories in height and 50% of the houses in the area are currently two stories.
- The articulation of the building and style will be compatible with the current and future community character of La Jolla Shores.
- Project located within Coastal Height Limit Overlay Zone (non-appealable area 2), Beach Impact Area of the Parking Impact Overlay Zone, Residential Tandem Parking
- Immediate neighbors have been contacted and shown the plans.
- It has been asserted at the August meeting that the driveway did not meet the requirement that it be at least 20 feet long. Mr. Morton asserted that the plans call for a driveway that meets the 20-foot requirement.

## **Comments**

- Resident Mary Little, to the west of the proposed project, said that the applicant's second story deck intrudes on her privacy. Michael Morton assured her that her tall hedge would protect her privacy but concern remained.
- Another resident, Karen Winner, to the north, said she also had privacy issues with the design and that she hadn't been contacted about the project. She also didn't want LJSAB to vote on the Greenberg project because not all the neighbors were notified by the applicant and therefore didn't get a chance to discuss the issues. Advisory Board members urged Greenberg and Morton to meet with her prior to the next meeting and report the results to their meeting to the Board. The landscape architect, Mr. Wade said that placing a tall hedge at the project rear yard would address her concerns.
- Resident Peggy Davis said there is an issue with groundwater inundation in the planned basement which might cause a cave in.
- Residents Winner and Little wanted the applicant to change the planned transparent walls on the elevations to opaque, like on the roof deck, to protect their privacy. Ms. Winner echoed this suggestion for the second story children's bedroom windows.
- A board member asked if the applicant counted the green space between the pavers as part of the open space calculation.
- A contractor, Mr. Dewhurst, said that, based on his experience, Michael Morton and the landscape architect, Sam Wade were well intentioned and very competent.
- Board Member Lazerow, said the board didn't receive the same photo simulation the application showed at the meeting. Subsequently there was brief discussion that the photo simulation at the meeting did not accurately portray true bulk of the planned project relative to the neighbor's house. Board Member Lazerow also pointed out that the board had not received any plans for the building.
- Resident Mary Little said the setback on the second story does not seem to implement code.

**Motion:** Board Member Donovan moved that the board continue this item to October.  
Motion passed 5-0-0.

7. **Next meeting date:** Monday, October 16<sup>th</sup>, 2017.

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

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